

**Town of Watertown  
Planning and Zoning Commission  
Public Hearings**

**Watertown Subdivision Regulation amendment to Section 3.4.5 Map Endorsement**

**Time:** 9:39 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 9:39P.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**

#### **i. A Text Amendment to the Watertown 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**

Mr. Masayda read the public hearing notice:

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

A Text Amendment to the Watertown 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

Mr. Minnich said most of the language that is in here at least the appendixes was done some years ago in 1990 by Carmody & Torrance. There is little change in that at all you have those and it has been advertised. The actual regulation itself we have wanted to address a couple of things with the bond. One is our bond policy is a lift of the document which is not part of the zoning regulations or the subdivision regulations and not all the time does the applicant receive those or know to ask for them and when they finally get their approval they know they need to get a bond and all of sudden for the first time they see the regulations. The intent to this is to have these in the zoning and subdivision regulations so that the applicant like any other regulation would know that up front.

The other purpose of this language is to help to administratively assist the processing of these bonds. Specifically there are a few changes one is that the bond that these people need to come forward to when the actual items to which are going to be bonded and the amounts to be bonded are to be approved by the Commission under section 8-3 and 8-25 of the state statues. Anything anyone does on this all goes through Ms. Mulcahy and then Ms. Mulcahy will get it to Mr. Berger and the Town Attorney as necessary when the proposed regulations state. The Commission then upon the staff recommendation would then approve the bond. Here is a change from what we currently have is that as time goes on and these projects do not get done and the cost of doing various items that then will allow these regulations allowing the Commission to change the dollar amount to the bond depended on what it is that is going to be done. We currently do not give ourselves that authority to change the amount of the bond and this does.

Lastly it also it gives a clear defined process by which when someone gives a request for a reduction in bond that under these regulations would be allowed for Mr. Berger and Ms. Mulcahy to have 10 days to process that and then it would come to the Commission at its meeting which would mean more days that would have to transpire for the Commission as it has done for a long time and make bond reduction. The significant point here is that there is a request that is made on the Friday or so before our meeting and they want it done by our meeting. Mr. Berger has had this drop things, and process things. This clearly says he has 10 days and he will tell them he has 10 days to do it and he now has he authority to tell them he has the 10 day process.

Those are the changes of any significance that are on here.

MOTION: Duplissie moved to close the public hearing.

SECOND: Martin.

**VOTE**

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

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

Secretary