

Town of Watertown  
Planning and Zoning Commission  
**Public Hearing**

**Town of Watertown Zoning Map to lay the B-C Central Business District**

Time: 7:18 pm  
Date: June 3, 2009  
Place: Swift Middle School  
Media Library Room  
250 Colonial Street  
Oakville, CT.

1. Call meeting to order

The chairman call the meeting to order at 7:18 pm

2. Roll call

The secretary executed the roll call.

Members Present: D. Minnich, G. Martin, M. Masayda, R. Russ,  
C. Mancini, J. Blais, G. Dupliesse, R. Rondeau, K. Demirs, D. George

Others Present: Ruth Mulcahy, Administrator of Land Use  
Chuck Berger, Town Engineer

3. Hearing of applications

**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 as described below:**

Mr. Masada read the notice of public hearing:

The Planning and Zoning Commission for the Town of Watertown, Ct. will hold a public hearing at 7PM on Wednesday, June 3, 2009 at the Media Library Room, Swift Middle School, 250 Colonial Street, Oakville, CT. on the following:

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 as described below:

At this hearing interested persons may appear and written communications will be received. A copy of the application is on file in the Planning and Zoning Office.

Mr. Minnich asked for the record that the descriptions of the meets and bounds as printed be included in the record.

**Town of Watertown, Connecticut**  
**Metes and Bounds Description**  
**Revised County/City/Town between Waterbury and Watertown, CT**

Beginning at a point on the southerly boundary line of N/F New York – New Haven & Hartford Rail Road Company (N.Y. N.H. & H.R.R.) at the intersection of the Existing Town and County Line, thence northerly along the southerly line of N.Y. N.H. & H.R.R. along a curve with a radius of 670.28 feet and an arc length of 161.57 feet, to a point, thence northerly along the southerly line of N.Y. N.H. & H.R.R. a distance of 575.65 feet on a bearing of North 55 degrees, 40 minutes and 2 seconds East to a point, thence northerly along the southerly line of N.Y. N.H. & H.R.R. along a curve with a radius of 1399.69 feet and an arc length of 94.59 feet, to a point on the northerly street line of Watertown Avenue (Conn. Route 73) thence southerly along the northerly street line of Watertown Avenue a distance of 391.50 feet on a bearing of South 73 degrees, 12 minutes and 15 seconds East, to a point, thence southerly along the northerly street line of Watertown Avenue along a curve with a radius of 1388.53 feet and an arc length of 250.50 feet, to a point, thence northerly along the westerly street line of Alls Avenue a distance of 446.20 feet on a bearing of North 18 degrees, 46 minutes and 25 seconds to a point, said point being the intersection of the westerly street line of Falls Avenue and the existing Waterbury/Watertown town and county line, as shown on map entitled “Revised Town and County Line at Watertown Avenue and Falls Avenue”, prepared by Robert Sager, Licensed Land Surveyor, Number 18831,

Engineering Department, Town of Watertown, dated February 6, 2009, on file as Map #3-61C in the Watertown Department of Public Works.

Mr. Minnich said may I ask for the record that the description of the meets and bounds as printed be included in the record as if read.

### **Board Members Concerns**

**Mr. Minnich** said this issue revolved around a request from the City of Waterbury and was also approved by us for the Watertown Town Council. Essentially it takes a piece of property that is in both of our communities and makes it more logically situated for Waterbury. Whereby they will have a Public Works Garage and will clean up that site and will be in both towns as it is now. Watertown will also benefit, the Pin Shop Pond facility will entirely be in the town of Watertown. The state legislature and the governor have approved this in May, so this property is effective July 1<sup>st</sup>. This is a zoning issue once the property from Waterbury comes into Watertown, the zone that Waterbury had is gone because they have no authority to regulate property in Watertown. In the case of the Town of Watertown we as a Commission by this action tonight if we did not do it, there would be no zone at all in the town of Watertown and therefore that property would have no zone and they could do whatever they want and this makes it clear it is a BC district. Hopefully in the future there will be forth coming from the owner of the Pin Shop their perspective how they would like to develop that property in a more unified way. Are there any questions from the Commission?

**Mr. Minnich** asked Ms. Mulcahy if she received anything from COG.

**Ms. Mulcahy** replied no comment from COG.

**Mr. Minnich** said if this was also published in the town clerk's office.

**Mr. Dupliesse** asked if we have a list of businesses that are going to be in Watertown.

**Mr. Minnich** replied we do because we sent registered letters to everyone that is affected, inviting them to this meeting.

**Ms. Mulcahy** said the Public Works put together the mapping for us, the Pin Shop is the main one that is coming in, the others I am not familiar with and the 500 foot boundary area is what received from Waterbury. We worked with their assessor's

office to get the list of the land owners and the map was presented to the Planning and Zoning Commission before this hearing.

Are there any questions from the Commission or from the public?

**Public Concerns were**

**Maurice Fabianni – The Old Pin Shop**

I have some information supporting our concerns I will leave you copies and get it on the record. It contains the list of tenants that are existing with the different types of uses that the property has and the square footage.

*Rec'd PH*  
*06/03/09*

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June 3, 2009

Town of Watertown  
Planning and Zoning Commission  
51 Depot Square Business Center  
Watertown, CT 06795

RE: Zoning Map Amendment affecting The Old Pin Shop  
SCM File No: 070182

Dear Commissioners:

Our firm represents The Old Pin Shop, LLC, owner of The Old Pin Shop located at 20 Main Street, Oakville. We have been retained to assist in the continuing adaptive reuse of this unique historic industrial structure. I believe, given the specific nature of the impending municipal boundary line change, The Old Pin Shop is the only property in Watertown directly affected by the proposed zoning map amendment. The Old Pin Shop contains approximately 300,000 square feet of leasable space: approximately 80,000 square feet has been in Waterbury and approximately 220,000 square feet in Watertown.

As you know, the anomaly that is an historic structure located in two municipalities; subject to two sets of rules and regulations, will come to an end when the boundary line/land exchange between the Town of Watertown and the City of Waterbury is completed. With this boundary line realignment, certain regulatory changes including changes to the applicable zoning map and zoning regulations have been anticipated. However, it must be remembered that this property has been strategically redeveloped under the two municipality rule.

It is our hope and request that the Commission refrains from acting on the current amendment. However, we do understand that the Commission has an obligation to establish an underlying zone prior to or contemporaneously with the boundary realignment. If the Commission approves the current zoning map change and thus subjects the entire Old Pin Shop to the B-C Central Business District; then a majority of the existing structure will be legal nonconforming as to its uses.

It is our firm's opinion and The Old Pin Shop, LLC's desire that the proper way to approach zoning in this case is to step back and take a comprehensive approach to this unique historic property. Whether the B-C Central Business District is established this evening or tabled to a latter date, it is our client's intention to propose a zone change that will serve to preserve and continue the adaptive reuse of the historic industrial Pin Shop site. The anticipated zone change proposal will improve flexibility and broaden types of uses while establishing a mixed use development which will serve to retain and expand existing businesses and industries while attracting new businesses and industries, which will serve to expand the tax base and increase employment opportunities in Watertown.

Our firm and our clients are committed to working with Ruth Mulcahy and your Commission to make sure that the addition of this property to the Town of Watertown is a positive for all interested parties including the Town of Watertown.

Thank you.

Secor, Cassidy & McParland, P.C.



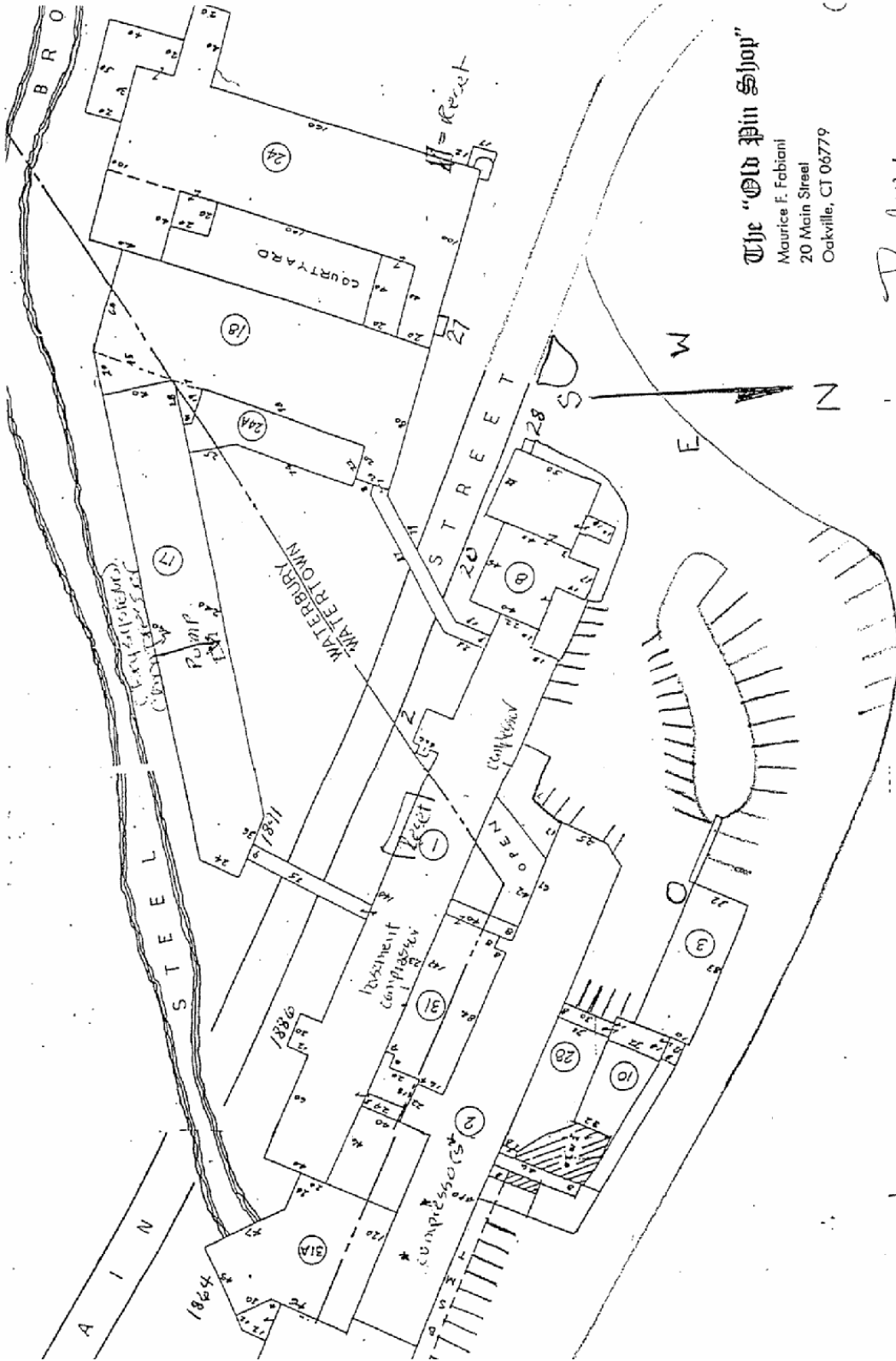
James R. Strub

cc: The Old Pin Shop



The Old Pin Shop, LLC	Watertown Sq Ft	Waterbury Sq Ft	Business Use	manuf	whse	fitness sports	shrm whse	office	retail	studio	lab whse	garage	redemption center
Natural 10 Beauty Inc	1-3	1339	office					1339					
Natural 10 Beauty Inc	1-3	4341	laboratory-warehouse								4341		
Nextel equipment room	17-5	640	cell equipment		640								
Oakville Clock	3-4	2656	warehouse		2656								
P&M Finishing	17-2	9000	manufacturing	9000									
P&M Finishing	17-3	10000	manufacturing	10000									
Paper Dragon	2-4	11172	warehouse		11172								
Paper Dragon -storage only	1-4	160	warehouse		160								
Paul Bonaventure	31-1	357	manufacturing	357									
Petta Thompson Inc	18-3	11400	manufacturing	11400									
Pin Shop Hobbies LLC	2-2	3712	retail					3712					
Pin Shop Liquor Outlet LLC	1-1	3120	retail					3120					
Powell Vacuum Supplies	2-2	5660	warehouse		5660								
Powell Vacuum Supplies	28-2	2181	warehouse		2181								
Powell Vacuum Supplies -Shrm	2-2	1000	showroom(retail/wholesale)				1000						
PowerIT LLC	8-1	1007	office					1007					
Robert Prigioni -band	17-4	1000	band studio							1000			
Scott D'Amico-Pin Shop Studio	1-3	1341	band studio							1341			
Shogun Screen Printing	3-3	2656	manufacturing	2656									
Steven Lufen - Itilution Cabinet Repair	17-2	800	manufacturing	800									
T&L Screw Machine Products LLC	18-1	3600	manufacturing	3600									
Taylor Morgan Door Co.	17-2	200	warehouse		200								
Waterbury Amusements	18-2	1500	warehouse		1500								
Watertown Engineering -storage	1-4	480	warehouse		480								
Watertown Tool Repair	3-1	2656	manufacturing	2656									
Wildman Floor Covering	2-1	520	warehouse		520								
Wildman Floor Covering	31-1	2356	warehouse		2356								
Wildman Floor Covering -Shrm	1-1	3741	showroom(retail/wholesale)				3741						
		177529		95266	83473	16800	11261	7880	6832	6083	5281	2880	2880
				0.40	0.36	0.07	0.05	0.03	0.03	0.03	0.02	0.01	0.01
				15% mixed use / each use < 10%									





The "Old Pin Shop"  
Maurice F. Fabiani  
20 Main Street  
Oakville, CT 06779

*TM Copy*

**Ms. Mulcahy** said she recommended that Mr. Fabianni put together a list of all the uses on the Waterbury side that are existing so that he would get it in the record of what is existing in the building so there was no question once it becomes a part of Watertown.

**Mr. Minnich** we are seeing this for the first time. Our task tonight is to consider the zone change that is before us which is changing the property coming to Watertown to a BC district. I am glancing at this which talks about something in the future relating to this topic of the BC district. Do you have any objections to having it a BC district?

**Mr. Fabianni** replied at this point we do not have much of a choice and you have to do what you have to do here tonight. In the future we may need to tailor a zone that would help us to have a flexible piece of property from industrial to commercial all uses that the property would lend itself to.

#### **Howard France**

I am very close to the Pin Shop and I live on 34 Sunset Avenue the last house on the dead end. On the map I could not tell where my property was I came here tonight to see how I am being affected how close the line is.

**Mr. Berger** replied Sunset and Maple and that line is not being affected at all. So if you are in Waterbury you are going to stay there.

**Ms. Mulcahy & Mr. Berger** showed Mr. France the map and explained the different areas and he would not be affected.

#### **Nick Perugini**

I have a shop on 26 Falls Avenue on the right hand side I am not sure if this effects both sides.

**Mr. Berger** replied it only affects the western side.

#### **Carl Brynner – Office Products - Falls Avenue**

How will Watertown anticipate the zone change from what we been in the past few years and to just be able to continue in the presence that we have.

**Mr. Minnich** replied whatever you are currently doing; I am going to be asking Ruth here if you are grandfathered in. When you are being grandfathered in if it does not conform to the regulations that are there now in the future you cannot make whatever you wish to do there more nonconforming than it presently is, if it indeed does not conform.

**Mr. Minnich** said Ruth I am going to instruct you to get a list of all of the facilities, all of the businesses that are coming into the town of Watertown, list those, have the names and addresses, and I would like you to describe in this memo to yourself what they are currently doing. This issue of bringing property into the town in the future may become very well contentious if indeed they are doing something not conforming to the regulations at the time and the issue that needs to be judged at the time are they grandfathered. I am being clear on this that it is not on behalf of any work of the people and the business that are coming to the town and it is your task to contact each of them and your understanding of what businesses they are doing and keep a list and I will ask that you send us a memo when you have finished that and add that to the agenda. I will asked the Commission that is part of the record that is in the minutes so that it is clear for everyone in the future what is currently there now because that becomes the basis to which is described as nonconforming in the future.

**Mr. Rondeau** asked we are grandfathering some businesses in for things that we may not accept under our typical BC district. Before we grandfather someone we should make sure that they were legally doing it in Waterbury.

**Ms. Mulcahy** commented the only situation with any of these properties is the tax issue. I was informed there was no current enforcement, so if Waterbury did not any enforcement on them at this point now that they are coming in, they are coming in on what they are doing there now.

**Mr. Martin** said then we inherit what is there no matter what.

**Ms. Mulcahy** said it is a done deal.

**Mr. Minnich** asked Ms. Mulcahy you will get that list and we'll make that part of our record in the near future when you get that done.

Are there any other comments from members of the public on this topic?

Text of Motion: Close public hearing  
Motion made by: C. Mancini  
Seconded by: M. Masayda

Aye: 7 Nay: 0

Michael Masayda \_\_\_\_\_  
Secretary