

Town of Watertown  
Planning and Zoning Commission  
Regular Meeting  
October 1, 2008

Time: 11:05 PM  
Date: October 1, 2008  
Place: **Watertown High School Technology Center**  
324 French Street  
Watertown, CT

Minnich: I call this meeting regular meeting of the Planning and Zoning Commission to order at 11:05 pm on October 1<sup>st</sup> at the Watertown High School Technology Center. Carol would you please call the role.

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

Absent: D. George

Others Present: Ruth Mulcahy, Administrator of Land Use

Minnich: **Next item on the agenda is public participation.**

**Dom Baisle – 90 Sunnyside Avenue, Oakville**

I lived in town most of life and left my second job a few hours earlier so I can get here at 7:30. It is my understanding that it is not on your agenda tonight but I hope you will afford me the opportunity to ask you a quick question related to Rt. 262 development?

Minnich: It is public participation.

Baisle: I appreciate it and thank you. This is from an article in the town times a couple of weeks ago and I will just read one paragraph from it. The first revision the subcommittee addressed was to overturn a previous revision which had shrugged the sale of firearms from the list of permissible uses after the realization that the removal of this item may discourage the opening of Cabella's retail store. Most Commission members were in support of seeing the specialty retailer of hunting, fishing and camping merchandise open a location in town and eventually move the place yet in back onto the list. When I read that I was a bit puzzled so my question to the Commission is what was the reason why you were opposed to an FFL in the first place?

Minnich: I am not sure that I can answer that because how we generated that list which was we had a white board and we just thought through anybody had an idea of what should or shouldn't have as a use to put on that list. When we now during that time that article was written we went through that list and saw what should or should not be on there. We ended up with the conclusion that the fire arms should be an accessory used another use. So that basically says that you cannot have a firearm store if you have a Cabella's or a hunting it would be an accessory use for firearms.

Baisle: Thank you sir and I do understand that again what is your opposition to a gun shop? The reason why I am asking sir I pretty much grown up in this town and I am very concerned with the character of this town. And over the years over the numerous years in my opinion I have seen this town the character of this town diminish for its slowly but surely becoming a small version of Waterbury. Back when I was growing up here we had Mike Cammetta who is still in downtown Oakville we had Midway that sold guns right on Main Street there was another small gun shop on one of the side roads that connected Main Street that is now Depot Square and plus there were a lot of FFL holders that were dealing right out of their houses, kitchen table dealers they are called. Now were down to just Mike Cammetta who is going out of business. He has been going out of business for over a year but. Mr. Cammetta is a great guy he is the one Mom and Pop independent store owner FFL dealer in town and once he goes it seems I have a Planning and Zoning Commission that would be opposed to let say, I would want to get my FFL and open up such a ...

Minnich: Let me assure you that that is not the case excepting as to this particular district. The thought was and certainly value whatever opinions you have and others and we are certainly open to rethinking this whole process is about. The version which we currently thinking were thinking was that in this kind of development for commercial retail we were looking at higher end development. We looked at what others higher end retail stores were in around the state. We were not in our own minds seeing as part of that a fire arms store in of it. So we as this last process said make that as a accessory use you can still have firearms but it be required of another store. So your thoughts please come to the public hearing on October 29<sup>th</sup> and we are open to rethinking that. We did not perceive it as being in our concept of a higher end store and that is pretty much where we left it. We are not at all opposed to firearms there is other places in town that are welcomed to have firearms stores. But in this development that was our thoughts.

Biasle: That is the maybe I read it wrong but that is the impression that I got reading that and that is why I came here tonight because I was very concerned about that.

The only reason that you changed your mind was so that you could be more desirable to a Dick's Sporting Goods or Cabella's type store or something like

that. I thought if someone wanted to have a gun shop you would be opposed to that.

Dupliese: There is a place in Meriden. If you don't mind because I am a hunter myself. I agree with you we would have nothing against it. There is a place in Meriden and I can't think of the name of it right now but it sells bows and guns and rifles. In Middletown, Meriden it is right on that road absolutely gorgeous in that place. If you came to us with a presentation and said I would like to put this type of store in there I will tell you on my own I would vote for it. I would nothing against that kind of a store. I think what they were envisioning was a little hole in the wall a little 300 square foot space and somebody selling handguns and just selling handguns. That was not what we were thinking.

Minnich: We have this agenda. October 29<sup>th</sup> auditorium, Swift at 7:00 pm.

Baisle: I would appreciate if this Commission were a little friendlier that type of entrepreneurship.

Dupliese: We have nothing against guns.

Minnich: Is there anybody else for public participation?

**Then we will move on to Communication and bills.** We will put that communication that is listed on file.

a. CACIWC 31<sup>st</sup> Annual Meeting & Environmental Conference Saturday, November 8, 2008, Mountain Ridge, High Hill Road, Wallingford, CT

Text of Motion: By unanimous consent place on file.

**In terms of minutes.** For purposes of unanimous consent is there any objections to approving items a,b,c,d,e,f,g,h,i,k,l,o,p,q,r,t,u,x,y,z,aa, and bb.

Rondeau: I did not get a chance to review all those is there any reason it needs to be done tonight? Is there any legal.

Minnich: No there is not but I must say that the vast majority is though is we had last month and tabled it because people couldn't look at them so we are doing it a second sixty days now.

Rondeau: I was just asking you a question based on my opinion, I am not a voting member but that does not mean I can't request that of the Commission.

Minnich: Is there any objection amongst voting members to accepting that as I have stated? Hearing none it is so ordered. For purposes of clarity is there any objections to tabling items j,m,n,s,b,w,cc, and dd hearing no objections it is so ordered.

## 5. Meeting Minutes

- a. Special meeting of October 25, 2007 for Baillie Company for site plan Approval
- b. Public Hearing January 23, 2008 Special Permit #233 Watertown High School Site Plan modifications for an education use with additions and renovations
- c. Public Hearing January 23, 2008 Special Permit #234 Judson School, Watertown, CT Site Plan modifications for an education use with additions and renovations
- d. Public Hearing January 23, 2008 Special Permit #235 Judson School, Watertown, CT Site Plan modifications for an education use with additions and renovations
- e. Special Meeting January 23, 2008
- f. Regular Meeting February 6, 2008
- g. Budget and Administrative Sub-Committee Meeting August 6, 2008
- h. Special Meeting August 6, 2008
- i. Motion Sheet Public Hearing August 6, 2008 Site Plan/Special Permit #248 Perugini
- j. Regular Meeting August 6, 2008
- k. Route 262 Planned Commercial Development Subcommittee Meeting Special Meeting August 6, 2008
- l. August 20, 2008 Public Hearing continuation of public hearing site plan/special permit #248 Perugini
- m. Special Meeting August 20, 2008 Route 262 Planned Commercial District Subcommittee
- n. Special Meeting August 20, 2008
- o. Public Hearing September 3, 2008 Site Plan/Special Permit #250 Taft School
- p. Public Hearing September 3, 2008 Site Plan/Special Permit #251 Town of Watertown  
Public Hearing September 3, 2008 reconstruction of a 20,000 Sq. Ft recreation facility at Veterans Park
- q. Public Hearing September 3, 2008 Flood Plain Special Permit #252 C&D Volume Reduction facility
- r. Regular Meeting September 3, 2008
- s. Special Meeting September 10, 2008 – Rte 262 PCD Sub-committee Consider continuing to write RTE 262 text amendment
- u. Special Meeting September 10, 2008
- v. Budget and Administrative Sub-committee Meeting September 17, 2008
- w. Parking Regulations Sub-committee Special Meeting September 17,

2008

- x. Public Hearing September 17, 2008 – C&D Volume Reduction facility
- y. Special Meeting September 17, 2008
- z. Special Meeting September 17, 2008 – RTE 262
- aa. Special Meeting September 24, 2008 RTE 262 Text Amendment
- bb. Special Meeting September 24, 2008
- cc. Sub-committee Meeting September 29, 2008 RTE 262 Text Amendment
- dd. Special Meeting September 29, 2008

Text of Motion: By unanimous consent approve a, b, c, d, e, f, g, h, i, k, l, o, p, q, r, t, u, x, y, z, aa, bb

Text of Motion: By unanimous consent, table j, m, n, s, v, w, cc, dd

Minnich: **Staff report Ruth.**

Mulcahy: I think we should skip it.

Minnich: Good.

Minnich: **The next item on the agenda is Swift School for the Special Permit site plan #205 is there any, we want to approve it is what I am saying.** There are four items on here with the condenser, the compressor, the guard rail, and Mylar's that is standard. Is there any objection to reading it? Hearing none.

**WHEREAS**, the Town of Watertown Planning and Zoning Commission received a Special Permit # 205/Site Plan modification application to change the required guide rail on Colonial Street to steel rail from timber backed steel rail, relocate and enlarge a generator and locate condenser/compressor units within the 50' landscaped buffer at the Gordon C. Swift Middle School, 250 Colonial Street in an R-12.5 Residence District which includes a Final Planting Plan dated 1/19/05 with a final revision date of 8/06/08 prepared by Kaestle Boos Associates, Inc., 416 Slater Road, New Britain, CT; and

**WHEREAS**, the Commission held a public hearing on September 3, 2008 and October 1, 2008; and

**IT IS THEREFORE RESOLVED** that the Watertown Planning and Zoning Commission **APPROVES** Special Permit #205/Site Plan modification application to change the required guide rail on Colonial Street to steel rail from timber backed steel rail, relocate and enlarge a generator and locate condenser/compressor units within the 50 foot landscaped buffer at the Gordon C.

Swift Middle School, 250 Colonial Street in an R-12.5 Residence District subject to the following conditions:

1. The condenser/compressor units used for kitchen refrigeration shall be soundproofed with sound acoustic blankets installed on a surrounding 8 ft high chain link fence to reduce the noise level to meet the maximum night time levels of 45 decibels allowable at the residential property line.
2. The Commission approves steel, Type R-B-350 Guide Rail to be extended in both directions along Colonial Street as recommended by the Town Engineer and the Director of Public Works as shown on the drawing labeled SKL-40 dated 9/26/08 prepared by Kaestle Boos Associates.
3. The generator located near the kitchen shall be tested and or operated at times electricity is supplied by the utility company only on Wednesdays at 2:30 p.m.
4. Prior to Town officials signing a final A-2 Survey Mylar site map and the two paper site map copies, the final map with a signature block for the Chairman of Planning and Zoning shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission. The signed Mylar copy shall be filed on the Town of Watertown Land Records before a certificate of zoning compliance is signed.
5. The above conditions shall be completed before a zoning compliance is approved.

Mancini: We eliminated number three isn't that the time they said they would use the generator, test the generator only Wednesdays at 2:30 should they keep that in there.

Mulcahy: They programmed that in and they have been very cooperative and it is preprogrammed.

Mancini: Oh I believe all that but I am just trying to say you want to put in that is what they said they were going to do. I just wanted to add that, they did say it.

Mulcahy: You want to put only during on Wednesday at 2:30.

Minnich: Alright then we will add an additional item be # item number 3, that the generator located near the kitchen will be tested and or operated at times of electricity is supplied by the utility company only on Wednesdays at 2:30 pm. Adding that is there any other changes?

Masayda: I am curious about the deed for the guide rail does it meet the warrant, I could see extending the length of the leading end of the rail but the tailing end extending the length it just seems like adding a expense that is really not necessary.

Minnich: I don't know how to respond, most of us stayed out of, if you recall when we first made the original approval of this, the conditions of approval there was discussion about this and we made a condition of approval that there be the guard rails pending a review and approval by Chuck. We also said that what type guide rail it should be it was different than the one that was there. We now don't have the wooden backing but in this process of this recent revision they have agreed to it they wanted to do it because of safety and Chuck's office has reviewed this and he concurred it was fine to put it there. They were helpful in assisting them in terms of the regulation and the DOT specifications to get it there. I guess what I am trying to say in a very short time is there is no controversy amongst town staff or the school for putting the guard rail there. Hearing no other comments or questions? Who made this motion? All those in favor please say I, all those opposed motion carries.

Motion made by G. Dupliese and seconded by R. Russ  
All in favor and none oppose.

Minnich: **Next item on the agenda is Wishbone Realty, Grew Designs is there a motion to continue?** All those in favor please say I, all those opposed motion carries.

Motion made by C. Mancini and seconded by G. Dupliese  
All in favor and none opposed.

Minnich: **Next item is Gregory Forte for Special Permit #255 everyone has this is there any issues with any of this on here?** If not I will read it.

**Whereas**, the Town of Watertown Planning and Zoning Commission received the Site Plan application/Special Permit #255 on 9/3/08 for an automotive sales use and location approval in an existing building labeled Building 1 on the Site Plan located at 1197 Main Street on the corner of Knight Street which includes a Site Plan titled Graziano Warehouse Building, Watertown, CT dated 10/29/84 with a final revision date of 10/23/85 prepared by Stein, Sapack & Ames Architects, 45 Savings Street, Waterbury, CT; and

**Whereas**, the Commission held a public hearing on October 1, 2008;

**It Is Therefore Resolved**, the Watertown Planning and Zoning Commission **APPROVES** the Site Plan/Special Permit #255 application for an automotive sales use and location approval in an existing building labeled Building 1 on the

Site Plan to be located at 1197 Main Street on the corner of Knight Street, Watertown, CT from Gregory Forte in a B-G General Business District subject to the following conditions:

1. All exterior lighting shall be full cut off fixtures.
2. No dumpster has been approved or indicated on the plan.
3. The signage shall conform to Section 62 Signs and Section 61 Outdoor Lighting of the Town of Watertown Zoning Regulations.
4. All conditions of approval shall be placed on the final filing Mylar map.
5. Prior to Town officials signing a final A-2 Survey Mylar site map and the two paper site map copies, the final map with a signature block for the Chairman of Planning and Zoning to the Town of Watertown shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or the Commission. The signed mylar copy shall be filed on the Town of Watertown Land Records before a zoning permit is issued.

In accordance with Section 8-3 (i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after approval of the plan. Said five year period shall expire on October 1, 2013.

Minnich: Is there a motion to approve? Is there a second? Is there any discussion?

Martin: One thing when they are parking their vehicles in these parking spaces I want to Make sure there is no blockage of view because that is the street that buses comes out on but there is no blockage of view when the buses come out to Main Street to make a left or right. They are not parking SUV's there.

Demirs: The parking plans that are shown on this map are that exactly where he has to park?  
I mean what if he has to park them this way? Does it matter where he parks?

Minnich: He would have to see Ruth that is the plan he submitted so he wants to change it?

Martin: If there is any change to that then he got to come see Ruth, then you would have to decide.

Masayda: Like the lighting there is no spillage on the adjacent property or anything.

Mulcahy: I have all exterior lights shall be full cut off.

Rondeau: Is the existing parking meet our requirements as far as landscaping and everything?

Mulcahy: That zone does not require it because has 2 front streets there as far as that is existing parking they have a large right of way there I don't that map is approved in 1985 or something and currently there is a 10 foot setback but it is existing.

Rondeau: You can't make them conform to existing regulations?

Mulcahy: You mean to tear up the asphalt there? There is a 10 foot setback requirement but and they don't meet that on every part but that was an approved site line.

Martin: He hasn't purchased the building, he is only renting it. If he were purchasing and then we would have more rights.

Mulcahy: It already existed on an approved site.

Minnich: Any other thoughts any other thoughts? Anybody else. There was a motion correct? And a second? All those in favor please say I, all those opposed no. Motion carries.

Motion made by R. Russ and seconded by G. Dupliese  
All in favor and none opposed.

Minnich: **Next item on the agenda is Robert M. Velardo, Dennis McMorrow, Berkshire Engineering, Re-subdivision of 5 lots on Bassett Road.** Is there a motion to table and continue this public hearing? All those in favor please say I, all those opposed no motion carries.

I didn't mean to say public hearing so take that out.

Text of Motion to Table

Motion made by G. Martin and seconded by R. Russ  
All in favor and none opposed.

Minnich: **Next is Joseph Masi & Margaret Raymond for French Hill Estates is there a motion to table and continue this public hearing and continue this to Wednesday, the first Wednesday in November of 2008.** Is there any further discussion? All those in favor please say I, all those opposed no, motion carries. The vote is 5 in favor and none opposed. Two abstentions Gary and Carl.

Text of Motion: Table to the November 5, 2008 meeting

Motion made by G. Dupliese and seconded by R. Russ

On a vote of 5 in favor and 0 opposed and 2 abstain – G. Martin and C. Mancini

Minnich: **Next item on the agenda is David Hughes, PE, Wendella/Disposta, Lot Line Revision, at 145 & 149 Edge Road, Watertown in R-10F.**

Mulcahy: Did everyone get the map in their packet. This one you might remember this the one that you approved back when the town had to almost 5 acres lot it is off Gentle Lane and you changed it so she could gain access from the different ways so she wants to stand in. anyway basically I thought everybody would be familiar with this, this was the one that Paul Jessell was involved in and there is a restriction on that 5 acre parcel that is the new access way that she is going to be creating all new views with that parcel and not have the subdivision road coming in. As you saw on the big map she is right next to it. Her driveway goes right up next to his house and so now she eliminating that driveway would be the last approval when you approved that town sale of that land.

Minnich: And his lot is to extend over to here.

Mulcahy: Right and his is to go over there like that. Then there is a an easement so it's pretty straight forward and it's like all the other ones that you have approved just next it you approve lot line and revisions you can see all the lot lines and revisions all up here.

Martin: So you are recommending that we move forward?

Minnich: Is there any further discussion? Hearing none all those in favor please say I, all those opposed no motion carries unanimously.

Text of Motion to Accept lot line revision  
Motion made by G. Martin and seconded by C. Mancini  
All in favor and none opposed.

Minnich: **Next item on the agenda is Taft School, Fuss and O'Neil, Foyer/Breezeway to allow a connection between two buildings, 110 Woodbury Road, Watertown, Watertown in an R-20F.**

Jim Blais has recused himself. Ken will you sit in for Jim.

Demirs: Sure

Minnich: And Mike is leaving and Ray.

It is a new site plan application special permit it is in the R-20F main Taft campus. It is for a small addition in the alumni office right here up against Woodbury Road. The addition is 60 deep by 17 feet wide. Pictures of the existing building it looks like this you won't be able to see any of it from the street. There is no site work or anything.

Martin: Is this the building that use to be the daycare?

Minnich: This is the alumni building. Is there a motion to establish a public hearing? Is there a second? At the Chairman's discretion all those in favor please say I, all those opposed motion carries. We cannot do it until the first week of November.

J. Blais recused himself and left the meeting at 11:30PM  
K. DeMirs sat in for J. Blais

Text of Motion to Table and schedule a public hearing at the Chairman's discretion.

Minnich: **The next item on the agenda is David Cardamone, 13,800 cubic feet of fill at 255 Kimberly Lane, Watertown in an R-30 district.**

**David Cardamone – 255 Kimberly Lane**

I am here to request approval additional 20 by 50 foot property in the back yard. The third page is roughly the existing grading plan and the fourth page is the proposed.

Mulcahy: I think everybody got a copy and Chuck Berger and I did go to the property and reviewed and he changed the plan according to our recommendation and I have a motion here for approval.

Minnich: Is there any further discussion? Let me read the motion then.

**Whereas**, the Town of Watertown Planning and Zoning Commission received the Site Plan application on 10/01/08 to fill a backyard of a residential property with 13,800 cubic feet of material at 255 Kimberly Lane, Watertown, CT in an R-30 Residence District which includes a Plot Plan titled Existing Plot Plan 255 Kimberly Lane; and

**Whereas**, the Commission heard the application presentation on October 1, 2008;

**It Is Therefore Resolved**, the Watertown Planning and Zoning Commission **APPROVES** the Site Plan application for David Cardamone, 255 Kimberly Lane, Watertown, CT to fill the backyard with 13,800 cubic feet of material in a R-30 Residence District subject to the following conditions:

1. The fill material shall be a minimum 80% earth fill containing no trash, garbage, building materials, tree stumps or logs.
2. The final grade of any filled slope shall not exceed one foot of vertical rise per three feet of horizontal distance.
3. Trees for removal located on the rear steep slope beyond the fill area shall be shown on the map and shall be reviewed and approved for removal by the Land Use Administrator and Town Engineer.
4. Prior to Town officials signing a final A-2 Survey Mylar site map and the two paper site map copies, the final map with a signature block for the Chairman of Planning and Zoning to the Town of Watertown shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or the Commission. The signed mylar copy shall be filed on the Town of Watertown Land Records before a zoning permit is issued.

In accordance with Section 8-3 (i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after approval of the plan. Said five year period shall expire on October 1, 2013.

Is there any further discussion? All those in favor please say I, all those opposed no motion carries. Sorry you had to wait so long.

Motion made by G. Dupliese and seconded by C. Mancini  
Aye: 6 Nay: 0

Minnich: **Next is the application of Planning and Zoning Commission for a text amendments - requirements of for 51.21, 52.8, 71.10 and 3.4.1 of the subdivision regulations.** We heard during the public hearing the suggestion to 51.21.1 to eliminate the word close and also that same word close for section 71.1.0.1 is there a motion to approve with those amendments? Is there a second? Is there any further discussion? Hearing none all those in favor please say I, all those opposed no motion carries.

Minnich: Is there a motion to establish effective date for the amendments to the zoning regulations and to the subdivision regulations to be, is there a motion that the amendments just approved are effective October 10, 2008. Is there any further discussion? All those in favor please say I, all those opposed one last thing this is

for the purpose of clarity that the Commission the reason for doing this that we find this in public's purpose. Are there any other comments for the reasons for doing this? Hearing none we will move on.

Text of Motion to Approve with modifications to delete the word "close" in Section 51.21.1 and eliminate the same word "close" in Section 71.10.1  
Motion made by G. Dupliese and seconded by R. Russ.  
Aye: 6 Nay: 0

Text of Motion to The effective date of the amendments to the Zoning Regulations and the Subdivision Regulations will be October 10, 2008  
Motion made by G. Dupliese and seconded by R. Russ  
Aye: 6 Nay: 0

Mulcahy: One of them we have to do the request for the five year extension?

Minnich: **9a the Nova Scotia Hill bond release for three year tree bond.**

Berger: I have a memo here I can hand out but is basically says based on my and Roy's inspection that it is okay to release the tree bond in the amount of \$9,600.00 dollars. Is there a second? All those in favor please say I, all those opposed no motion carries.

Text of Motion to Approve release of tree bond in the amount of \$9,600  
Motion made by R. Russ and seconded by G. Dupliese  
Aye: 6 Nay: 0

Minnich: **Next is the 5 year extension – Hidden Oaks Subdivision extension – Mark Lovely.**

Berger: In your packet is a memo that recommends approving the extension but increasing the bond amount by \$36,000.00 dollars to cover the increase in bituminous cost.

Dupliese: Can you discuss that a little the only reason I ask is I know that there were complaints from, doesn't that have to do with the paving in that section.

Berger: Hidden Oaks is where the pavement is in relatively good shape, there is only a couple very small areas where he is going to dig up the base course and repave. Fox Crossing is where the pavement is coming apart.

Dupliese: Is there any way to couple that with this?

Mulcahy: You are going to get your opportunity quite soon if he does not finish because that is coming up expiration too.

Dupliese: When is that?

Mulcahy: 2009

Berger: I did meet with him and his intention is to get the top course on Hidden Oaks and get the base course replaced on Fox Crossings before winter because it is unacceptable not only for the residents but also for our plowing.

Dupliese: I know there are a lot of complaints in that area.

Berger: He said that in May as well as this past week but I think we are going to get it done.

Dupliese: Couldn't we couple that and ask that to get done before this.

Berger: It is a separate subdivision.

Mulcahy: You got to give the extension tonight otherwise the town is going to be responsible and we have to call the bond and there is not enough bond to cover it.

Minnich: I would ask in the addition to the \$36,000 dollar increase for the bond. I would like to take 10 seconds I am not sure I am in agreement to give him 5 more years. We can keep his feet to the fire and give him two years and let him come back.

Dupliese: Let's give him a year because you have a year on the other one and let's make him do both. That will give us everything will give all the power we need. He has got a year to do the second one which is a problem.

Berger: Hidden Oaks is close and his goal and my and I think it is doable if we keep his feet to the fire to get accepted this fall. So one year should be enough.

Mulcahy: With an additional bond.

Minnich: For a period of one year expiring on October 1, 2009 and that requiring the existing bond be increased by \$36,000 dollars for the purpose of increase for bituminous concrete. Is there a second? All those in favor please say I, all those opposed no motion carries.

Text of Motion to Approve the extension for one year expiring on October 1, 2009 and that requiring that the existing bond be increased by \$36,000 for the purpose of the increase in bituminous concrete

Motion made by G. Dupliese and seconded by C. Mancini

Aye: 6 Nay: 0

Minnich: **Next item the request for the 90 day extension of time to file subdivision mylars and documents for Regina Farms.**

Mulcahy: They need it.

Minnich: Is there a motion to approve? Is there a second? All those in favor please say I, all those opposed no motion carries.

Text of Motion to Approve

Motion made by G. Dupliese and seconded by R. Russ

Aye: 6 Nay: 0

Minnich: **Next Watertown Crossing, bond release.**

Berger: There is a memo in your packet we are currently holding \$24,400 dollars, 80% of the plantings are three years old I have inspected them, 100% of them are in good condition I am recommending at least in the 80% or \$19,520.00 at this time.

Minnich: Is there a motion to release the bond for Watertown Crossing for \$19,520.00? Is there a second? All those in favor please say I, all those opposed no motion carries unanimously.

Text of Motion to Release the bond in the amount of \$19,520

Motion made by G. Martin and seconded by R. Russ

Aye: 6 Nay: 0

Minnich: **Next item is Dunkin Doughnuts, Bond Release.**

Berger: A memo in the packet recommending a release of \$12,865.79 all items have been satisfactorily addressed including the filing I believe.

Mulcahy: We finally have the Mylar's and they are going to be filed.

Minnich: And I will sign them. So what is the number again?

Berger: 12,865.79

Mulcahy: I would recommend that we release that upon receipt of the filed receipt.

Minnich: Is there a motion to bond release for Dunkin doughnuts in the amount of \$12,865.79 conditional upon the administrator of land use receiving the filing of receipt of Mylar's in the town clerk's office. Is there a second? All those in favor please say I, all those no motion carries.

Text of Motion to Release bond in the amount of \$12,865.79 to be released upon receiving the filing receipt of the documents being filed in the Town Clerk's Office

Motion made by G. Dupliese and seconded by R. Russ

Aye: 6 Nay: 0

Minnich: **Next item on the agenda is the Resolution for Regional Participation Under the Housing for Economic Growth Program.**

Mulcahy: That is the one you heard from the gentlemen that came David I am blanking on his name but he made the presentation and the region is collecting the different towns together to do this study. The money is out there for this alternative to affordable housing. Everyone at the time that he made the presentation said that they were interested were going forward with the study.

Minnich: The study also has to be approved by the town council and then go forward with it as I mentioned to you and as I mentioned to you and for the record that if we decide to do this that this not just be another study but that would contact COG or whoever is organizing this to see that there are participation from Planning and Zoning Commissions that do participate in this as the oversight of this whole study because before we get studies and that is all they are. So by having those participate. Is there a motion to approve the application for resolution for housing participation? Is there a second? All those in favor please say I, all those opposed motion carries.

Text of Motion to Approve the Resolution

Motion made by R. Russ and seconded by G. Martin

Aye: 6 Nay: 0

Minnich: Is there a motion to adjourn? Is there a second? All those in favor please say I, all those opposed say no motion carries unanimously.

Text of Motion to Adjourn at 11:45PM

Motion made by G. Martin and seconded by G. Dupliese

Aye: 6 Nay: 0

Planning and Zoning Commission  
Regular Meeting  
Wednesday, October 1, 2008  
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Secretary