

Town of Watertown
Planning and Zoning Commission
Public Hearing
Automotive Sales Business
October 1, 2008

Time: 7:10PM
Date: October 1, 2008
Place: **Watertown High School Technology Center**
324 French Street
Watertown, CT

Members Present: D. Minnich, R. Russ, M. Masayda, G. Martin, C. Mancini,
G. Dupliese, J. Blais, K. Demirs, R. Rondeau, D. George

Others Present: Ruth Mulcahy, Administrator of Land Use

Minnich: Next item on the agenda is an application for Gregory Forte for Special Permit #255 for an automotive sales business located at 1197 Main Street. Mike would you read the notice of public hearing.

Masayda: The Planning and Zoning Commission of the town of Watertown, Ct will hold a public hearing on Wednesday, October 1, 2008 at 7 pm in the Watertown High School, Technology Center, 324 French Street, Watertown, Ct on the following application, an application of Gregory Forte for Special Permit #255 for an automotive sales business located on 1197 Main Street, (former real estate office across from Crestwood Ford) Watertown, Ct in a B-G general business zoning district.

Gregory Forte

I am looking to locate retail car sales across from Crestwood Ford on 1197 Main Street. Property is currently zoned for retail use. No alterations will be taking place on the property; the property will stand as it exists. There are currently nine parking places at 1197 Main Street. The store entrance is off of Main Street. retail car sales business will be parking using those nine spaces none of the owners will be driving them out they would be using the vehicles on the lot, those vehicles would be stationary as for sales on the lot.

Minnich: Could you say the last sentence again for me?

Forte: The owners would travel in and out using those vehicles. Out of those nine parking spaces two parking spaces in front of the building, if anybody drove by to use the parking spaces in front will be for customers. Two employees at maximum will be stationed there and working there on the first floor. Full cut off lighting will be installed. Two fixtures for the parking lot currently the parking lot is flooded with a high pressure sodium lamp. Current signage will be used will not increase the existing frames the signs will be used to display the company logo. No alternations except for the current landscaping plan other than sprucing it up and bringing it back to a good looking condition because it was neglected for a little while there. No dumpsters on site, all trash will be carried off site. No mechanical or car work on the site so the vehicles existing on site will be there for display only, no flags. Basically what you would see when you drive by is seven cars parked for sale. Property would be enhanced from what it is now. I think I have said everything.

Minnich: Is there questions from members of the Commission?

Dupliese: There are offices up on the second floor I believe?

Forte: Yes there is office on the second floor those parking spaces are already zoned for parking in the rear on the plan. So you count nine parking spaces in the front, there is two in the back for upstairs.

Rondeau: So there will be office space in addition to what you have or your facility will be the office space?

Forte: Our facility is the front of the building the office space is the second floor but the parking for that second floor is in the rear.

Blais: Separate business upstairs?

Forte: Yes, but it is vacant. It is zoned for a second business. The entire building is vacant.

Rondeau: Are you renting the entire building or just the...

Forte: Actually we are in negotiations to rent the entire building but right now we are leased for the first floor, I guess because we are leasing the first floor he moved his offices out of the second floor, maybe hoping we would take the whole building. I am not sure.

Rondeau: Is there a potential that somebody else could rent that and need those additional spaces. Where you say there is office space upstairs and there are two spots for those in the back of the building.

Forté: We are not using those two spots in the back of the building only nine spots in the front.

Martin: It's is a small office upstairs yes?

Forté: It is a smaller square footage I think it is 600 square feet, 1100 on the first floor. We are going in there we are not (inaudible) the property at all, all we are doing is parking seven cars.

Minnich: Does anybody have comments or questions from members of the Commission? Hearing none let me turn it over to the public? Are there any comments or questions from members of the public? Any further comments from members of the Commission? Hearing none. Is there any further comments you have? Is there a motion to close this public hearing? Is there a second? Is there any further discussion? All those in favor please say I, all those opposed no. Motion carries.

Text of Motion: Close public hearing
Motion made by R. Russ and seconded by G. Dupliese
All in favor and none opposed.

Michael Masayda _____
Secretary