

Town of Watertown
Planning and Zoning Commission
Zoning Map Subcommittee Meeting
MINUTES

Time: 3:00PM (3:15pm)
Date: June 1, 2009
Place: Planning and Zoning Office
Conference Room
51 Depot Street Suite 502
Watertown, CT

1. Call meeting to order
2. Roll call

Members Present: D. Minnich, J. Blais, K. Demirs, D. George,
R. Russ

Others Present: R. Mulcahy, Administrator of Land Use
C. Allen, Administrative Assistant

3. Review of new zoning map

Chairman Minnich stated the purpose of this meeting was to review the proposed new zoning map changes that have been made and to be sure they are correct.

The subcommittee discussed defining the different lines on the maps to clarify the different districts.

Ms. Mulcahy said she wants as many labels as possible. Chairman Minnich specifically talked about was to make sure that all the underlying zones of all the overlay zones are on the map. Ms. Mulcahy said she spoke to Kristen about this. Ms. Mulcahy said she went over the map with Kristen but was disappointed that they were all not on there

Ms. Mulcahy said she has a list of them as an example:
Heritage has the underlying zone as R-70
Westview Village has the underlying zone as R-30

Ms. Mulcahy said as far as the actual mapping itself, for people who have to look at it every day, one of the suggestions that we want to make is this is a clear area and get rid of the box because lines are making it more confusing; take the zone line and make it solid so we can actually see where the different zones are a little bit better and leave the boundary line as the broken line because we know where the boundary lines of the Town are. They have included the new boundary line.

Mr. Russ asked what labels she is looking for.

Ms. Mulcahy said she was looking for the B-C that it is going to be changed to and is not on the map – there is a very big lack of labels here.

Ms. Mulcahy said she wanted to make a distinction between the lot lines and the road lines a little bit heavier on the road line not as heavy as the zone line. Another overlay zone is Duane's area (Oak Drive) The R-30 is underlying which is not on the new or old map. These are some of the thing she wanted clarification on.

Ms. Mulcahy discussed different zones that needed clarification:

1. B-L zone on Davis Street
2. John Daddona's map change
3. Rizk zone change on Echo Lake Road
4. Lake Winnemaug area needs to be much clearer and larger
5. Main Street needs to be labeled more clearly
6. Sandy Alves zone change is not on the map
7. Jim Cummings zone change on State Street has to be included.

Ms. Mulcahy said she felt that some of them are not correct yet and the lack of labeling, the underlying zones, and the clarification on a couple of zones.

Ms. Mulcahy said she was going to ask Kristen to put as many labels on the map as well as on the other map.

K. Demirs asked who is responsible for updating the website for Tighe & Bond.

Chairman Minnich discussed the situation of no one person being responsible for the updating of the map when new zones are approved. Chairman Minnich said Chuck Frigon, Town Manager, is trying to resolve this problem.

Chairman Minnich said Tighe and Bond's purpose is to put things on the map as they happen (to update the map). One of the problems is that there is not one department responsible. Chairman said they are going to be getting the information and they will update it but the problem is because of the street names which are the role of Public Works, we can't do our role. The assessor has another whole layer on top of it and she can't do her role until the streets are in. Tighe and Bond is contracted to do the work that is given to them. So until this gets as was originally done 15 years ago centralized out of the Public Works Dept which is the only logical place for it to be done it will never be right. Part of the problem is money and the other is organization. Chairman Minnich felt the Engineering Department should be trained on how to do the updating of the map but will not happen so the updating will be contracted out of house.

K. Demirs said his parcel is not on the map either.

The sub-committee discussed the Vision Appraisal service which has not been maintained.

R. Russ and J. Blais discussed "lane" and street" having a different definitions.

Chairman Minnich discussed the bottom with regard to the notes needs to be clear that any discrepancies that may appear on this map, what has been approved by the Planning and Zoning Commission is what is binding and not any errors that were made in the printing of the map. (Ruth to do the correct wording). (What has been recorded in the Town Clerk's Office is what is official on the map).

Chairman Minnich discussed the section at the bottom should also be put on the map as well with date and signature. This is an important thing also.

Chairman Minnich asked if Ruth had his comments on the overlay and asked if it was designated a PCD and thought there were a couple of different PCD's.

R. George said Pondview Drive and Oak Drive are PCD's.

Chairman Minnich said the PCD should be labeled as such and discussed that the 2 ARH's need to be labeled different than the PCD.

Chairman Minnich discussed the R-70 being over the top of the ARH but there is still more to the property and the property line is still commercial. Mr. Minnich thought it was an industrial area and the R-70 was carved out but won't be on the map because it was done by the Commission. Chairman Minnich thought he remembered that on the back corner near Middlebury remains an IR-80 because when the R-70 was carved out which is the ARH, they did not want to include the back corner because of pollution.

Ruth pointed out the IR-80 that remained in the back parcel and pointed out the R-70 zone which should be labeled.

Chairman Minnich asked about the corner of Commercial Street which is Alves. Ms. Mulcahy said the Alves property is on the map.

Ms. Mulcahy said they have to go back to the maps for Duane George to see whether it is Kimberly Lane or Kimberly Drive. Chairman Minnich asked Ms. Mulcahy to confer with Engineering to see who is in charge of street names.

K. Demirs said Luke Road and Highview Drive are not on the map. Chairman Minnich said they would not be on the map until the roads are accepted.

D. George asked about a corner of the Fire District labeled R-20 in the area of Whispering Hill Drive is not in the Fire District but in the

Town and asked where the designation was. Chairman Minnich asked Ruth to check this. Ruth said this was the aquifer district and that is why they were going to make different lines. Chairman Minnich asked Ruth to check the Fire District map before she gives it to Kristen. Ms. Mulcahy said it was an R-70 on her map. Chairman Minnich said if it was an R-70 in the corner, the line looks right.

Chairman Minnich stated all the schools are correctly zoned on the map.

Ms. Mulcahy said research has to be done for Heritage Woods – underlying zone needs to be done; Daddonna property – has to check to see if it is correct and the Rizk property which should be R-30F.

Ms. Mulcahy said 1369 Main Street went from an R-10F to a B-GF and does not see it on the map. (on Litchfield Road next to Sean Butterly's house). (This needs to be on map)

D. George had a conversation about an R-10F needs an additional label but is correct on the map near Highgate Condos.

Chairman Minnich said the Bunker Hill/Straits Turnpike area has to have the underlying zone put on the map and said that perhaps there is another map showing the underlying zone (the attorney's property) – We agreed that because it has been so long it is an overlay R-T zone; however, it says in Zoning Regulations the R-T zone is an overlay zone therefore you need to note that on the underlying zone which I think is an R-30 needs to be on the map; but from Paul's opinion which we accepted that the overlay zone even though no one could find where it was is indeed an overlay zone. Ruth has to figure out if there is another map. Ruth is referring to the map in 1993 that is an R-T. Ruth needs to come across old zoning maps to find the underlying zone. (Area needs to have a label)

Chairman Minnich said he needs to show where the historic district is. And have a different distinctive line for the Fire District should be shown on the map.

Chairman Minnich asked Ms. Mulcahy to speak to Town Manager Chuck Frigon and request a memo from him stating how the new map

should be updated in the future and who will be responsible for the different layers on the map.

Chairman Minnich said Tighe and Bond did a good job on the project but the map needs a lot more labels.

Chairman Minnich requested Ms. Mulcahy to meet with Kristen from Tighe and Bond to discuss the changes that need to be made.

Ms. Mulcahy said one more meeting should be held after her meeting with Kristen from Tighe and Bond to be sure all the changes and additions have been made.

4. Adjournment

Text of Motion: Adjourn at 4:20PM

Motion made by: R. Russ

Seconded by: K. Demirs

All in favor