

**Town of Watertown
Planning and Zoning Commission
Public Hearings
Special Permit #284 of Yankee Auto Sales Inc**

Time: 9:24 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 9:24P.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

- e. **Site Plan/Special Permit #284 of Yankee Auto Sales Inc, d/b/a Highline Car Connection, Location Approval for a Used Car Sales &Service located at 1864 Watertown Avenue, Oakville, CT in a B-C Central Business Zoning 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 7 pm at the Watertown High School. Lecture Hall, 324 French Street, Watertown, Ct. on the following:

Site Plan/Special Permit #284 of Yankee Auto Sales Inc, d/b/a Highline Car Connection, Location Approval for a Used Car Sales &Service located at 1864 Watertown Avenue, Oakville, CT in a B-C Central Business Zoning District.

Gary Giordano – Professional Engineer & Land Surveyor

Mr. Giordano brought a copy of the map from Waterbury basically showing where that the town line came through. The site is located on the Old Pin Shop property entirely in Watertown. I did a site plan for the city of Waterbury for an automotive use and I will submit them to you. It is basically 2 tenths of an acre, in Waterbury it was in an IG residential zone and it is now a BC zone and is an existing non conforming use. We do make the front yard setbacks, there is no minimum required, and the side yard is the same, One hundred percent coverage ratio for being paved. Our parking DMV requires a minimum of 6 lots for displays and we are showing 7 and an additional 8 for customer parking and employees parking.

Board Member Concerns

Mr. Martin asked nothing is changing what is there today.

Mr. Giordano replied this site has been here for years.

Mr. Minnich said you mentioned that the property is non conforming. What is it currently being used for now.

Mr. Giordano replied currently it is a matter of changing the name of ownership what was there before.

Mr. Giordano submitted two older applications one from 2000 and 2003. We gave the certified mailings to all the adjoining owners.

Mr. Blais asked if these places are documented as non conforming uses. Mr. Giordano replied that was on the list on Maurices's application of existing uses on that parcel when this came over in July.

MOTION: Martin moved to close the public hearing.

SECOND: Russ.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Michael Masayda _____

Secretary