

**Town of Watertown
Planning and Zoning Commission
Public Hearings
Carrier Construction, Inc.**

Time: 8:44 P.M.

Date: November 4, 2009

Place: Watertown High School
Lecture Hall
324 French Street
Watertown, CT

1. Call meeting to order

The Chairman called the public hearing at 8:44P.M.

2. Roll call

Land Use Secretary, Chuck Bezio executed the roll call.

Present: Chairman, Mr. David Minnich
Vice Chairman, Mr. Gary Martin
Mr. Ronald Russ
Mr. Carl Mancini
Mr. Jim Blais
Mr. Glen Duplissie
Alternate, Mr. Ray Rondeau
Alternate, Mr. Ken Demirs
Alternate, Mr. Duane George
Secretary, Mr. Michael Masayda (7:59 P.M.)

Also Present: Land Use Administrator, Ms. Ruth Mulcahy
Town Engineer, Mr. Chuck Berger
Land Use Secretary, Chuck Bezio

The Chairman seated Alternate, Mr. Duane George for absent regular member Secretary, Mr. Michael Masayda

3. Hearing of applications

- d. An application from Carrier Construction, Inc. for a three lot subdivision, Munson Estates Subdivision, located at Linkfield Road and Munson Roads, Watertown, CT in an R-70 and R-90 Residence District.**

Recess or adjourn, public hearing must be closed by December 9, 2009 unless the applicant grants an extension of time.

Mr. Masayda read the notice of public hearing:

The Planning and Zoning Commission for the Town of Watertown, Ct. will hold a public hearing on Wednesday, November 4, 2009 at 7PM the Watertown High School, Lecture Hall, 324 French Street, Watertown, Ct. on the following:

An application from Carrier Construction, Inc. for a three lot subdivision, Munson Estates Subdivision, located at Linkfield Road and Munson Roads, Watertown, CT in an R-70 and R-90 Residence District.

Ronald Wolf, Professional - Engineer

Mr. Wolf said the parcel is a total of 24.73 acres. It has 6.1 of wetlands on the property located in 2 large areas they were identified in September of 2008. What we are proposing is a total of 3 phases for the development. Phase 1 consists of 3 lots all situated on the west side of Linkfield Road with lot 1 northerly, lot 2 is a central lot which has the existing house and garage, lot 3 is southerly. Phase 2 of the development would consist of lot 4, 5, 6 and 7 and also a new road which would be constructed in between the two wetlands areas and to make improvements to Munson Road. Phase 3 would entail lots 8, 9 and 10 and would include improvements to the westerly end of Munson Road. Tonight we are just looking at Phase I of the development. We are proposing fee in lieu of open space and we would like to use Ralph Bionde as the appraiser. We would determine the undeveloped value of it and then at that point we would have a per acre value of the land and then apply that per acre value to the 3 lots that are developed now and pay the fee in lieu of open space as each lot is sold. Phase II at that point we would have the property reappraised because the value would be different at that time and a similar arrange for Phase III of the development. We have received approval from the Torrington Area Health District for the onsite septic systems and we have also received approval from Inland and Wetlands Commission at their meeting on October 22, 2009.

Board Member Concerns

Mr. Mancini asked on the subdivision where the four lots are with the cull-de-sac how far is it from the nearest intersection?

Mr. Wolf replied from Linkfield Road about 700 feet.

Mr. Duplissie asked about the proposal for fee in lieu of, I am not in agreement with it. I think if you have the property appraised and you are doing a subdivision and I am not sure if I want to do it per lot sold and divide the rest of it.

Mr. Wolf replied if it is paid all at this time then something would have to go on the land records or on the documents somewhere that stated that when the rest of the property is subdivided the developer would not have to pay the fee in lieu of open space again because it had already been paid once.

Mr. Rondeau asked why can't you do an appraisal on those 3 lots and pay your 10% and when you develop Phase II evaluate that section pay your 10% open space on that and when you go to Phase III evaluate that. It is fair both for the town and you.

Mr. Wolf replied that is an option.

Mr. Rondeau said in his opinion it probably would be done best individually.

Mr. Minnich asked about Phase II and the suppression tanks with the Fire Department. That is not needed for the 1st phase and 3rd phase.

Mr. Wolf replied Mr. Black indicated to me three lots or less you do not need a fire suppression tank. Once you get to 4 lots whether it is one phase or two phases it would require a suppression tank. That tank would be situated so that it could approx 1000 feet away from the farthest structure. One location we discussed would be near the easterly wetland area along Munson Road and that would be approx 1000 feet to lot one which is the northerly lot on Linkfield road which would also service the cull de sac. When Phase III starts that would require a second fire suppression tank.

Mr. Minnich you are doing this in different phases and I will put in the approval if you switch the phases to another phase you would put in the fire suppression tanks so you could not use the 3 vs. 4 lots as means of not putting in the tanks.

Mr. Duplissie said if you are putting 3 lots there the rest of it is the forth lot. To me you are creating 4 lots any way. I would say you would have to put the fire suppression tank in now.

Mr. Wolf replied we were going to put a notation on the record subdivision map that this remaining land is not a building lot.

Mr. Minnich asked if the 3 phases have gone through wetlands approval.

Mr. Wolf replied we showed this layout to the wetlands, we have made it clear to them and they have made it clear to us their approval at October's meeting was just for Phase I. We have a conservation easement area which is 50 feet on each side of the wetlands and this is a forty scale drawing so you can see lot 1 and lot 2 and lot 3. Their approval is strictly for Phase I but we did submit the feasibility and proposed layout for the future development of the property so they could get an idea of what it would look like. Phase II Munson Road would be widened approximately 730 feet for phase II. Phase III would be about 1,400 feet of Munson Road would be improved.

Mr. Minnich asked how it would be improved for the record.

Mr. Wolf replied Watertown has standards for improving existing town roads that are not up to grade. We went through the notes with Mr. Cavanaugh and Mr. Berger with the drainage and updating the culverts currently undersized and bring the road to a width of 24 feet with either curbs with a closed drainage system or an open drainage system if the grades allowed for it. We have not gotten to the detailed engineering on those two phases yet.

Mr. Minnich asked if he had the conditions of approval from wetlands for the first phase does the draft motion have the conditions.

Ms. Mulcahy said it includes the conservation area.

Mr. Wolf replied the one thing that they did request was that in addition to posting the conservation easement area that we post the 100 foot line which is the regulated area for the wetlands. We plan to post the conservation easement area and the buffer area also.

Mr. Minnich said the fire suppression tank is going to be divided among all ten homes on Phase II and III.

Mr. Wolf replied what we would propose again that would required wetlands permission be installed near the wetland area. Phase II either one tank would be installed or two tanks. If Mr. Black was not satisfied with the one tank centrally located on Munson Road then we would install another tank somewhere in the cull de sac which he indicated could be a 10,000 gallon tank would be serviced for the 3 lots. He also indicated that the right of way is relatively wide on Munson Road we could install one between the proposed road and Linkfield Road along Munson Road,

Mr. Minnich said you are only coming to us for approval for Phase I and that Phases II and III are only for information purposes we are not at all doing any approvals for that road. For Phase II and III you need to come back and answer that question of the fire suppression. If you were to go with only having Phase I that would resolve the issue to which Mr. Rondeau has said regarding each of these phases having their own open space requirement and it is your decision.

Mr. Wolf replied this plan was just prepared to depict to the Commission what are plans were for the remainder of the parcel. We are willing to meet the fire suppression regulations for any additional lots that get developed upon this property and we understand that would be a condition of approval.

Mr. Minnich said for Phases II and III for the record you are stating to us clearly they are presented this evening Phase II and III and that you are solely here on Phase I this evening.

Mr. Wolf replied yes.

Mr. Duplissie asked Mr. Black has no problem with you putting in these 3 homes without putting in the tank.

Mr. Wolf replied I spoke with him on the phone and I believe he has correspondence that went to Ms. Mulcahy in writing.

Mr. Blais said you mentioned before one of the tanks was 10,000 gallons.

Mr. Wolf replied when I spoke with Mr. Black one of the options was if we did install two tanks one strictly for the cull de sac and one on Munson Road that would service the 3 lots in Phase 1 the tanks could be of a smaller size 10,000 gallon for two. If one was to be installed it would have to be a 20,000 gallon tank.

Mr. Blais asked about the memo dated from the Fire Marshal dated 10-01-09 two 20,000 gallons for the entire 10 lots. No requirements for the first three lots.

Mr. Wolf said that is right because that would include Phase III also. I was speaking to Mr. Black about Phases I and II. That would be 2 10,000 gallon tanks and then Phase III because it is so far away would require a third tank. We will comply with the fire suppression requirements as soon as the fourth lot comes into play we will comply with Mr. Black requirements.

Public Concerns

Gray Leech - 6 Munson Road

Mr. Leech asked the 3 lots subdivision is separate from the rest anything we do tonight on the three lots does not help the other two.

Mr. Minnich replied he has to come back.

Mr. Leech asked there is a hydrant and a pond 500 feet up the street from the first 3 lots and you have a tank in the other blueprints here what is it?

Mr. Wolf replied that is the infiltrators for the roof leader drains.

Mr. Leech asked as far as wetlands you cannot put in any more roads through the wetlands to the back.

Mr. Minnich said that has to come with an application and there are stipulations.

Mr. Leech as far as Phase II years ago they talked about realignment of the intersection between Smith Pond and Munson and you have it drawn as is.

Mr. Wolf replied pending on the right of way availability at Munson Road there is a possibility that it could be teed up a little bit better with Smith Pond Road. We would have to look at in that point of time.

Karen Mastrianni

Ms. Mastrianni asked what the proposed lot sizes are for each one of these houses. What style houses are going in there? My well is next to the street across from one of the lots and I wondering if the wells will be disturbed I did not realize that there is a water problem on that side of the road and will my well be affected by the construction?

Mr. Minnich said on the last question, is to go see Rob Rubbo during business hours he is with the Torrington Health District. He would come up and review your well and your property and he could answer all of your questions and provide some information to you.

Octavio Gonzales - 68 Plungis Road

Mr. Gonzalez asked what is the square footage of the houses.

Eric Carey – Carey Construction replied the home size has not been determined, no plans has been designed. If I had to take a guess it would be a four bedroom and 2 1/2 bath some type of colonial.

Mr. Gonzales asked for Phase II and III when you do redevelop Munson Road will you have to encroach on any of the property lines already there on Munson.

Mr. Wolf replied unless there is some really difficult issues we try to stay within the right of way and center the road in the existing right of way..

Mr. Gonzales asked do you have a timeline for Phase II and Phase III?

Mr. Wolf replied it depends on the economy and the market. There is no timeline.

Mr. Gonzales asked if he could elaborate what you mean by fire suppression tank in terms of size and visual impacts and location.

Mr. Wolf said the fire suppression tanks are underground and what you do see is the suction tube and the vent tube and they are painted red. Indicated in Mr. Black's letter two 20,000 gallon tanks would be required for 10 lots.

MOTION: Martin moved to close the public hearing.

SECOND: Russ.

VOTE

AYES: Minnich, Martin, Masayda, Russ, Mancini, Blais and Duplissie.

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Mr. Carl Mancini left at 9:24 P.M. The Chairman seated Alternate, Mr. Duane George for Mr. Carl Mancini.

Michael Masayda _____
Secretary