

Town of Watertown
Planning and Zoning Commission
Public Hearing
Text Amendment to the Watertown Subdivision Regulations

Time: 8:44PM
Date: July 15, 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 8:44PM.

2. Roll call

The secretary executed the roll call.

Present: Chairman, Mr. David Minnich
Mr. Ronald Russ
Mr. Carl Mancini
Mr. Jim Blais
Mr. Glen Duplissie
Alternate, Mr. Ken Demirs
Alternate, Mr. Duane George

Absent: Vice Chairman, Mr. Gary Martin
Secretary, Mr. Michael Masayda
Alternate, Mr. Ray Rondeau

Also Present: Land Use Administrator, Ms. Ruth Mulcahy
Town Engineer, Mr. Chuck Berger
Land Use Secretary, Ms. Carol Allen

D. George sat in for G. Martin
K. Demirs sat in for M. Masayda

3. Hearing of applications

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.

Mr. Minnich asked how we wish to proceed with this.

Board Member Concerns

Mr. George said there would be quite a few more people that would be here tonight and apparently only a few have been able to make it because they are all out working in their fields. We are holding this meeting in the middle of summer when it is their busy time and they are the ones being affected by this. I had conversations with a couple people that cannot be here and they did not even know about this until they read the article in the paper last week in the Waterbury Republican American.

Mr. Minnich then asked the public if they had any questions.

Public Concerns

Jessie Carey – Carey Shaw Farm, Watertown

This topic seems to be visited every 7 years and the past 32 years that I have been in Watertown. I think the Commissioners do not have any concern for the land owners and our agricultural community. We all want Watertown to be rural, it is really a suburb but we do have some remaining farms and I think sometimes there is a misconception that these farms will go on forever. Farm families make every effort to put them in land trusts and try to get them so that their children will carry on, but no one can foresee the future. Farms in most cases are their only investment, they are not wealthy people. Every farmer in Watertown and if you spoke to them personally you will know what a terrible year they are having and not everyone gets crop disaster. I always find it interesting that it is brought up in the summer. My husband was out haying until 7:00 tonight. Danny Logue has been planting corn until 9:00. If you could bring it up in the fall so everyone can speak. Most of the farm families in Watertown are really hard working people and just hope that when you are thinking of these regulations don't think in terms of the arbitrary non personal regulation. Think of the people that you really are affecting.

Mr. Minnich moved to close the public hearing.

MOTION: Duplissie moved to close public hearing

SECOND: Mancini.

Aye: 7 Nay: 0

Michael Masayda _____
Secretary