

Town of Watertown
Planning and Zoning Commission
Public Hearing
Site Plan/Special Permit #267/ Restaurant use located at 720 Thomaston Avenue

Time: 7:01PM
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 7:01 PM

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.

- b. Site Plan/Special Permit #267 from John Daddona for a 909 Sq. Ft. addition to an existing building for a restaurant use located at 720 Thomaston Avenue, Watertown, CT in a B-L Local Business and R-30 Residence District.**

Mr. Minnich read the legal notice:

The Planning and Zoning Commission of 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 #267 from John Daddona for a 909 Sq. Ft. addition to an existing building for a restaurant use located at 720 Thomaston Avenue, Watertown, CT in a B-L Local Business and R-30 Residence District.

At this hearing interested persons will be heard and written communications will be received. Copies of the applications are on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, Ct in the hours of 8AM to 5PM or by appointment by calling 860-945-5266. A copy of the text amendment is available in the office at the town clerk between the hours of 9 and 5. Dated at Watertown, this 18th and this 25th day of June 2009, Michael Masayda, Secretary.

Mr. Minnich asked if you have the cards the return receipts from the post office and also the certification that you posted the sign and if they could be given to Ruth.

John Daddona – Riverside Street, Oakville, Ct. – Property Owner

Mr. Daddona said this will be a 909 square foot addition on the northeast side of the building. Mr. Daddona consulted with Mark's Garden Center and he gave the Commission Members a copy of landscaping schedule with included redesigning the existing planters in the front, two red maples along the parking lot near the State Road, 30 hosta plants on the northeast side of the building. Mr. Daddona said the dumpster would be moved behind parking spot #16 by recommendation of the wetlands. Ruth had mentioned to him that the signage that he had drawn in does not comply and he will match with the existing and comply with signage.

Board Member Concerns

Mr. Minnich asked if there was a letter from Torrington Health District on this.

Ms. Mulcahy replied they do their inspections after the restaurant is in place.

Mr. Minnich asked what you are doing with the existing septic tank other than abandoning it.

Mr. George asked if it will be pumped.

Mr. Daddona replied you pump the tank and then you smash the tank and fill the area with fill. It is a costly to actually pull the tank right out and remove it.

Mr. Minnich said for clarity on the record he recognized he also owns property that is split in the district in an R30 district and we are only looking at this from the perspective where your building and expansion exists which is the BL district. So when looking at this in the future it will be shown we are not putting a restaurant in a residential area.

Mr. Minnich asked about the decibels for the outdoor air conditioner.
Mr. Daddona did know the decibels level.

Mr. Minnich asked about the change in location for the dumpster.
Mr. Daddona replied it was for more parking spaces but also it was located near the play area at the nursery school.

Mr. Minnich you noted on page 2 of 4 that you are going to widen the sidewalk by 2 1/2 feet and what would it then bring it to.
Mr. Daddona replied 6 feet.

Mr. Minnich asked if there were any comments or questions from the public.

Mr. Minnich asked Mr. Berger to explain the drainage run off.
Mr. Berger replied it is pretty minor on the site the existing parking area which is impervious will remain essentially the same. The only increase in impervious is for the addition to the building and that addition is being piped into underground infiltration system to handle the increase from that area.

Text of Motion: Close public hearing
Motion made by: C. Mancini
Seconded by: R. Russ
Aye: 5 Nay: 0

Michael Masayda _____
Secretary