



Town of Watertown Connecticut

51 Depot Square Business Center

Suite 502, Watertown Connecticut 06795-2200

Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency

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Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM

Date: November 4, 2009

Place: Watertown High School
Lecture Hall
324 French Street
Watertown, CT

1. Call meeting to order
2. Roll Call
3. Public Participation
4. Communications and Bills
 - a. The Habitat, Summer, 2009
 - b. Legal Bill – Slavin, Stauffacher, & Scott, LLC - \$2,310.00
 - c. Naugatuck River Greenway Public Workshop – Help Design Your Greenway, November 19, 2009, 7-9PM Thomaston Town Hall, 158 Main Street, Thomaston, CT
 - d. CACIWC 32nd Annual Meeting & Environmental Conference, Saturday, November 14, 2009, 8:30 am to 4:00 pm, Mountain Ridge, High Hill Road, Wallingford, CT
5. Minutes
 - a. Public Hearing October 7, 2009 Verizon Wireless Site Plan/Special Permit #281 Generator and conduit on roof, Old Pin Shop, 20 Main Street, Oakville, CT
 - b. Public Hearing October 7, 2009 Valenti Motors, Legends Auto Group, LLC 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

- c. Public Hearing October 7, 2009 Cercemaggiore Club, Site Plan/Special Permit 280, 30X30 addition to 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
- d. Regular meeting October 7, 2009

6. Staff Report

7. Articles on agenda

- a. Applicant: Yankee Auto Sales Inc.,
d/b/a Highline Car Connection
Agent: Mike Cimino
Re: Used Car Sales & Service, Location Approval
Site Plan / Special Permit #284
At: 1864 Watertown Avenue, Oakville
Zone: B-C
- b. Applicant: Cercemaggiore Club
Agent: John Vitone
Re: Site Plan / Special Permit #280 30X30 addition to existing pavilion, 16X10 open covered function area for use as a band stand, speakers platform, display area etc and also 2 covered walkacross shelters for use during inclement weather
Zone: R-30
- c. Applicant: Valenti Motors
Legends Auto Group, LLC
Agent: Lou Hart, Valenti Motors
Re: 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
At: 694 Straits Turnpike, Watertown
Zone: B-SC
- d. Applicant: United Construction
Agent: Tom Cook
Re: Valenti Motors Site Plan / Special Permit #285 Site Plan Modification for exterior renovations, traffic pattern, parking spaces and new signage
At: 600 Straits Turnpike, Watertown
Zone: B-SC
- e. Applicant: Carrier Construction, Inc.

- Agent: Ron Wolf
Re: Munson Estates Subdivision, 3 lot subdivision
At: Linkfield & Munson Roads, WTN
Zone: R-70 & R-90
- f. Applicant: Planning and Zoning Commission
Re: Text Amendment to Zoning Regulations
Article IX – Watertown Fire District
Add Section 83.20 – Residence R-30F District
- g. Applicant: Planning and Zoning Commission
Re: Text Amendment to Subdivision Regulations –
Section 3.4.1 Add paragraphs for public hearing
notice
- h. Applicant: Planning and Zoning Commission
Re: Text Amendment to Zoning Regulations
Section 81.4 – Add text for public hearing notice for
Zoning Map amendments – not for text
amendments
- i. Applicant: Planning and Zoning Commission
Re: Subdivision Regulation amendment to Section 3.4.5
Map Endorsement and Bond.
Zoning Regulation Amendment to Section 51.13
Bond Requirements and Bond Appendix Schedules
A – H
- j. Applicant: D’Amico, Griffin & Pettinichi
Agent: Steven Whittaker
Re: Suite Plan / Special Permit # 288 Professional
Office Building
At: 5 Bunker Hill Road, Watertown
Zone: RT
(Public Hearing Required)
- k. Applicant: Taft North, LLC
Agent: Paul Bunevich, Land Data
Re: Preliminary Discussion
Residences at Baldwin School
At: North Street & Warren Way, Watertown
Zone: R20-F
- l. Applicant: Casa Dijanna
Re: Banner for new restaurant “Coming Soon” &
“Grand Opening”

At: 545 Main Street, Watertown
Zone: BC-F

m. Applicant: Board of Education
Agent: Karen Baldwin, Superintendent of Schools
Re: Site Plan Modification / Special Permit # 289
BOE request for no pedestrian gate at Tower Ave

At: 324 French Street
Watertown High School
Zone: R-12.5
(Public Hearing Required)

n. Applicant: E. M. F. Towing, A/S, LLC
Agent: Gronhalm Enven
Re: Used Car Sales & Service, Location Approval
Site Plan / Special Permit #287
At: 690 Main Street, Oakville
(20 Rockdale Avenue, Oakville)
Zone: B-G
(Public Hearing Required)

8. Old Business

a. Text amendments initiated by Commission members:

1. Parking Regulations: G. Martin
2. Lot Sizes: G. Dupliesse

9. New business

- a. Watertown High School bond reduction for sedimentation and erosion control, storm drainage and storm channel improvements.
- b. Judson School bond reduction – sedimentation and erosion control and sidewalks.
- c. Polk Elementary School bond release
- d. 8-24 Referral - Property to be donated to the Town by Nancy Clement located at Cherokee Drive, aka Map 118A Block 4 Lot 3.
- e. Pelgano Estates – 90 day extension request for filing mylar for Old Highway Road off of Chimney Road.
- f. Bond reduction Highview Estates, Kimberly and Lovley Drive, Watertown.
- g. Bond Reduction Lot #4 Davis Street (pending sight line confirmation this Thursday or Friday).
- h. Peck Farm Subdivision, Hearing for Calling of the Bond.
- i. Bond reduction Hidden Oaks/Fox Crossings, Lovley Drive Kimberly Drive.
- j. Bond reduction Regina Farms subdivision, Hinman Road
- k. Bond Reduction Davis/Colonial (subject to street tree inspection on October 29, 2009).

1. Bond Reduction Bassett Hollow subdivision, Hollow Road.
 10. Chairman's Report
 11. Adjournment
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