

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:40 PM
Date: June 3, 2009
Place: Swift Middle School
Media Library Room
250 Colonial Street
Oakville, CT

1. Call meeting to order

The chairman called to order the meeting at 7:40 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

Mr. Masayda asked to add Hardrock to the agenda because there were so many opinions presented as the last few executive sessions regarding driveway design and engineering without supporting information. He felt that a referral from our Town Engineering staff be provided.

Motion: Add to agenda Hardrock Development vs. Planning and Zoning Lawsuit – be added as 7-aa.

Motion made by: M. Masayda
Second – (there was no second)

The motion fails

3. Public Participation - none

Motion: Amend the agenda for 7-j which should be for a site plan and special permit

Motion made by: D. Minnich
Seconded by: G. Martin
Aye: 7 Nay: 0

4. Communications and Bills

- a. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Spring, 2009

By unanimous consent be placed on file.

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

Text of Motion: By unanimous consent approve 5-a – 5-g
And table 5-h

6. Staff Report

Ms. Mulcahy sent a letter to Inlands and Wetlands agency from the Planning and Zoning regarding the amendments to the regulations thanking them for including the Planning and Zoning Commission.

St. Johns School – Ms. Mulcahy and Mr. Berger looked at the fencing along the bank and the part of the building where the cement blocks had been painted and everything looked very nice. There is a remaining light issue and she was ready to go with a sign off.

Ms. Mulcahy said Golden Acres has applied to the Wetlands Commission to change the concrete arch over the water course to aluminized metal culvert pipe. Ms. Mulcahy said that the current maps should at least be updated or would the Commission like to leave this up to Wetlands and the Director of Public Works.

Mr. Berger replied my thoughts were more of an environmental issue. If the developer wants to change that and they cannot satisfy the Public Works Department for longevity and structural soundness and Wetlands is okay with it I don't know if you have to be involved.

Mr. Minnich suggested bringing to this back to us informally, and seeing if we wish to be involved in it.

Metal building for Veterans Park - **Ms. Mulcahy** contacted the Consultant Engineer for the traffic study for Veterans Park and the agreement is here and Mr. Berger is still waiting for the state to agree to pay for that study on the traffic.

Mr. Minnich said traffic study needs to be done regardless of who is funding it. If you could communicate that clearly to whomever who needs to be on the town side.

Mr. Berger said that is fine clearly the next step is the traffic study. We are also in the process with Inlands and Wetlands in evaluating alternative locations for the facility including relocating it out to the Park Road site and we will come back once we get some facts together.

Lakeview Estates - Ms. Mulcahy said the Inlands and Wetlands Agency voted to remove the conservation easement on lot #15.

Mr. Minnich said for the record as far as this Commission is concerned as of this moment it is still a conservation easement and they will have to come here to get the approval that we do not recognize that as being lifted.

Ms. Mulcahy said the Town Attorney concurs with that as well.

Southridge Estates – Ms. Mulcahy said the maps are filed you have 21 new lots in Watertown that are on the land records now.

Mr. Dupliese asked how many building lots are approved and are they ready to put homes on them.

Ms. Mulcahy replied said she will get those figures.

Mr. Minnich asked if you could get that in your staff report next time for us the number # of lots.

Polk – Ms. Mulcahy said the bonding agreement is still being worked on. Castle Boos said that next week they would have the final figures from the bid documents. She has the pending zoning permit and pending Mylar's in the office ready for signing when they do get the final figures for the Planning and Zoning bond.

Mr. Minnich asked if Mr. Jessell was informed.

Ms. Mulcahy replied that Castle Boos will also give those figures to the Town Attorney to finalize that bonding agreement.

Mr. Minnich asked Ms. Mulcahy to communicate with the chairman of Public Buildings Committee exactly what you said to us so that he is aware of what staff is doing on this project.

New Millennium – Ms. Mulcahy said they came in with a new proposal with 20 feet between the buildings, a 24 foot wide private road, and the number of units cut down to 62.

Swift Mylar's – Ms. Mulcahy said they have been filed and put onto the land records.

Highview Estates – Ms. Mulcahy and Mr. Berger have spent time with many changes to their phasing plan of construction it is moving forward.

Daycare Center, Main Street- Ms. Mulcahy said they want to expand the daycare center in the Fire District called Little People of Watertown this expansion is in an existing building taking space across the way. In the Fire District is does not say that they have to come in for site plan approval. **Mr. Minnich** said it is okay and we don't have to approve it.

Mr. Mancini asked about Frankie's Hotdogs if they were following through with the parking lot paying rent from the 10 Acre Mall and installing the sidewalk and steps.

Ms. Mulcahy replied she will make a call and follow up with Lenard Engineering.

Mr. Masayda wanted to put in the agenda the Watertown High School parking lot to eliminate some of the areas pillions so it could reduce maintenance and plowing responsibilities for the town to make it 9e.

Russ: Second

Aye: 7 Nay:0

Mr. Blais asked about the enforcement action on Courtland Street how is that moving along.

Ms. Mulcahy replied tomorrow I have a meeting with the Town Attorney. If they do not comply with cease and desist then it has to be a court action.

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

Text of Motion: Accept the amendment to Section 32.6.2 to replace 30 feet from the 25 feet.

Motion made by: G. Martin

Seconded by: R. Russ

Aye: 7 Nay: 0

Text of Motion: The effective date of the amendment is June 12, 2009.

Motion made by: G. Dupliesse

Second by: C. Mancini

Aye: 7 Nay: 0

- b. Applicant: Town of Watertown, Connecticut and City of Waterbury, Connecticut**
Re: 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

Text of Motion: Approve the Town of Watertown Zoning Map Change to add a B-C Central Business District on the properties coming into the Town of Watertown from the City of Waterbury.

Motion Made by: R. Russ

Second: C. Mancini

Aye: 7 Nay: 0

Text of Motion: The effective date of the Zoning Map Change is June 6, 2009

Motion made by: G. Martin

Seconded by: C. Mancini

Aye: 7 Nay: 0

- c. Applicant: Nicholas & Stacey D'Anthony**
Agent: Gary Giordano
Re: Lot Line Revision
At: 1 Pleasantview Street, Watertown
Zone: R-12.5

Gary Giordano – Professional Engineer & Land surveyor

Mr. Giordano said it is pretty cut and dry it is an equal area exchange.

Board Members Concerns

Mr. Minnich asked as a result of that lot line change which lot or lots are nonconforming to the regulations.

Mr. Giordano replied currently right now Pleasant view is nonconforming and it will actually stay that way until we get done.

Mr. Minnich asked if the Fire District property will be affected.

Mr. Giordano replied it will have no effect.

Mr. Minnich asked there are no issues regarding trails or any kind of issues that the town would have on it.

Mr. Giordano replied none.

Text of Motion: Approve

Motion made by: M. Masayda

Second by: G. Martin

Aye: 7 Nay: 0

d. Applicant: Henry B. Sorenson
Agent: Gary Giordano
Re: Lot Line Revision
At: 205&207 North Street, Watertown
Zone: R-10F

Gary Giordano

Mr. Giordano asked if there are any questions I will answer them.

Board Members concerns

Mr. Minnich asked what lots are going to be nonconforming as a result of this lot line change.

Mr. Giordano replied currently the one in back is right now and when we get done it will not.

Mr. Minnich asked what the reason for this lot line change is.

Mr. Giordano replied the owners owned both pieces of property and he is interested in selling the front piece and is wishing to make it more conforming and give some area between the two properties.

Mr. Minnich asked what road is access way to his driveway.

Mr. Giordano replied North Street as he normally does now.

Mr. Minnich asked if he has water and sewer.

Mr. Giordano replied yes currently the front lot has sewer and water. The rear lot is served by sewer only and they are talking about putting water to the one in back.

Mr. Masayda asked is there a potential for subdividing that lot in the back in the future.

Mr. Giordano replied no.

Mr. Minnich asked is there intent to put in a well there.

Mr. Giordano replied there is a well there right now. They are potentially going to hook up to city water in the future we cannot say that for sure.

Mr. Minnich asked that well is how far from the property line?

Mr. Giordano replied right in front of the house. They have another well but are not using it.

Mr. Minnich asked is his intent to make another building lot out of this.
Mr. Giordano replied the back lot will be consistent with the current zoning regulations and nothing else.

Mr. Demirs asked if there is a watercourse running through that lot.
Mr. Giordano replied yes it is shown on the survey.

Mr. Minnich asked how many buildings are on this property now.
Mr. Giordano replied one.

Text of Motion: Approve
Motion made by: M. Masayda
Second by: R. Russ
Aye: 7 Nay: 0

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)

John Daddona – Riverside Street, Oakville

I have property on 720 Thomaston Road which is the Pasta Haven building and Al Galsey owns the business. He wants to add on and start making pizza out of this facility. He is proposing about 909 square foot addition on the eastside of the building. He is going to move his present kitchen into that new addition and also incorporate the pizza being made and where the unit is at now put table and chairs for the restaurant. The only change we have out in the parking lot is the dumpster at the new location, Inlands and Wetlands made us move that behind parking lot #16. Mr. Daddona showed some architectural drawings of the building trying to match the same décor that we have on what the place looks like. We are going to have a continuation of the front porch across the new addition. I would like to

move the handicap space from where it is to the rear of the parking lot because we are going to have a ramp wrap around the building.

Board Members Concerns

Mr. Minnich asked about the proposal for the dumpster.

Mr. Daddona replied Wetlands approval is contingent upon moving the dumpster about 10 feet behind parking spot 16.

Ms. Mulcahy said I marked on your review sheet they are still on septic. They are going to the water and sewer authority and I did receive an e-mail from Mr. Jardidis dated June 1st and they are going to hook into the sewer water and they have received approval.

Mr. Daddona replied we are going to still use the private well and we are going to connect to the sewer water.

Mr. Martin asked did we look at the number of parking spaces as far as restaurant use and the uses that are there.

Ms. Mulcahy replied yes.

Mr. Blais asked about outside air conditioning showing.

Mr. Daddona replied he did not have the floor plans as of yet.

Mr. Masayda asked about landscaping and buffering the parking lot from the street.

Mr. Daddona replied the parking lot will not change at all.

Text of Motion: Accept application for review and schedule a public hearing for July 1, 2009

Motion made by: M. Masayda

Second by: G. Martin

Aye: 7 Nay: 0

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)

Fred Valenti

We were here earlier in the year and we could not solve the parking issue so we obtained a variance on the parking issue and we are back here to request the public hearing that is required.

Board Members Concerns

Mr. Minnich said I have reviewed your plans and there are some concerns. I have asked Ms. Mulcahy to meet with you to discuss those concerns that you are not in compliance as you have submitted the plans to us. I have asked her to ask you to think again about what we have spent about a year and half talking about wanting to have that buffer on Straits Turnpike for all the vehicles to which is an issue that is behind us now.

Mr. Valenti replied it was my understanding that was the only process by which we could solve our parking issue.

Mr. Minnich said the ZBA variance is approved but you do not comply with the regulations in other areas and I asked Ms. Mulcahy to get back with you.

Mr. Martin said what has happened here everything we spent on trying to improve the situation we have on Straits Turnpike with a buffer we had ZBA completely wipe that out before this came before us.

Mr. Minnich replied as it relates to this project they have the authority and they have the option to do that.

Mr. Martin replied do we not have an opportunity to go before the ZBA and explain to them how and that we want to improve that entire stretch and we have forced other car agencies on his street to do this and now were are not going to be able to do this.

Mr. Minnich said we are prohibited as members as the Zoning Commission to having our comments directed to the ZBA and we could do that through staff which that was done.

Text of Motion: Accept application for review and schedule a public hearing for July 1, 2009

Motion made by: G. Dupliese

Second by: R. Russ

Aye: 7 Nay: 0

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

(g. done verbatim)

Joe Wellington – Environmental Attorney with Carmody & Torrance

We have in the past presented applications with a discussion on two occasions of this very same application. What we would like to propose this evening is that Commission accepts the application for several reasons. 1. We have presented it before. 2. We understand that there is an intervener. So as a result of that we anticipate there will be a public hearing. 3. We would be going through it all at the public hearing anyway. Since you have heard us before and you will hear us again we would like to reduce the amount of time you have to hear us this evening by asking that you move and approve acceptance of the application. One further point is that a traffic study has been performed, a third party review is almost complete and we expect that both will be done before the next hearing of this Commission. So as a result we may be able to conclude everything at the next hearing. So for that reason we ask acceptance of the application at this time. I would be able to ask technical questions also at the next meeting.

Board Members Concerns

Mr. Minnich said certainly our action tonight is to accept this application for review and to establish a public hearing for Wednesday, July 1st. Part of the discussion is that we notice this application and we have a notice of intervention dated June 2nd, 2009 from Judith A. Birdeau and James Birdeau III on six issues. I will read them if the clerk would reference this letter dated June 3rd from these people as part of the record. Make sure the applicant receives a copy of this notice of intervention so that they are aware of who they are to communicate to.

Mr. Rondeau asked are they the property owners that live in front.

Mr. Wellington asked could we get a copy of that as well.

Mr. Minnich replied yes if you could get a copy that tomorrow.

Mr. Minnich said I am always confused at this point whether before we vote on anything ask the interveners if they have any comment about what the motion is which is acceptance of the application for review and establish a public hearing for Wednesday, July 1st.

James Birdeau – 0 Echo Lake Road

If you are looking on asking the dates on that it is okay.

Mr. Minnich said this letter is part of this application and we are in a movement to accept this.

Mr. Wellington said there was a hearing on May 20th I am just confirming that the conversation and discussions during that are not part of the application if it is accepted today and not part of the record of this application.

Mr. Minnich replied we will amend the motion to have that any of the comments made during May 20th by the applicant or the Commission is not part of this record. There are three parts of the motion. The motion is that we accept this application for review and establish a public hearing for Wednesday, July 1st, 2009 and that the conversations that occurred on May 20, 2009 regarding this project are not part of this record.

Mr. Martin asked he did ask for any comments that would be brought up and the one issue that I have got is the depth of the line that is going to be buried under this fill that you have got and the maintenance of that should there be any issues with that pipe in the future.

Mr. Wellington replied we will address them again with you.

Mr. Minnich said is there any further comments or questions and does everybody understand the motion.

Text of Motion: Accept application for review and schedule a public hearing for July 1, 2009 and any of the comments made during the

May 20, 2009 meeting by the applicant or Commission regarding this project are not part of this application.

Motion made by: M. Masayda
Second: R. Russ
Aye: 7 Nay: 0

Text of Motion: Accept Notice of Intervention dated June 2, 2009 by Judith and James Brideau
Motion made by: G. Dupliese
Second: G. Martin
Aye: 7 Nay: 0

Mr. Dupliese asked if there is already a third party review hired for this project.
Mr. Minnich replied we started that process last time with the traffic and then the third party review is what we authorized Ruth to execute.

Ms. Mulcahy asked the fee issue did that get resolved.

Mr. Wellington replied recognizing how long we have been together we will pay a second application fee. Is there anything else?

Attorney Wellington stated his client would pay a second application fee.

h. Applicant:	Youghiogheny 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)

Theresa Viele

Basically I represented Cingular, AT&T when we first put them on the smoke stack with Fire District at that time. T-Mobil is also on the smoke stack and it will be lower than other antennas at 100 feet we will match the fisad and put 3

antennas. We have an equipment cabinet that is basically the size of a medicine cabinet at the base of the chimney.

Text of Motion: Accept application for review and schedule a public hearing for July 1, 2009

Motion made by: G. Dupliese

Second by: G. Martin

Aye: 7 Nay: 0

- 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)

Steve Pustola – Professional Engineer

To provide an automotive dealership with a repair facility in front of the existing structure and a loading dock for truck access to the facility.

Board Members Concerns

Mr. Minnich asked if all the setbacks are there and conforming

Mr. Pustola replied yes.

Ms. Mulcahy commented on two items that the driveway width at that property line to be 37 feet our regulations only allow 30. The site plan in the back does show that your gravel area encroaches on the Heritage Development Property.

Text of Motion: Accept application for review and schedule a public hearing for July 1, 2009

Motion made by: R. Russ

Second by: G. Dupliese

Aye: 7 Nay: 0

- 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

Text of Motion: Move application to later in agenda because agent was not at meeting yet

Motion made by: G. Martin
Second by: R. Russ
Aye: 7 Nay: 0

- k. Applicant: Preliminary Discussion**
Echo Lake, LLC
Agent: Curt Jones, Civil One
Re: Preliminary Discussion
Construction of 61 condominiums
Units and approximately 2,045 linear foot
of private roadway and abandonment of
right of
Way
At: Echo Lake Road and Buckingham Street,
Watertown
Zone: R-30

Bryan Baker – Civil One

Mr. Baker described the parcel and where its borders on the map. This proposal is to develop the parcel with multifamily residences condos in an RT overlay zone. We are proposing 19 buildings, 61 units which equates to 3.6 units per acre a little than half of the density allowed. Through the wetlands process we did get extensive review both of the layout, the crossing of the wetlands and the storm drainage system by Mr. Berger and by Northwest Conservation district. A traffic study that has been completed with a conclusion that existing roads can safely handle the site generated traffic and that we do have adequate sit lines at both of

these intersections. The Fire Department has signed off on the hydrant locations and access in and out of the site. Sewer and water is a matter of getting some final details on pressure reducing valves. This intersection with road B on Buckingham Street is directly aligned with Echo Lake Brook in this layout. If we had an abandonment of that section of the right a way, it would improve the design of this intersection allowing the intersection directly across from Echo Lake Road it would save an existing hydrant and an existing utility pole, is a better design and it easier for us and more cost effective.

Board Members Concerns

Mr. Masayda asked what the alterative was for the intersection.

Mr. Baker replied we would have the intersection come in further up. The centerline of the intersection of intersection would be where existing fire hydrant is and come down would push those units back a little bit.

Mr. Mancini asked if you had to do that how many feet would we have to move that up.

Mr. Baker replied 30 or 40 feet.

Mr. Mancini said you would have to go to the Town Council to get the right of way deeded to you.

Mr. Baker replied correct. We have gotten signoff from Sewer and Water and Engineering they say there is no problem with abandoning the right of way along as the town reserved easements over the property to maintain the existing facilities in there.

Mr. Minnich said the owner of that whole corner is the town of Watertown

Mr. Baker said yes

Ms. Mulcahy asked you are not asking for the whole piece.

Mr. Baker replied what we need to align and to give that area with scrubby brush and trees back into the control of the Condo Association would allow them to do some landscaping in there make the entrance a little nicer.

Ms. Mulcay said the sign is in there Welcome to Watertown in that area.

Mr. Minnich asked if you are to take that piece your proposal is to really leave it as it is that correct.

Mr. Baker replied the best is we would leave it as is with all the easements and the signs. We would not ask to use that area for more units that is not our intent.

Mr. Minnich asked the Commission members if it should remain in the hands of the town. The majority of the members said that the land needed stay in the hands of the town.

Mr. Masayda commented I think it is undesirable to have that road coming out of Buckingham Street. It is too close to the intersection and too close to where the traffic signal is. If they are going to develop this portion at the corner of Echo Lake Road and Buckingham Street they should come out with the main entrance on the lower portion of the road A.

Mr. Mancini & Mr. Rondeau agreed with Mike.

Mr. Baker replied when we have the application we will have the experts speak, the traffic engineer did the study for that intersection and they told us it was safe and I will let them give the full presentation.

Mr. Masayda was concerned about the 5:00 rush hour in the evening and in the morning..

Mr. Dupliese asked what the road distance was for road B to the intersection and to the traffic light. We have had that in the past where it was a major stumbling block for all of us.

Mr. Blais asked how wide your driveway is

Mr. Baker replied 24 foot wide is proposed, same design as reflections as Echo Lake.

Mr. Rondeau asked if there were sidewalks

Mr. Baker replied no sidewalks proposed.

Mr. Dupliese commented the driveways coming off of the roadway becomes part of the parking lot for each individual units especially when units are across from each other it becomes difficult to differentiate the roadway from the drive area. I much prefer separate units going in or parking lots going to the side.

Ms Mulcahy said they each have a two car garage for each unit.

Mr. Rondeau commented you do not have a space available for a public school bus to load and unload school children.

Mr. Minnich asked when you are planning on submitting this application.

Mr. Baker replied hopefully in the near future we will come back with an application for right of way abandonment and the site plan and special permit at the same time.

Mr. Minnich advised the area of the third party review that we authorize Ms. Mulcahy to use Frederic P. Clark as our third party consultant.

Ms. Mulcahy he was very busy but I do have other names if you would like me to start contacting.

Mr. Minnich said if you could start contacting and the next meeting back and discuss that.

No motion needed

Chairman Minnich authorized R. Mulcahy to contact third party reviewers to see who would be available for this project and report back to the Commission at the next meeting.

Text of Motion: Amend agenda to put 7-j on the agenda next

Motion made by: R. Russ

Second: G. Martin

Aye: 7 Nay: 0

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

Dennis O' Sullivan

What we are here to do is to recapture the space for automotive repair and not change the footprint of the building and just turn it into a small convenience store. We are adding a 42 inch chain link fence system on north side of their property the entire length of the retaining wall and to remove one set of trees that are pushing the wall over. We will move the dumpster to a fenced in area on the north side of the property to visually separate it from the traffic. We have the required parking and we are enhancing the existing planting areas, cleaning smaller brush, and put in ground cover and plantings. We will a handicap parking area with a ramp and one handicap bathroom inside. The air conditioner compressor will be in the center in the back. We will get rid of the waste and oil pad and get rid of the tank. Again this was a site plan that was approved by this Commission a year ago for the mechanic facility and it is not a dramatic change in the site. Parking spaces, curbing, and site drainage is the same and existing.

Board Member Concerns

Mr. Minnich asked if an issue with the time of approval had as a condition that you revoke your zoning approval for mechanics and auto repair.

Mr. O'Sullivan replied he would never go back.

Mr. Minnich asked what you are going to have as far as the make and model of your compressor of the air conditioner that you may have outside. Our policy is 45 decibels measured at the nearest property line if that necessitates different equipment and covering we are going to require it.

Mr. O'Sullivan replied we are considering that and what we did locate it in the center of the building away from the property line. It would be our intention to have cutting edge technology and efficiency.

Mr. Blais asked how many parking places you have.

Mr. O'Sullivan said 11 and the code requires us to have 8.

Mr. Blais asked are you going to have any cooked food in their like hotdogs.

Mr. Mahmood replied already made sandwiches.

Mr. O'Sullivan said there will be no consumption of food on the premises. They would come in buy and get back to the car.

Mr. Mancini was concerned about the fencing and after some years its breaks and shatters.

Ms. Mulcahy commented she has mentioned to them anodizing fence to look at Advanced Auto, Dunkin Doughnuts or Stop & Shop.

Text of Motion: Accept application for review and schedule a public hearing for July 1, 2009

G. Dupliese left at 9:50PM
K. Demirs sat in for G. Dupliese

Motion made by: C. Mancini
Second: R. Russ
Aye: 7 Nay: 0

- I. Applicant: Town of Watertown**
Agent: Chuck Berger, Town Engineer
Re: Property Merger
0.68 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

Chuck Berger – Town Engineer

I have a memorandum from the Town Manager the amount we are proposing to merge is .68 acres. Mr. Frigon states the parcel was deeded to the town as part of Parkview Estates subdivision back in July 2006. It abuts Veterans Park Property at Park Road. We request tonight to merge these two pieces of property; we are investigating alternative locations for the building. We are just beginning that evaluation with Inlands and Wetlands. Regardless of how that evaluation comes out it make sense to merge the property.

Text of Motion: Accept merger of land
Motion made by: M. Masayda
Second by: R. Russ
Aye: 6 Nay: 0

8. Old Business

a. Zoning Map Update

The subcommittee has met we have given some areas to correct on the map.

Ms. Mulcahy said Kristen Kelly will meet with her on Thursday and then R. Mulcahy will give a report at the next regular meeting.

b. Text amendments initiated by Commission members:

1. Parking Regulations: G. Martin

G. Martin said that W. Hess is going back through all the data he has and hopefully will have a report at the next meeting.

2. G. Dupliesse: Lot sizes

Mr. Dupliesse has left the meeting – no action

9. New business

- a. Discuss schedule for calling of bond for Mark Lovely, Lovely Development Re: Hidden Oaks and Fox Crossing Subdivision, Watertown, CT

Mr. Berger said I am pleased that we have a schedule from Mr. Lovely and our goal is to do our best to hold him to this schedule, we want both Hidden Oaks and Fox Crossing paved before this coming winter. We need as a town to be vigil on that because we have had a number of complaints and safety issues out of Fox Crossings the way the road is becoming undone now.

Mr. Minnich suggested the sidewalk that goes nowhere, to encourage Inlands and Wetlands Commission to seriously consider and approve that area as being able to have a sidewalk and to have the sidewalks be connected.

Mr. Minnich made that a motion and Mr. Martin seconded it.

Motion: to encourage the Inlands and Wetlands Commission to approve the application for a sidewalk on Middlebury Road.

Second: Mr. Martin

Aye: 7 Nay: 0

D. George has recused himself from this discussion and left the meeting at 10:03

R. Rondeau left the meeting at 10:03PM

Mr. Berger will keep the Commission updated on the progress of completing the work and report back at the July, 2009.

b. St. Mary Magdalen School bond reduction

Mr. Berger said you received a memo from me tonight Ms. Mulcahy and I looked at it and to release the remaining bonded items. The site is fully stabilized everything is working satisfactorily and the only item that I am recommending is to keep the plantings for another year, retaining 4,000.00 for another additional year.

Text of Motion: Approve bond education in the amount of \$17,984.54

Motion made by: C. Mancini

Second: R. Russ

Aye: 7 Nay: 0

c. Watertown High School bond reduction - None

Ms. Mulcahy said they did not have any request.

d. Judson School bond reduction

Ms. Mulcahy said I do not have the engineer certification and I do not make a recommendation to do that.

Text of Motion: Table
Motion made by: M. Masayda
Second by: G. Martin
Aye: 6 Nay: 0

e. Watertown High School parking lot

Mr. Masayda suggested that we provide a recommendation that those islands be removed from the parking lot just to reduce the amount of maintenance and snow plowing difficulties before they do the final course of paving.

Mr. Minnich suggested to ask staff to contact the Public Buildings Committee Bob Porter indicate our conversation this evening to see what they may possibly wish to do for reducing the number of islands in that parking and submit a site plan modification.

Mr. Martin commented on the pitches in those parking spaces.

Text of Motion: By unanimous consent request staff to contact Bob Porter of the Public Buildings Committee and suggest to them that if they present to the Commission a modified site plan to reduce the number of islands in the parking lot. A special meeting can be called if the final coat is to be done before July 1, 2009.

10. Chairman's Report

The Town Council on June 15 is having their public hearing on the ordinance for Planning and Zoning that we have talked about so much and following that Town Council will vote we need to consider coming to that public hearing and make any comments that you want to make.

11. Adjournment

Motion to adjourn at 10:20PM

Motion made by: R. Russ

Second: C. Mancini

Aye: 6 Nay: 0

Michael Masayda _____
Secretary