



# Town of Watertown Connecticut

51 Depot Square Business Center  
Suite 502, Watertown Connecticut 06795-2200  
Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland  
Wetland Agency  
Telephone: (860) 945-5266 Fax: (860) 945-2704  
Website: [www.watertownct.org](http://www.watertownct.org)

## Town of Watertown Planning and Zoning Commission REGULAR MEETING

**Time:** 6:30PM  
**Date:** Wednesday, July 7, 2010  
**Place:** Watertown High School  
Lecture Hall  
324 French Street  
Watertown, CT

1. Call meeting to order
2. Roll Call
3. Public Participation
4. Communications and Bills
  - a. Council of Governments Minutes, May 14, 2010
5. Meeting Minutes
  - a. Special Meeting May 19, 2010
  - b. Regular Meeting June 2, 2010
  - c. Site Walk Minutes June 16, 2010
  - d. Special Meeting June 16, 2010
6. Staff Report
7. Chairman's Report

8. Old Business
  - a. Amendments to Parking Regulations, Commissioner Gary Martin
  - b. P&Z Operations Sub-Committee
  - c. Patrick Graziano, Highview Estates Subdivision, Loop Road, Watertown – Phase I and Phase II at Kimberly Lane and Lovely Drive, R-30 Zone
  
9. New Business
  - a. Letter dated June 14, 2010 from Phyllis Wynne, Click Bond, Re: ability for placement of a shed on property located at 18 Park Road, Watertown, CT.
  - b. Letter dated June 22, 2010 from Roy Cavanaugh to Chairman Minnich Re: grass sidewalk on Echo Lake Road, Watertown
  - c. Bond Release Butternut Views, Linkfield Road, Lot 2
  - d. Watertown High School bond reduction in the amount of \$1,615.00
  - e. Polk Elementary School bond reduction in the amount of \$27,075.00
  - f. Judson School bond reduction

10. Public Hearings
  - a. Continuation of Public Hearing, 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.

Public Hearing must be closed by July 21, 2010.

- b. A Subdivision Application of James L. Greenwood for a four lot residential subdivision to be located at 391 Echo Lake Road, Watertown, CT in an R-30 Residence District.

Public Hearing must be closed by: August 11, 2010.

- c. A application for Site Plan/Special Permit #297 of Honda of Watertown for sales of used cars located at 774 Straits Turnpike, Watertown, CT. in a B-SC, Business Shopping Center District.

Public Hearing must be closed by: August 11, 2010.

- d. An application by the Planning and Zoning Commission for a proposed zoning text amendment to the Town of Watertown’s Planning and Zoning Commission Amendment to the Subdivision Regulations New Appendices: “Subdivision Development Agreement”.

Public Hearing Closed at the discretion of the Commission

- e. An application by the Planning and Zoning Commission for a proposed zoning text amendment to the Zoning Regulations New Appendices: “Site Plan Development Agreement”.

Public Hearing Closed at the discretion of the Commission

11. 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: If the Public Hearing is Closed, Decision by  
September 10, 2010.

- d. Applicant: James Greenwood  
Agent: Curt Jones, Smith & Company  
Re: 4 lot residential subdivision  
At: 391 Echo Lake Road, Watertown  
Zone: R-30  
Action: If the Public Hearing is closed, Decision  
By September 10, 2010.
- e. Applicant: Honda of Watertown  
Agent: Attorney Franklin Pilicy  
Re: Site Plan/Special Permit #297  
Sales of used cars  
At: 7774 Straits Turnpike, Watertown  
Zone: B-SC  
Action: If the Public Hearing is closed, Decision  
By September 10, 2010.
- f. Applicant: Patrick Graziano  
Agent: Attorney Franklin Pilicy  
Re: Text Amendment to Zoning Regulations  
Section 34 Add New Section 34.2.15  
Residential Use on Upper Floors Above  
Street Level  
At: 9 Knight Street, Watertown  
Zone: B-G  
Action: Schedule a public hearing by September 10,  
2010.
- g. Applicant: ARS Associates, LLC(18 Falls Ave)  
TGB Properties, LLC (25 Falls Ave)  
Agent: Attorney Franklin Pilicy  
Re: Zone Change Application RG back to IG-80  
At: 18 Falls Avenue, Oakville  
25 Falls Avenue, Oakville  
Zone: RG  
Action: Schedule a public hearing by September 10,  
2010.
- h. Applicant: Clearwire, LLC  
Agent: Thomas Flynn, Maxton Technology Inc.  
Re: Site Plan/Special Permit #298 Application  
for antenna on Town Water Tank  
At: 192 Georgetown Drive, Watertown  
Zone: B-SC  
Action: Schedule a Public Hearing by September 10,  
2010.

- i. Applicant: Planning and Zoning Commission  
Re: Text Amendment to Zoning  
Regulations New Appendices: "Site Plan  
Development Agreement"  
Action: If the public hearing is closed, timing of  
decision is at Commission discretion
- j. Applicant: Planning and Zoning Commission  
Re: Text Amendment to Subdivision  
Regulations New Appendices: "Subdivision  
Development Agreement"  
Action: If the public hearing is closed, timing of  
decision is at Commission discretion.
- k. Applicant: Planning and Zoning Commission  
Re: Text Amendment to Commission By-Laws  
New Item 13 in Article X, Section 3, ZEO  
Duties and (2) Amendment to Section 6 in  
Article IX, Public Hearings  
Action: Decision at the Discretion of the  
Commission.
- l. Applicant: Planning and Zoning Commission  
Re: District Boundary Line Amendment  
Lift R-T Residential Transition Overlay  
Zone to revert back to R -30 Residence  
District  
At: Buckingham Street, Portland Street, Echo  
Lake Road, to the back properties of Mount  
Fair Drive, Watertown, except for the 17.29  
acre parcel identified as Map 102 Block 42A  
Lot 84 located at 741 Echo Lake Road,  
Watertown  
Action: Schedule a Public Hearing
- m. Applicant: Planning and Zoning Commission acting as  
Aquifer Protection Agency  
Re: Town of Watertown Regulations  
Aquifer Protection Areas  
Action: Schedule a Public Hearing

- n. Applicant: Planning and Zoning Commission  
Re: District Boundary Line Amendment to include Aquifer Protection Level 'A' Area at Border of Town of Thomaston near Reynolds Bridge  
Action: Schedule a Public Hearing
- o. Applicant: Planning and Zoning Commission  
Re: Amendment to text of Zoning Regulations: (1) Section 3.1 "Establishment of Districts" add "Aquifer Protection Level 'A' Area" and "Map Code 'APA'"; and (2) Section 51.2 "Site Plan - Authority"  
Action: Schedule a Public Hearing
- p. Applicant: Watertown Farm Limited Partnership for Davidson Farm Subdivision  
Agent: Attorney Robert Fisher, Cramer & Anderson  
Re: Amend subdivision approval  
Action: Revoke subdivision approval of December 6, 2006

12. Adjournment