

Town of Watertown  
Planning and Zoning Commission  
Public Hearing  
Watertown Zoning Regulations/Subdivision Regulations  
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 a public hearing for application of amendments for the town of Watertown Zoning Regulations and Subdivision Regulations for requiring posting public hearing notices. Mike would you read the notice of public hearing.
- Masayda: The Planning and Zoning Commission for the town of Watertown, Ct. will hold a public hearing on Wednesday, October 1, 2008 at 7pm in the Watertown High School Technology Center, 324 French Street, Watertown, Ct. on the following application an application to amend the Town of Watertown Zoning Regulations and the subdivision Regulations to Section 51.21, Article V, Section 52 and Article VII Section 71 of the Watertown Zoning Regulations to require applicants for site plan approval, special permit approval and variances to post public hearing signs on the subject property. An amendment to subdivision regulations to section 3.4.1 requiring the applicant for subdivision approval to post public hearing signs.
- Minnich: Very quick as to propose these amendments they require most for all applications excepting any wetland applications for there to be signs that the department will provide noticing public hearings. Any time there is a public hearing that Commission schedules these notice signs need to be put on the property. Moosa has informed me that it has to go to the Board of Appeals this is the section that has to do with 71.10 they read it and they have no concerns and recommend that that be approved as well. They are wanting this as well from their perspective from the Zoning Board of Appeals. This includes also the subdivision regulations.
- Rondeau: Whatever happened about our determinations as far as what are they coming to us for the sign?

Minnich: They are coming to us for the sign.

Rondeau: And we have the signs?

Minnich: We will get the signs yes. Are there any more comments from the Commission?  
Are there any comments from members of the public?

Rondeau: There was a question asked by the one of the committee members and I don't know who it was that what would happen if those signs were not returned is there a charge for them that somebody would be paying has that been addressed?

Minnich: That has been addressed.

### **Judy Wick - Northfield Road**

I have this problem with the English language in 51.21.1 third sentence and it is repeated in the other it says close proximity that is ungrammatical. You would be saying close closeness so I would suggest that you take out close and just say proximity. It should not read Commission public hearing shall be in proximity to the street. Proximity means close, take out the word close. And it is in the other one so if could take it. The other question that I had is in reference to site plans the way I read this you said in 51.21.2 provided by Commission upon receipt of an application fee. Does that mean that you will be requiring a public hearing for all site plans because all site plans don't require it? If they have to post the sign for a site plan approval it would be before you would determine that there was going to be a public hearing because when someone puts in an application fee for a site plan then are you saying they have to put the sign up? That is the way I read this.

Minnich: I hope we clarified it because I know we had some thought processes about this but the words in that section that we have thought addressing this was when the Commission the end of that first sentence the last couple of words when the Commission schedules the public hearing. If we don't schedule a public hearing then there is no ...

Wick: But it says here provided by the Commission. It is required by this regulation that public hearing notice signs be and then provided by the Commission upon receipt of an application fee and shall be posted on the subject property by the applicant. So that is where my confusion is.

Minnich: When they pay a fee administrative they will get a sign and staff will know if there have to have a public hearing and they will give the sign.

Wick: Okay so they won't do it right away until they come.

Minnich: No they will not give them the sign.

Wick: On the ones they have to have a public hearing then there is no question.

Minnich: We trying to make this easier for them the applicants that are not having to go back to the office to get a sign. I guess that problem will be handled by the staff. If there is no public hearing then there is no sign.

Wick: Well that is what I thought and then was reading this...

Minnich: I follow your logic. Are there any comments or questions from members of the public? Any comments from Commission members? Hearing none is there a motion to close the public hearing? Is there any further discussion? All those in favor please say I, all those opposed no motion carries.

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

Minnich: We will take a five minutes break.

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