

**Town of Watertown
Planning and Zoning Commission
Public Hearings
Special Permit #282/ Special Permit #283**

Time: 7:54 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 7:54 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

- b. Continuation of public hearing, an application for 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 located at 694 Straits Turnpike, Watertown, CT located in a B-SC Business Shopping Center District.**

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

Secretary, Mr. Michael Masayda arrived at 7:59 P.M.

Joan Malloy – Laughlin & Fitzgerald -Attorney 150 South Main Street, Wallingford

Ms. Malloy said during the discussion there were some questions asked of the applicant. One was the Chairman asked to submit some conditions of approval and I did submit those to Ruth. The second question there was a request for some information with regards Saab's requirements for dealerships and pulled copies from the existing Saab book and passed them out. It illustrated the fact that Saab has allowed clearly by its own documentation that service buildings can be in a separate building. Currently the service took place in a separate building even when the Saab was in the same showroom as the VW. In the conditions of approval that I have submitted we are saying there is no service that is going to take place. Another question that came up by the Commission what kind of exterior changes are we proposing to the building. Mr. Smith will do a brief presentation of another drawing that we put together.

Mr. Smith

The plan I just passed out is titled window and doors supplement prepared for Valenti Motors Incorporated dated November 3, 2009. On the north side are two proposed doors shown 8' wide for auto access with ramps. The east side the front wall is showroom glass. If you were to accept this as a supplement to the site plan it shows what the applicants intentions are for the building.

Ms. Malloy submitted pictures of the building which shows the front of the building with extensive windows and another picture showing the side of the building where we are proposing the overhead doors. The last two pictures show the other side of the building proposing the pedestrian access there are some existing doors to the property.

Another issue that came up during our discussion last month is the question about the failure to comply with minimum five acres that is required. She looked at properties which have five acres in that zone and made copies of the access or maps of this particular zone.

Board Members Concerns

Mr. Rondeau asked how high the ramp will be.

Mr. Smith replied the curbing is six inches high and it transmissions up into the building a few inches higher than that.

Mr. Minnich on the issue of the overhead doors are they going to be facing State Street?

Mr. Smith replied yes.

Mr. Minnich asked why that was planned vs. in the rear of the building

Mr. Smith replied because of the curb stops, which we did not want to eliminate.

Mr. Minnich we are concerned about what is facing public streets on the issue of these kinds of doors.

Mr. Smith replied they are sliding doors vs. garage doors.

Mr. Hart explained they are not necessarily overhead doors; one facing the east side of the building up towards the showroom glass would be an 8' that tri folds open. The one in the rear is a glass overhead door for in climate weather not to be used every day similar to what Saturn has for delivery.

Mr. Martin asked are you changing the facade of the building.

Ms. Malloy replied no change.

Mr. Martin said we usually know what materials you are using, to see what the doors will look like.

Ms. Malloy this is difficult the intent if we can approval from Saab we want to move the Saab dealership there. We figure it is going to take time to go through bankruptcy. We are trying to say we are not making any exterior changes to the building other than the showroom windows and the access panels. Once we know what is going to happen there then we can come back to you but what we need to do is get that Saab dealership operational ideally at this site. To do that we need windows and we need doors.

Mr. Martin said when Saab comes to them with the required changes that they must come back before us and have those accepted by the Commission.

Mr. Duplissie said the tri fold doors we do not have problem, a glass overhead door we cannot look at we cannot approve it.

Mr. Hart said we can relocate that overhead to that back corner it works.

Mr. Minnich asked who is the legal owner of the property at Saab and who is the legal owner of where the service area is going to be and what are the legal arrangements for getting the service area at Audi. If you don't have a service area to which is going to be provided either on site or off site is there a legal arrangement that will be place with regard to the service of the Saab vehicles off the property.

Ms. Malloy replied the Audi dealership property is owned by Mr. Valenti at 694 Straits Turnpike. Mr. Valenti is making arrangements with one of his companies to allow access to his property. As far as we are concerned it does not require any legal document because Mr. Valenti is giving permission to himself to have cars from one site come to another. In the conditions I have no repairs, so if somebody was to acquire this particular site in the future it would be incumbent upon the new buyer to provide his or her own service facilities at some other site. I do not want the new owner to be compelled to use the Audi site for their repairs.

Mr. Minnich said once we do a site plan approval it follows the land there is no take backs. The issue is why is it necessary for you to have applied for this application when you are not getting any approval from Saab to do this and it is not coming until the new Saab comes out of bankruptcy, why have you applied for this now vs. applying when the bankruptcy is completed.

Ms. Malloy said Mr. Valenti has an existing Saab dealership he cannot sell those cars out of the building where Audi and Volkswagen are. All manufacturers are trying to have dealers have separate faculties for each manufacturer. He has Saab vehicles that he has the right to sell but no place to display them.

Mr. Rondeau asked where does the employees park
Ms. Malloy replied we have 49 spaces for vehicles display and storage.

Mr. Martin asked the handicap parking is in the rear of the building and how they enter the building.

Mr. Hart replied on the west side of the building are two doors.

Mr. Blais asked where are the new cars going to be dropped off, how far is the service center to the showroom

Mr. Hart replied it is 700 feet down the road

Mr. Blais asked where the cars are going to be dropped off on the road or parking lot

Mr. Hart replied the parking lot.

MOTION: Duplissie moved to close the public hearing.

SECOND: Martin.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Michael Masayda _____

Secretary