

Motions
Town of Watertown
Planning and Zoning Commission
Special Permit #280 Cerecemaggiore Club

Time: 7:08 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 7:08 P.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

a. Continuation of public hearing, an application for Site Plan/Special Permit #280 for a 30X30 addition to an existing pavilion, 16X10 open covered function area for use as a band stand, speakers, platform display area etc and also 2 covered walk across shelters for use during inclement weather located on 550 Sylvan Lake Road, Oakville, CT in an R-30 Residence District.

Recess or adjourn, public hearing must be closed by November 11, 2009 unless the applicant grants an extension of time.

Public Concerns

Peter Fuller – 101 Valleyview Road, Thomaston

Mr. Fuller was speaking for his parents Mary & Raymond Fuller. They are opposed to the expansion of the Cerecemaggiore Club with additional parking, building of a permanent bandstand and walk across shelter which would increase the intensity of a non conforming building. It was mentioned at the last meeting for members of the club and the abutting property owners to schedule a meeting at the Planning and Zoning Office where both parties could work out a compromise on a request put forth in a zoning application. It was scheduled for 2:30 on October 27, 2009 both neighbors and clubs members agreed to this arrangement at 4:00 pm they were still waiting for someone to arrive. Since the club has no interest in being included in the discussion of conditions for their application the abutting property request the same considerations this Commission has placed on other recent special permit applications. He talked the minutes for May 7, 2009 for the YMCA and stated similar conditions for the club. He submitted a letter from parents as part of this application.

Valerie Genova – 22 Botelle Street, Oakville

Ms. Genova read noise ordinances from Torrington Health district to which the Town of Watertown follows - Section 3 Article 3.10, Section 12 Article 12.1, Section 12.36, Article 2 Section 12.40 and Section 7 Article 7.1. Ms. Genova asked about the variances granted to them regarding the nature of activity on the site, hours of activity and intensity generated from the area and if a study was ever implemented. Ms. Genova presented copies of Police Reports with noise complaints from neighbors. Ms. Genova showed photos of the existing tree line barrier between the Grand Oak Villa and her property at 22 Botelle Street and the tree line was drastically depleted when the club had trees cut for the placement of the waterline and was never replaced as promised. Ms. Genova said we are not asking to have the club shut down we just was to resolve the noise and lighting issues at hand.

Elizabeth Wasiutynski -514 Sylvan Lake Road

Mrs. Wasiutynski said she supports what her neighbors have said to you earlier. She asked what the letter you made reference to earlier was.

Mr. Minnich replied they have withdrawn their application and I will read it.

Planning & Zoning
Wednesday, November 4, 2009
Special Permit #280 Cerecemaggiore Club
Page 3

Dated October 29th

At a meeting of the Board of Directors and the Cerecemaggiore Club it was decided and voted to withdraw our application for the extension, together with other improvements to our club pavilion submitted to you on August 24, 2009

It was determined that other matters such as replacing the two heating/air conditioning units in the main hall, which must be done now at cost of \$20,000.00 each, are of a higher priority at this time.

Accordingly we hereby withdraw our above stated application from any further action and other consideration by the Planning and Zoning Commission.

Again I thank you for your kind attention in this matter.

Respectfully,
John O. Vitone, President
Cerecemaggiore Club

MOTION: Duplissie moved to close the public hearing.

SECOND: Mancini.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Michael Masayda _____

Secretary