

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 Brownsfield, 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 Brownsfield, 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