

**Town of Watertown
Planning and Zoning Commission
Public Hearing
Special Permit #278 from the Water and Sewer Authority**

Time: 8:15 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 8:15 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

- d. An application for Site Plan/Special Permit #278 from the Water and Sewer Authority of the Town of Watertown, CT for two (2) steel storage containers in the rear of the building located at 747 French Street, Oakville, CT in an R-12.5 Residence District**

For the record the affidavit and the tickets were turned in.

Vinny Caterino – Engineer & Land Surveyor – Watertown Water & Sewer Department

Two steel storage sheds will be located in the right rear corner of our building. They will not be visible from French Street or Clyde Street. The containers will be 7 1/2 to 8 feet tall and 8 feet wide and 20 feet long. We are going to plant arborvitae evergreens trees as a buffer for the neighbors in the rear. We need additional space for our garages which are currently filled with equipment and materials. The containers are within the setback lines in an R12.5 zone.

Board Member Concerns

Mr. Blais asked what the distance between the containers and the existing building.

Mr. Caterino replied approximately 4 feet.

Mr. Blais expressed concern if the Fire Marshall was contacted and if the firemen could get in between the building and the containers.

Mr. Duplissie asked if the arborvitae could be replaced with better plantings that make a better barricade.

Mr. Caterino commented in the last meeting the planting widths have been changed to five feet apart.

Mr. Martin asked this will be for a two year period, would you have an issue having to come back to us after two years if you did nothing with it.

Mr. Caterino replied I would have no problem at all, in our mind it is temporary but I just cannot say a time.

Mr. Martin commented a time limit would be a concern for the neighbors.

Mr. Caterino said he handed the secretary a signed affidavit which was notarized and the certified green markers for registered letters all signed and returned to the abutting property owners.

Mr. Minnich asked Mr. Caterino for the record if the application was signed by the Town Manager, Chuck Frigon.

Mr. Caterino replied yes it was signed by Chuck Frigon.

Mr. Minnich commented on Mr. Martin concerns for a time limit that we as a practice as a Commission do not allow metal storage buildings we do on a temporary basis for a specific period of time. When we establish a time it then becomes an enforcement mechanism and we will under law order them to be removed. We have in the past have not given many exceptions to that, my point is two years the appropriate amount of time.

Mr. Caterino replied he would be fine with that.

Public Concerns

Joan Reeser – 400 French Street – also own the property at 729 French Street

We are directly adjacent to the Watertown Water & Sewer and we do have some health and safety concerns. Ms. Reeser was concerned about the health of the children from the school the materials being outside of the building and wanted them in storage containers. Ms. Reeser was concerned about her property value at 729 French Street. Ms. Reeser mentioned the graveled access driveway and people parking there with 3 or 4 vehicles at a time. Ms. Reeser asked about a large tree if it could be removed that is encroaching on their property at the expense of the town and replace with shrubbery. Ms. Reeser final comment was as long as materials are in containers and not outside and we are okay with that, the current look of the property in the back looks like a junkyard.

Tom Olson – 279 Carvel Avenue – partial owners of 23 Clyde Street

Mr. Olson asked about the 500 year flood around Polk School is this application going to interfere.

Mr. Minnich replied no it is not.

Dwyane Nelson – 16 Heath Street

Mr. Nelson never received a certified letter maybe because I purchased the property in July 2008 and was in probate. Mr. Nelson stated I am all for these storage containers and asked if they were new, used or refurbished containers?

Mr. Caterino replied they are refurbished and they will be painted.

Mr. Nelson expressed concern about the plantings hindering the property and having more water on his property.

Harold Wilson – 23 Clyde Street

Mr. Wilson asked if the shrubbery will still be there after the containers are gone.

Mr. Caterino replied the shrubbery will stay.

Mr. Caterino said the containers will clean up the site and have materials inside the containers and planting the shrubbery will make the site look 100% better. He did get a Wetlands approval from Mr. Raffey and the Commissioner did stop by and visit the site about 4 to 6 weeks ago and

there was no problem. You mentioned the parking and I will address that with staff tomorrow. He said he will take down the vines from the tree.

Ms. Reeser asked if the tree could be removed.

Ms. Mulcahy said this is not part of the Wetland permitting process; the maintenance of the tree removing the vines would be part of the permitting process and if you would like to go back to Wetlands to remove the tree.

Mr. Caterino replied I would like to move forward with the permitting process and we will look into pursuing that issue.

Mr. Minnich asked Ms. Mulcahy if she received the green notices.

Ms. Mulcahy said she received all the green notices.

Mr. Caterino said he will take care of all of these issues that we talked about tonight.

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

MOTION: Martin moved to close the public hearing.

SECOND: Mancini.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Michael Masayda _____

Secretary