

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: September 2, 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. Citation August 11, 2009: Daniel & Linda Gorman Vs. Watertown Zoning Board of Appeals
 - b. Petition For Certification To The Appellate Court: Docket Number CV-09-4018422S – Douglas, Lynn, Wasiutynski, Maggi, Wick Andrew & Lafreneire VS Watertown Planning and Zoning Commission dated August 10, 2009
 - c. Council of Governments Minutes June 12, 2009
 - d. Frederick P. Clark – Billing Statement for Traffic Review for Brownfield Application Echo Lake Road, Watertown, CT dated August 6, 2009.
5. Minutes
 - a. Continuation of Public Hearing August 5, 2009 Special Permit #269 Echo Lake Brownsfield, LLC
 - b. Public Hearing August 5, 2009 Section 51 – Site Plans/Section 52 – Special Permits
 - c. Public Hearing August 5, 2009 A Proposal to Adopt an Updated Zoning Map
 - d. Regular Meeting August 5, 2009
6. Staff Report

7. Articles on agenda

- a. Applicant: Echo Lake Brownsfield
Agent: Joseph Wellington
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: ServPro of Middletown
Agent: Gary Edwards
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
(Requires a public hearing)
- c. Applicant: ServPro of Middletown
Agent: Gary Edwards
Re: Site Plan/Special Permit #277
Office/Storage for cleaning company
At: 690 Main Street, Oakville
Zone: B-G
(Requires a public hearing)
- d. 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
(Requires a public hearing)

- e. Applicant: Youghiogheny Communications
(Pocket)
Teresa Vele
Re: Site Plan/Special Permit #279
Telecommunications Tower
At: Old Pin Shop
1891 Watertown, Wtn
Zone: B-C
(Requires a public hearing)
- f. Applicant: Verizon Wireless
Agent: Theresa Viele
Re: Site Plan/Special Permit #281
Generator and conduit on roof
At: The Old Pin Shop
20 Main Street, Oakville
Zone: B-C
(Requires a public hearing)
- g. Applicant: Anthony Crecco
Re: Deposition of clean fill
At: 59 Cherry Avenue, Watertown, CT
Zone: R-10F
- h. Applicant: Valenti Motors
Legends Auto Group, LLC
Agent: Curt Smith
Re: Site Plan/Special Permit #282 for a parcel of
land less than 5 acres And
Site Plan/Special Permit #283 for a new auto
sales with used auto sales
At: 694 Straits Turnpike, Watertown
Zone: B-SC
(Requires Public Hearing Required)
- i. Applicant: Cercemaggiore Club
Agent: John Vitone
Re: Site Plan/Special Permit 280
30X30 addition to existing pavilion, 16X10
open covered function area for use as a band
stand, speakers platform, display area etc
and also 2 covered walkacross shelters for
use during inclement weather
Zone: R-30
(Requires a Public Hearing)

- j. Applicant: Ken O'Brenier
Re: Lot Line Revision
At: Tarbell Avenue, Lots 482-A
And 482-B
Zone: 12-5
- k. Applicant: Henry Sorenson
Agent: Gary Giordano
Re: Lot Line Revision
205&207 North Street
Zone: R-10F
- l. Applicant: Vincent Giannetto/
Dr. John McHugh
Re: Preliminary Discussion
Zone Change/Text Amendment
Building of Medical and professional offices
At: 777 Echo Lake Road, Watertown
Zone: IR-80
- m. Applicant: Planning and Zoning Commission
Re: Text Amendment to Zoning Regulations
Article IX – Watertown Fire District
Add Section 83.20 – Residence R-30F
District
- n. Applicant: Planning and Zoning Commission
Text Amendment to Subdivision
Regulations – Section 3.4.1 Add paragraphs
for public hearing notice
- o. Applicant: Planning and Zoning Commission
Text Amendment to Zoning Regulations
Section 81.4 – Add text for public hearing
notice for Zoning Map amendments – not
for text amendments
- p. Schedule hearing for calling of bond for Mark Lovley, Lovley
Development Re: Hidden Oaks and Fox Crossing Subdivision, Watertown

8. Old Business
 - a.. Text amendments initiated by Commission members:
 1. Parking Regulations: G. Martin
 2. Lot Sizes: G. Dupliesse
 3. Zoning Enforcement Officer's report of existing businesses and uses on land incorporated into the Town of Watertown from the City of Waterbury
9. New business
 - a. Bond Release, Rickevicius Subdivision, Lot 5 Linkfield Road/Tree Planting/Maintenance Bond
 - b. Bond Release, Butternut Views, Lot 1 sediment and erosion control storm drainage improvements
 - c. Bond Release Plenn Estates, Plenn Court
 - d. Bond Release, Deluca Subdivision Street Trees
 - e. Watertown High School bond reduction for sedimentation and erosion control, storm drainage and storm channel improvements
 - f. Judson School bond reduction – sedimentation and erosion control and sidewalks
10. Chairman's Report
11. Executive Session
 - a. Pending Litigation
 1. Concerned Citizens for Preservation of Watertown – Appellate Court
 2. Route 262 PCD Regulations – Sebastian Douglas, et al. – Appellate Court
12. Adjournment