

Town of Watertown
Planning and Zoning Commission
Public Hearing

Time: 7:00PM
Date: August 5, 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. Continuation of public hearing July 15, 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 over approximately 600' of a piped stream for site restoration for future industrial use located at Echo Lake Road, Watertown, CT in an IR-80 zone.

Public Hearing must be closed by August 5, 2009.

b. Public Hearing Section 51 – Site Plans

Section 51.9 Procedure: The Commission may hold a public information meeting on an application for Site Plan Approval.

Add: The applicant shall send a notice of the public hearing to the record owners of property, as shown on the Assessor's records, within 150' in all directions from the subject property perimeter boundary, including property located across the street.

The notice shall meet the following requirements:

The notice shall be sent by certified return receipt mail; - The notice shall be sent no later than ten (10) days prior to the hearing (Note: the date of the hearing may be included in calculating the 10 day prior notice requirement);

Prior to commencement of the public hearing, the applicant shall present the return receipts to the Commission as evidence of meeting this requirement.

Section 52 – Special Permits

Section 52.8 Procedure: The Commission shall hold a public hearing on an application for a Special Permit in accordance with the General Statutes.

Add: The applicant shall send a notice of the public hearing to the record owners of property, as shown on the Assessor’s records, within 150’ in all directions from the subject property perimeter boundary, including property located across the street.

The notice shall meet the following requirements:

The notice shall be sent by certified return receipt mail; - The notice shall be sent no later than ten (10) days prior to the hearing (Note: the date of the hearing may be included in calculating the 10 day prior notice requirement);

Prior to commencement of the public hearing, the applicant shall present the return receipts to the Commission as evidence of meeting this requirement.

- c. Public Hearing – a proposal to adopt an updated zoning map

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: August 5, 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. The Habitat Spring, 2009
 - b. Letter dated June 29, 2009 from Sal DeLuca regarding planting of trees required by the subdivision street beautification policy of the Planning and Zoning Commission
 - c. Letter dated July 16, 2009 from Steve Barberino Re: Mount Fair Village Informational Meetings
 - d. State of CT DEP Re: Significant Environmental Hazard Report for Ten Acre Mall located at 595 Straits Turnpike, Watertown, CT
 - e. State of CT DOT Re: Taft School Traffic Investigation Report
 - f. Land Use Academy, Fall 2009 Schedule, Training for Land Use Commissioners, September 26, 2009 and November 14, 2009
 - g. Court Case Robert Santa Maria Vs. Zoning Board of Appeals of the Town of Watertown and Richard Sarandrea, Chairman
 - h. Memorandum of Decision from the Waterbury Superior Court re: Route 262-PCD zoning regulations
 - i. Attorney Paul Jessell's July 28, 2009 letter to Attorney William C. Franklin of Cramer & Anderson, LLP

5. Minutes

- a. Public Hearing July 1, 2009 Site Plan/Special Permit #267 Restaurant use located at 720 Thomaston Road, Watertown
- b. Public Hearing July 1, 2009 Site Plan/Special Permit #268 Legends Auto group
- c. Public Hearing July 1, 2009 Site Plan/Special Permit #269 Echo Lake Brownfield, LLC
- d. Public Hearing July 1, 2009 Site Plan/Special Permit #270 Pocket Communications wireless communications facility and equipment cabinets located at Siemon Company, 69 Echo Lake Brownfield, LLC
- e. Public Hearing July 1, 2009 Site Plan/Special Permit #271 WIDE
- f. Public Hearing July 1, 2009 Site Plan/Special Permit #272 Getty Service Station
- g. Public Hearing July 1, 2009 Text Amendment to Subdivision Regulations Section 7 Open Space and Recreational Areas
- h. Regular Meeting July 1, 2009
- i. Public Hearing July 15, 2009 Site Plan/Special Permit #273 -T-Mobile 3 antennas and one equipment cabinet located on the water tower located at Georgetown Drive, Watertown, CT
- j. Public Hearing July 15, 2009 Site Plan/Special Permit #274 -T-Mobile 3 antennas and one equipment cabinet located at 1050 Buckingham Street, Watertown, CT
- k. Continuation of Public Hearing July 15, 2009 Site Plan/Special Permit #268 Legends Auto Group
- l. Continuation of Public Hearing July 15, 2009 Site Plan/Special Permit #269 Echo Lake Brownsfield
- m. Continuation of Public Hearing July 15, 2009 Text Amendment to Subdivision Regulations Section 7 Open Space and Recreation Areas
- n. Continued Regular Meeting from July 1, 2009

6. Staff Report

7. Articles on agenda

- a. 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 over 600' of piped stream for site restoration for a future industrial building

At: Echo Lake Road, Watertown
Zone: IR-80

- b. 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
- c. Applicant: ServPro of Middletown
Al Conway, Owner
Agent: Steve Whittaker
Re: Zoning Text Amendment to Article
III Section 34, B-G District, to Add Section
34.3.15 Cleaning Service Businesses
provided service is conducted off site with
no outside storage and no retail use
Zone: B-G
(Public Hearing Required)
- d. Applicant: ServPro of Middletown
Gary Edwards
Agent: Al Conway
Re: Site Plan/Special Permit #277
Office/Storage for cleaning company
At: 690 Main Street, Oakville
Zone: B-G
(Public Hearing Required)
- e. Applicant: Town of Watertown Water and Sewer
Department
Agent: Vinnie Caterino
Re: Site Plan/Special Permit #278
Two (2) steel storage containers in rear of
building
At: 747 French Street, Oakville
Zone: R-12.5
(Public Hearing Required)
- f. Applicant: DG&P Realty
Agent: Steve Whittaker
Re: Preliminary Discussion
Proposed professional office building
At: Corner of Straits Turnpike and
Bunker Hill Road, Watertown
Zone: R-T

- g. Applicant: Planning and Zoning Commission
Re: Text Amendment to Zoning Regulations
Section 51 Site Plans and Section 52 Special Permits
- h.. Applicant: Planning and Zoning Commission
Re: Adoption of Updated Zoning Map
Zone: All

8. Old Business

- a. Text amendments initiated by Commission members:
 - 1. Parking Regulations: G. Martin
 - 2. Lot Sizes: G. Dupliesse
- b. Zoning Enforcement Officer's report of exiting business and uses on land incorporated into the Town of Watertown from the City of Waterbury

9. New business

- a. Watertown High School bond reduction for sedimentation and erosion control, storm drainage and storm channel improvements for a total bond release of \$51,015.00
- b. Judson School bond reduction – sedimentation and erosion control and sidewalks for a total bond release of \$110,841.25
- c. Domenic DiNunzio - 90 day extension request for filing of mylar for 177 Riverside Street, Watertown
- d. Street Acceptance, Lakeview Drive, Watertown, Joseph Polletta
- e. Discuss schedule for calling of bond for Mark Lovley, Lovley Development
Re: Hidden Oaks and Fox Crossing Subdivision, Watertown, CT

10. Chairman's Report

11. Adjournment