



# Town of Watertown Connecticut

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Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland

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## Town of Watertown Planning and Zoning Commission Special Meeting

**Time:** 6:30PM  
**Date:** Wednesday, June 16, 2010  
**Place:** Watertown High School  
Lecture Hall  
324 French Street  
Watertown, CT

1. Call meeting to order
2. Roll Call
3. Staff Report
  - a. State of Connecticut DEP Model Municipal Regulations Aquifer Protection Areas, Revised October 1, 2007
4. Chairman's Report
5. New Business
  - a. Peck Farm Subdivision, Claxton Avenue, Watertown, CT  
Calling of Bond, Set public hearing
  - b. Watertown High School bond reduction
  - c. Polk Elementary School bond reduction
  - d. Judson School bond reduction

6. Public Hearings

- a. Site Plan/Special Permit #294 of Taft School for a non-profit school use located at 25, 37&51 The Green (Formerly Christ Church Parish) located in an R-10F Residence District.

Recess or adjourn, public hearing must be closed by July 16, 2010 unless the applicant grants an extension of time.

- b. Site Plan/Special Permit #295 of Taft School for modification of standards (shared parking) located at 25, 37&51 The Green (Formerly Christ Church Parish) located in an R-10-F Residence District.

Recess or adjourn, public hearing must be closed by July 16, 2010 unless the applicant grants an extension of time.

- c. A Zoning Regulation/Text Change (new) for Baldwin School reuse – proposed amendment to Article IX Watertown Fire District, Section 83.22 Residence R-10F located at North Street, Watertown, CT in an R-10F Zoning District Section 83.22.11 for Adaptive Reuse of a Former Public School.

Recess or adjourn, public hearing must be closed by July 16, 2010 unless the applicant grants an extension of time.

- d. A zoning text amendment by the Town of Watertown’s Planning and Zoning Commission for Article V Section 51 – Site Plans for text changes throughout Section 51.

7. Articles on Agenda

- a. Applicant: Taft School  
Agent: Carmody & Torrance LLP  
Re: Site Plan/Special Permit #294  
For Non-profit School Use  
At: 25, 37 & 51 The Green (Formerly Christ Church Parish)  
Zone: R-10F  
Action: Decision by August 20, 2010  
Map was provided in May 5, 2010 packet.

- b. Applicant: Taft School  
Agent: Carmody & Torrance LLP  
Re: Site Plan/Special Permit #295  
Modification of Standards (Shared Parking)  
At: 25, 37 & 51 The Green (Formerly Christ Church Parish)  
Zone: R-10F  
Action: Decision by August 20, 2010  
Map was provided in May 5, 2010 packet.
  
- c. Applicant: Taft North, LLC/Baldwin School  
Agent: Attorney Franklin Pilicy  
Re: Zoning Regulation/Text Change  
(new) for Baldwin School reuse  
Proposed Amendment to Article DC – Watertown Fire District, Section 83.22  
Residence R-10F  
At: North Street, Watertown  
Zone: R-10F  
Action: Decision by August 20, 2010
  
- d. Applicant: Planning and Zoning Commission  
Re: Text Amendments to Zoning Regulations  
Section 51, “Site Plan”

8. Executive Session

- a. Litigation – Review status of Pending Litigation:
  1. Douglas vs. Wtn P&Z
  2. Masi vs. Wtn P&Z
  3. Hard Rock Development vs. Wtn P&Z
  4. Rick vs. Wtn P&Z
  5. Palumbo vs. Wtn P&Z
  6. ZEO Mulcahy vs. Hreha – enforcement action on Portland Street
  7. Santamaria vs. Wtn ZBA
  8. Baille vs. Wtn Inland Wetlands Agency
  9. Other Litigation

9. Adjournment