

Town of Watertown
Planning and Zoning Commission
Public Hearing

Time: 7:00PM
Date: June 3, 2009
Place: Swift Middle School
Media Library Room
250 Colonial Street
Oakville, CT

1. Call meeting to order
2. Roll call
3. Hearing of applications
 - a. Text amendment to the Watertown Zoning Regulations, Local Business District, Section 32.6.2, Maximum height 2 stories, Delete 25 feet, Add 30 feet.
 - b. A zoning map change to the Town of Watertown Zoning Map to lay the B-C Central Business District on the properties included in the revised Town line between Waterbury and Watertown, Connecticut located on Main Street in Oakville, Connecticut and Watertown Avenue/Falls Avenue in Waterbury, Connecticut.

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: June 3, 2009
Place: Swift Middle School
Media Library Room
250 Colonial Street
Oakville, CT

1. Call meeting to order
2. Roll Call
3. Public Participation
4. Communications and Bills
 - a. Connecticut Federation of Planning and Zoning Agencies
Quarterly Newsletter, Spring, 2009
5. Minutes
 - a. Continuation of public hearing from March 4, 2009 an
amendment to the Town of Watertown Zoning Regulations,
Section 42, Restricted Industrial, IR-80 and IR-200 Add
Section 42.3.11

- b. Continuation of Public Hearing May 6, 2009 an application for site plan/Special Permit #261 from the YMCA for an amphitheater, two pavilions and a play scape to the day camp and outdoor center located at Camp Mataucha Smith Pond Road, Watertown, Ct in an R-90 residence district
 - c. Public Hearing May 6, 2009 Site Plan/Special Permit #263 for an accessory dwelling to be located at Park Road, Watertown CT in an R-90 Residence District
 - d. Public Hearing May 6, 2009 for Site Plan/Special Permit #264 of the Taft School for an addition of a security office/generator enclosure for the dining hall project located at 110 Woodbury Road, Watertown, Connecticut in an R-20F Residence District.
 - e. Regular Meeting May 6, 2009
 - f. Continuation of Public Hearing from May 6, 2009 to May 20, 2009 for Site Plan/Special Permit #263 of Becky Mathews for an accessory dwelling to be located at 895 Park Road in an R-90 Residence District
 - g. Special Meeting May 20, 2009
 - h. Zoning Map Subcommittee Meeting June 1, 2009
6. Staff Report
7. Articles on agenda
- a. Applicant: Planning and Zoning Commission
Re: Text amendment to the Watertown Zoning Regulations Section 32, Local Business District, Section 32.6.2, Delete 25 feet, Add 30 feet
 - b. Applicant: Town of Watertown, Connecticut and

Re: City of Waterbury, Connecticut
A zoning map change to the Town of Watertown Zoning Map to lay the B-C Central Business District zone on the properties included in the revised Town line between Waterbury and Watertown, Connecticut located on Main Street in Oakville, Connecticut and Watertown Avenue/Falls Avenue in Waterbury, Connecticut

- c. Applicant: Nicholas & Stacey D'Anthony
Agent: Gary Giordano
Re: Lot Line Revision
At: 1 Pleasantview Street, Watertown
Zone: R-12.5
- d. Applicant: Henry B. Sorenson
Agent: Gary Giordano
Re: Lot Line Revision
At: 205&207 North Street, Watertown
Zone: R-10F
- e. Applicant: John Daddona
Re: Site Plan/Special Permit #267
909 Sq. Ft. addition to existing building for restaurant use
At: 720 Thomaston Road, Watertown
Zone: B-L & R-30
(Public Hearing Required)
- f. Applicant: Legends Auto Group, LLC
(Valenti Motors)
Re: Site Plan/Special Permit #268
For new and used vehicle sales
At: 694 Straits Turnpike, Watertown
Zone: B-SC
(Public Hearing Required)
- g. Applicant: Echo Lake Brownsfield

Agent: Ted Crawford, Milone &McBroom
Re: Site Plan/Special Permit #269
Application for placement of 212,000
cubic yards of fill for site restoration
for an industrial building
At: Echo Lake Road, Watertown
Zone: IR-80

h. Applicant: Youghioghny Communications
Agent: Theresa Viele
Re: Site Plan/Special Permit #270
Wireless communications facility
consisting of equipment cabinets and
panel antennas
At: Siemon Company
27 Siemon Company Drive
Zone: I-G20F
(Public Hearing Required)

i. Applicant: Wide, LLC
Agent: Pustola & Associates
Re: Site Plan/Special Permit #271
Proposed automotive dealership with
repair facility
At: 162 Commercial Street, Watertown
Zone: B-SC
(Public Hearing Required)

j. Applicant: Nazeer Mahmood
Getty Service Station
Agent: Dennis O'Sullivan
Re: Site Plan Change from Gasoline
Dispenser /Auto repairer to Gasoline
dispenser /Food Convenience Store
At: 749 Main Street, Watertown
Zone: BC-F

k. Applicant: Preliminary Discussion
Echo Lake, LLC

Agent: Curt Jones, Civil One
Re: Construction of 61 condominium
Units and approximately 2,045 linear
foot of private roadway with the
petition for abandonment of right of
way
At: Echo Lake Road and Buckingham
Street, Watertown
Zone: R-30

1. Applicant: Town of Watertown
Agent: Chuck Berger, Town Engineer
Re: Property Merger
0.08 acre of open space deeded to the
Town of Watertown for proposed
indoor recreational facility
At: Veterans Park
Nova Scotia Hill Road, Watertown
Zone: R-30

8. Old Business

- a. Zoning Map Update
- b. Text amendments initiated by Commission members:
 1. Parking Regulations: G. Martin
 2. G. Dupliesse: Lot sizes

9. New business

- a. Discuss schedule for calling of bond for Mark Lovely, Lovely
Development Re: Hidden Oaks and Fox Crossing Subdivision,
Watertown, CT
- b. St. Mary Magdalen School bond reduction
- c. Watertown High School bond reduction
- d. Judson School bond reduction

10. Chairman's Report

11. Adjournment

