

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: October 7, 2009
Place: Watertown High School
Lecture Hall
324 French Street
Watertown, CT

1. Call meeting to order
2. Roll Call
3. Public Participation
4. Communications and Bills
 - a. State of CT,DEP, Notice of Enforcement Action Braxton Manufacturing Company, Inc.
 - b. City of Waterbury dated September 11,2009 Re: Notice of Regulation Amendment Initiated by the City Plan Commission of the City of Waterbury Public Hearing
 - c. Council of Governments Minutes May 5, 2009
 - d. Council of Governments Minutes August 11, 2009
 - e. Memo dated September 15, 2009 Re: Approved Ordinance Creating Membership Terms of Office for the Planning and Zoning Commission
 - f. Invoice for services rendered – Slavin Stauffacher & Scott – Paul Jessell in the amount of \$5,280.00
 - g. Letter from Attorney Wellington, Carmody & Torrance, dated September 28, 2009 Re: Request for clarification regarding the scope of Commission Special Permit #269 in relation to the requirements of the Connecticut Transfer Act.
 - h. Letter dated September 21, 2009 from Town of Middlebury, CT Re: Amendment to Zoning Regulations Add new Section 24-A Central Residential District which would allow for smaller multifamily housing units in the eastern portion of Middlebury near Route 64. The proposed zoning district would not be age restricted.

5. Minutes

- a. Continuation of public hearing September 2, 2009 on Site Plan/Special Permit #269 Echo Lake Brownsfield, LLC
- b. Public Hearing September 2, 2009 an application for Zoning Text Amendment to Article III Section 34, B-G Add Section 34.3.15 Cleaning Service Businesses provided service is conducted off site with no outside storage and no retail use in a B-G General Business District
- c. Public Hearing September 2, 2009 an application for Site Plan/Special Permit #277 from Serv-pro of Middletown CT for Office/Storage for a cleaning company to be located at 690 Main Street, Oakville, CT in a B-G General Business District
- d. Public Hearing September 2, 2009 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
- e. Public Hearing September 2, 2009 an application for Site Plan/Special Permit #279 from Youghioghny Communications (Pocket) for a telecommunications tower to be located at the Old Pin Shop, 1886 Watertown, Avenue, Watertown, CT located in a B-C Central Business District.
- f. Regular Meeting September 2, 2009
- g. Special Meeting September 23, 2009 – Lovley Development

6. Staff Report

- a. 5 year subdivision approvals

7. Articles on agenda

- a. 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

- b. Applicant: Valenti Motors
 Legends Auto Group, LLC
 Agent: Lou Hart, Valenti Motors
 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
 (Public Hearing Required)
- c. 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
 (Public Hearing Required)
- d. Applicant: United Construction
 Agent: Tom Cook
 Re: Valenti Motors Site Plan/ Special Permit
 #285
 Site Plan Modification for exterior
 renovations, traffic pattern, parking spaces
 and new signage
 Zone: B-SC
 (Public Hearing Required)
- e. Applicant: Carrier Construction, Inc.
 Agent: Ron Wolf
 Re: Munson Estates Subdivision
 3 lot subdivision
 At: Linkfield & Munson Roads, WTN
 Zone: R-70&R-90

- f Applicant: Yankee Auto Sales Inc
d/b/a Highline Car Connection
Agent: Mike Cimino
Re: Used Car Sales & Service
At: Site Plan/Special Permit #284
1864 Watertown Avenue, Oakville
Location Approval
Zone: B-C
(Public Hearing Required)
- g. Applicant: Eric Markiewicz
Re: 3 lot merger
At: 16 Seminole Road, Watertown
Zone: R-30
- h. Applicant: Planning and Zoning Commission
Re: Text Amendment to Zoning Regulations
Article IX – Watertown Fire District
Add Section 83.20 – Residence R-30F
District
(Public Hearing Required)
- i. Applicant: Planning and Zoning Commission
Text Amendment to Subdivision
Regulations – Section 3.4.1 Add paragraphs
for public hearing notice
(Public Hearing Required)
- j. 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
(Public Hearing Required)
- k. Applicant: Planning and Zoning Commission
Subdivision Regulation amendment to
Section 3.4.5 Map Endorsement and Bond
Zoning Regulation Amendment to Section
51.13 Bond Requirements and Bond
Appendix Schedule A-D
(Public Hearing Required)

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. Bond Reduction Fox Crossings/Hidden Oaks, Kimberly Lane and Lovley Drive, Watertown
- f. Bond Reduction Watertown Crossings, Booth Avenue, Oakville
- g. Watertown High School bond reduction for sedimentation and erosion control, storm drainage and storm channel improvements
- h. Judson School bond reduction – sedimentation and erosion control and sidewalks in the amount of \$114,760.00.
- i. Polk Elementary School bond release for Payment #1 and Payment #2 in the total amount of \$12,470.65
- j. Bond Reduction Lovley Development in the amount of \$200,000.
- k. Letter dated September 24, 2009 –Wolf Hill Subdivision – request to install weathering steel guide rail in lieu of timber guide rail at the box culvert crossing at roadway station 20+10.
- l. 8-24 Referral - Property to be donated to the Town by Nancy Clement located at Cherokee Drive, aka Map 118A Block 4 Lot 3
- m. Bond reduction Highview Estates, Kimberly and Lovley Drive, Watertown,

10. Chairman's Report

11. Adjournment