

**Motions
Town of Watertown
Planning and Zoning Commission
Public Hearings
Special Permit #285 of Valenti Motors**

Time: 7:38 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 7:38 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

The applicant requested and the Chairman agreed to move item c. up on the agenda.

- c. Site Plan/Special Permit #285 of Valenti Motors for Site Plan Modification for exterior renovations, traffic pattern, parking spaces and new signage located at 600 Straits Turnpike, Watertown, CT in a B-SC – Business Shopping Center District.**

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

The applicant submitted the green cards and sign affidavit into the record.

Mr. Duplissie read the notice for public hearing:

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:

Site Permit #285 Valenti Motors for site plan modification for an exterior renovation, traffic patterns, parking spaces and new signs located at 600 Straits Turnpike, Watertown, Ct. in a BCS business shopping center district

At this hearing interested persons will be heard and written communications will be received. A copy of the application on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, CT. between the hours of 8am and 5 pm or by appointment or by calling 860-945-5266. A copies of the proposed text amendment are also available in the office of the Town Clerk, DeForest Street, Watertown, CT. between the hours of 9 am to 5 pm dated Watertown, Ct. this 29 dayth of October 2009. Michael Masayda, Secretary, Planning and Zoning Commission.

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

Ms. Malloy said they would like to move forward with some slight differences than the previous application which needs to come back for review. The major changes are going to be primarily on the interior of the building primarily used for the Audi dealership. Exterior changes such as new materials in keeping with the Audi preferred design. The showroom area is now going to be where customers are going to drive in a protected area and drop their cars off for service creating an overhead door. The access way in the front we are losing some of the display parking area. Ms. Malloy passed around a packet containing showing the proposed renovations that are going to be taking place. Currently there is 531 square feet of signage we are proposing a total of 499 square feet complying with the 10% reduction. Our builder has met with Ruth and she asked that we add some data information to the final plan.

Board Member Concerns

Mr. Minnich asked how many parking spaces are being changed by this application.

Ms. Malloy replied 2 display parking spaces.

Mr. Berger asked about the 5' sidewalk against the building that wraps around the corner of the building that needs to be increased in width to 1' to 6'.

Mr. Minnich said the front space on Straits Turnpike there is to be no display cars or anything in the buffer. What is in that 10 foot buffer from the street pavement in.

Mr. Hart replied it is all grass and there will be no vehicle parking, starting from McDonalds up to our driveway its tapers from 22 feet to 17 feet well within the 10 feet.

Mr. Minnich said we wanted to have that area as an open area and when the time comes in the future we have a means to enforce that.

Ms. Malloy replied she understood.

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