

Town of Watertown
Planning and Zoning Commission
Public Hearing
Special Permit #268 from Legends Auto Group

Time: 7:22PM
Date: July 1, 2009
Place: Swift Middle School
Media Library Room
250 Colonial Street
Oakville, CT

1. Call meeting to order

The chairman called the meeting to order at 8:22PM

2. Roll call

The secretary executed the roll call.

Members Present: D. Minnich, R. Russ, C. Mancini, D. George
R. Rondeau

Members Absent: G. Martin, J. Blais, G. Dupliesse, K. Demirs,
M. Masayda

Others Present: R. Mulcahy, Administrator of Land Use
C. Berger, Town Engineer

R. Rondeau sat in for G. Martin
D. George sat in M. Masayda

Mr. Minnich read the By-Laws.

Mr. Minnich read the rules for adjournment after 11:00 pm.

3. Hearing of applications

- c. **Site Plan/Special Permit #268 from Legends Auto Group for a new and used vehicle sales located at 694 Straits Turnpike Watertown, CT in a B-SC zone.**

Done verbatim

Mr. Minnich read the notice of public hearing:

The Planning and Zoning Commission for the Town of Watertown, Ct. will hold a public hearing on Wednesday, July 1, 2009 at 7PM at the Swift Middle School. Media Library, 250 Colonial Street, Oakville, Ct., on the following:

Site Plan/Special Permit #268 from Legends Auto Group for a new and used vehicle sales located at 694 Straits Turnpike Watertown, CT in a B-SC zone.

At this hearing interested persons will be heard and written communications will be received. Copies of this application is on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, Ct from the hours of 8AM to 5PM or by appointment by calling 860-945-5266. Dated at Watertown, this 18th of the 25th day of June 2009, Michael Masayda, Secretary.

Mr. Minnich asked to start with the administrative issue of the green cards and the certification of the sign.

Ms. Mulcahy said that is already in the file at the office.

Attorney Titus

The purpose of this application is to move the Saab dealership which is presently located at 600 Straits Turnpike move it down the street about 600 feet to the parcel that was a medical walk-in center building. Saab moved into other hands they will not renew the dealership unless Saab is set up in a separate location apart from other automobile shares with Volkswagen and Audi. The site plans were delivered tonight and for that reason if the Commission feels that it needs to continue we will not object to it although we are interested in moving on. We are not intending on moving the service part of business to that location it will be strictly the sales, the existing building will be turned into a showroom and the existing signs will be removed there. In this case 20 feet from the property line will push it so close to the building that you could not do it. Therefore my client has received areas from the ZBA allowing it to be 5 feet from the property line. The plans given to you show that the lighting is only 2 poles with double light in the front and they will be full cutoff as shown in the plans. The existing wall length will be retained and one or two added in the back. The parking will be 57 spaces. The sewer and water is adequate there. I do not know if Ruth got an email from Mr. Jodaitis today.

Ms. Mulcahy said yes.

Mr. Titus said the drainage is not changing. The site police, fire and ambulance is okay. The signs will be taken down and moved up to this dealership. Because they are preexisting signs we think they should be accepted, although they do exceed the square footage that is presently required, so I would ask that the Commission consider treating them as pre existing signs as an improvement on the signage on the street. We would withdraw that from the application if it is going to hold us up. I think everything on the plans clearly show that it does meet all the other requirements there and there is no more paving being done. So we would ask the Commission to approve this application.

Mr. Minnich asked if there were questions from members of the Commission.

Board Member Concerns

Mr. Minnich commented you have pointed out to us that literally we just got this evening, so I know from myself I have not had a chance to look at it and obviously staff has not. I would believe that the Commission would continue this hearing until the 15th of July and that is up to the Commission here.

Mr. Mancini said I have a problem with the signs because that building had not been a dealership earlier, I would say alright just because they are moving they have a dealership down the road farther doesn't mean that everything is okay to bring up into another building and say you have a sign there it is alright to have sign here. It was not in compliance before it is not in compliance now. That is how I feel about the signs. Being the corner lot we feel that signs should be smaller signs to conform with today's policies.

Mr. Rondeau asked as far regulations go as far as impervious surface this looks like the entire lot is impervious with minor exceptions.

Ms. Mulcahy replied we have never seen these plans and could answer that for you at the next meeting.

Mr. Rondeau asked regarding lighting did you mention that you would change the existing lighting on the building to meet full cutoff standards and you mentioned two new lights that you are going to put up are those also full cutoff lighting.

Mr. Minnich said they are not full cutoff.

Mr. Rondeau said that would be something for next time that all the lighting on the building and or any that you would add.

Mr. Titus replied all the lighting is on the fifth page.

Mr. Titus said I would like to respond on the impervious surfaces the regulation 52.4c it said 80% however this location is always been paved like this. I think we have the benefit of the preexisting non conforming pavement.

Mr. Rondeau responded no, you are bringing in a new business to that lot; you have to bring that up to current conforming standards. You can't just assume because it was not conforming before we can just continue on that way. I think that is something that you need to look into for next time, full cutoff lighting.

Mr. Rondeau said there are sidewalks on the Straits Turnpike.
Commission members said they are all on the other side.

Mr. Minnich is there any comments or questions from members of the public. I will not ask you to finish this because I am going to suggest because none of us had a chance to look at this that we have till August 5th. Are there any issues with having the meeting in the middle of July 15th then I will entrain a motion to continue this public hearing until Wednesday, July 15, 2009 at 7PM in this room.

Text of Motion: Continue to July 15, 2009
Motion made by: C. Mancini
Seconded by: R. Russ
Aye: 5 Nay: 0

Michael Masayda _____
Secretary