

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: July 1, 2009
Place: Swift Middle School
Media Library Room
250 Colonial Street
Oakville, CT

1. Call meeting to order
2. Roll Call
3. Public Participation
4. Communications and Bills
 - a. Council of Governments Memo 060309 Re: Nominations for Outstanding “Regional” Planning Efforts dated June 3, 2009
 - b. Council of Governments Minutes May 8, 2009
 - c. State of CT DEP Permit No: SCEL:2008 – Baillie Company
5. Minutes
 - a. Zoning Map Subcommittee Meeting June 1, 2009
 - b. Public Hearing June 3, 2009 zoning map change to Watertown’s B-C, Central Business Zone on properties included in the revised Town line between Waterbury and Watertown, CT located on Main Street, Oakville, CT and Watertown Avenue/Falls Avenue, Waterbury, CT.
 - c. Public Hearing June 3, 2009 for Text Amendment to Watertown Zoning Regulations Local Business, Section 32, Section 32.6.2, Maximum height 2 stores, Delete 25 feet, Add 30 feet
 - d. Regular Meeting June 3, 2009
6. Staff Report
7. Articles on agenda
 - a. Applicant: Edward Yoniak, Jr.
Agent: Atty Marialta Sparanga

- Re: First cut of property
At: 546 Buckingham Street, Oakville
Zone: R-12.5
- b. 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
- c. 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
- d. Applicant: Iron Mountain
Agent: Jeff Wagner, Iron Mountain
Re: Site Plan/Special Permit #276
Concrete pad
At: 200 Commercial Street, Watertown
Zone: IR-80
- e. 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
- f. Applicant: Youghioghenny 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

- g. 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
- h. Applicant: Nazeer Mahmood
Agent: Getty Service Station
Re: Dennis O'Sullivan
Site Plan/Special Permit #272
Change from Gasoline Dispenser /Auto
repairer to Gasoline dispenser /Food
Convenience Store
At: 749 Main Street, Watertown
Zone: BC-F
- i. Applicant: Al Bernardi
Agent: Dave Rhode
Re: Site Plan – Use of 1,500 Sq. Ft.
Of the existing 6,900 Sq. Ft.
Building for a skateboard and snowboard
shop) and 7 additional parking spaces
At: 755 Thomaston Road, Watertown
Zone: B-L
- j. Applicant: T.D. Bank North
Agent: Lucien DiStefano
Re: Bohler Engineering
Site Plan/Special Permit #275
Signage change name of bank
From “TD Banknorth” to “TD Bank”
At: 1247 Main Street, Watertown
Zone: B-G
- k. Applicant: New Millenium Development
Agent: Attorney Robert Reeve
Re: Preliminary Discussion
Proposed Mount Fair Village
62 single family detached units
At: Corner of Buckingham Street
And Nova Scotia Hill Road
Zone: R-30

- l. Applicant: Sal Rocha
Agent: Attorney Richard Bruno
Re: Preliminary Discussion to
Review alternatives for the use of two rear
empty storefronts
At: 170 Main Street, Oakville
Zone: B-C
- m. Applicant: Denise Benemerito
Agent: Dennis Strozzi
Re: Preliminary Discussion
Dog Inn and Spa
AT: 586 Litchfield Road, Watertown
(Former Scoville B&B)
Zone: R-70
- n. Applicant: T-Mobile
Agent: Robert Stanford
Re: Site Plan/Special Permit #273
3 antennas and one equipment cabinet
to the existing leased area
At: Water Tower, Georgetown Drive
Street, Watertown, CT
Zone: R-30
- o. Applicant: T-Mobile
Agent: Robert Stanford
Re: Site Plan/Special Permit #274
3 antennas and one equipment cabinet
to the existing leased area (Water Tower)
At: 1050 Buckingham
Street, Watertown, CT
Zone: IR-200
- p. Applicant: Planning and Zoning Commission
Re: Text Amendment to the Watertown
Subdivision Regulations to
Section 7 Open Space and Recreational
Areas
Section 7.2 Size

Delete: “Required open space and or recreation areas may be up to ten percent of the property under consideration.”

Add: Required open space shall be 15% of property under consideration, unless the Commission determines with a $\frac{3}{4}$ vote (6 members) of approval to waive this provision that a lesser area is sufficient to satisfy the need determined by the Commission or that such a reservation is not necessary or otherwise not feasible.

Section 7.5 Conditions of Open Space and/Or Recreation Land

Section 7.5.4

Delete: The Commission requires that at least **50%** of the land designed as open space shall be land classified as Upland Soil by the **Litchfield County Soil Survey, Litchfield Connecticut.**

Add: The Commission requires that at least **{75%}** of the land designed as open space shall be land classified as upland soil by the **Soil Survey of Litchfield County, Connecticut Soil as amended. The land area reserved for open space may contain areas of wetlands (as determined by a certified soil scientist) and steep slopes (in excess of 12%) provided that the percentage of land in these categories does not exceed the percentage of land in these categories for the entire tract.**

Add: The Commission may waive this requirement **(Add) with a $\frac{3}{4}$ vote (6 members) of approval**, if the applicant demonstrates that the designation of additional upland areas as open space will result in the preservation of site features as aforementioned, that would not be protected otherwise or the Commission determines that the non-upland areas have special

habitat or are more environmentally significant.

8. Old Business

- a. Zoning Map Update
- b. Text amendments initiated by Commission members:
 - 1. Parking Regulations: G. Martin
 - 2. Lot Sizes: G. Dupliesse
 - 3. Site Plan and Special Permit Filing Requirements:
Ruth Mulcahy

9. New business

- a. Discuss schedule for calling of bond for Mark Lovely, Lovely Development
Re: Hidden Oaks and Fox Crossing Subdivision, Watertown, CT
- b. Watertown High School bond reduction for drainage and landscaping -
\$49,780
- c. Judson School bond reduction – sedimentation and erosion control
\$39,125.00
- d. Bond Release – Lakeview Estates, Echo Lake Road, Watertown
Joe Polletta

10. Chairman's Report

11. Adjournment

