

Town of Watertown  
Planning and Zoning Commission  
Special Meeting  
**Public Hearings**

Time: 7:00PM  
Date: July 15, 2009  
Place: Swift Middle School  
Media Library Room  
250 Colonial Street  
Oakville, CT

1. Call meeting to order
2. Roll call
3. Hearing of applications
  - a. Site Plan/Special Permit #273 of T-Mobile for 3 antennas and one equipment cabinet to the existing leased area at the water tower located at Georgetown Drive, Watertown, CT in an R-30 Residence District

Recess or adjourn, the public hearing must be closed by August 19, 2009 unless the applicant grants an extension of time

- b. Site Plan/Special Permit #274 of T-Mobile for 3 antennas and one equipment cabinet to the existing leased area at the water tower located at 1050 Buckingham Street, Watertown, CT in an IR-200 District

Recess or adjourn, the public hearing must be closed by August 19, 2009 unless the applicant grants an extension of time

- c. Continuation of public hearing July 1, 2009 on 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.

Recess or adjourn, the public hearing must be closed by August 5, 2009 unless the applicant grants an extension of time

- d. Continuation of public hearing July 1, 2009 on Site Plan/Special Permit #269 from Echo Lake Brownsfield, LLC for placement of 212,000 cubic yards of fill including polluted soil as defined by the CTDEP for site restoration for future industrial use located at Echo Lake Road, Watertown, CT in an IR-80 zone.

Recess or adjourn, the public hearing must be closed by August 5, 2009 unless the applicant grants an extension of time

- e. Continuation of public hearing from July 1, 2009 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.

Town of Watertown  
Planning and Zoning Commission  
Continued Regular Meeting  
from July 1, 2009

Time: 7:30PM  
Date: July 15, 2009  
Place: Swift Middle School  
Media Library Room  
250 Colonial Street  
Oakville, CT

1. Call meeting to order
2. Roll Call
3. 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
4. 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

5. Articles on agenda

- a.     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
- b.     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
- c.     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
- d.     Applicant:                   T.D. Bank North  
       Agent:                     Lucien DiStefano  
                                      Bohler Engineering  
       Re:                         Site Plan/Special Permit #275  
                                      Signage change name of bank  
                                      From “TD Banknorth” to “TD Bank”  
       At:                         1247 Main Street, Watertown  
       Zone:                       B-G

- e. Applicant: New Millennium 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
- f. 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
- g. 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
- h. 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
- i. 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

j. Applicant:  
Re:

Planning and Zoning Commission  
Text Amendment to the Watertown  
Subdivision Regulations to  
Section 7 Open Space and Recreational  
Areas

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6. 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 Notice of Public Hearing  
Ruth Mulcahy

7. New business

- a. Discuss schedule for calling of bond for Mark Lovley, Lovley Development  
Re: Hidden Oaks and Fox Crossing Subdivision, Watertown, CT
- b. Watertown High School bond reduction for drainage and landscaping -
- c. Judson School bond reduction – sedimentation and erosion control
- d. Bond Release – Lakeview Estates, Echo Lake Road, Watertown  
Joe Polletta
- e. Bond Release – St. John School Expansion - \$33,412.50

8. Chairman's Report

9. Adjournment

