

**Town of Watertown  
Planning and Zoning Commission  
Public Hearing  
Text Amendment/Cleaning Service Businesses**

**Time:** 8:06 P.M.  
**Date:** September 2, 2009  
**Place:** Swift Middle School  
Media Library Room  
250 Colonial Street  
Oakville, CT

**1. Call meeting to order**

The Chairman called to order the public hearings at 8:06PM P.M.

**2. Roll call**

The secretary executed the roll call.

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

**Absent:** Secretary, Mr. Michael Masayda  
Alternate, Mr. Ray Rondeau

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

The Chairman seated Alternate, Mr. Ken Demirs for absent member Secretary, Mr. Michael Masayda.

**3. Hearing of applications**

- b. An application for a Zoning Text Amendment to Article III Section 34, B-G to Add Section 34.3.15 Cleaning Service Businesses provided service is conducted off site with no outside storage and no retail use in a B-G, General Business District.**

**Al Conroy – Serv-pro, Middletown**

This is a follow up to the meeting we had last month and we basically discussed everything last week.

**Board Member Concerns**

Mr. Minnich asked why you would like to have the language of the text amendments changed.

Mr. Conroy replied to fit into the space that we are looking to lease.

Mr. Martin asked is this strictly clarifying language.

Mr. Minnich replied it is not clarifying it is giving another right for use that is not presently there.

**Public Concerns**

**Jim Vancampen – 26 Rockdale Avenue**

My property abuts the back lot. Mr. Vancampen asked what they are planning on using the back lot for.

Mr. Conroy replied he had no specific plans for the back lot. We will have some vehicles parked there all late model, in good condition and they all will be used and not stored.

Ms. Mulcahy asked Mr. Conroy show area on map for Mr. Vancampen.

Mr. Vancampen was concerned about commercial traffic on Rockdale.

Mr. Conroy replied I do not anticipate much traffic going through Rockdale at all.

Mr. Martin asked how many vehicles do you intend parking in this location?

Mr. Conroy replied 4 or 5 and as many inside as I can get to keep the weather off of them.

Mr. Martin you plan on using the garage base for parking.

Mr. Conroy replied yes.

**Recess or adjourn, public hearing must be closed by October 7, 2009, unless the applicant grants an extension of time.**

MOTION: Russ moved to close the public hearing.

SECOND: Martin.

**VOTE**

AYES: Minnich, Martin, Russ, Mancini, Blais, Duplissie and Demirs.

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Michael Masayda \_\_\_\_\_

Secretary