

**Town of Watertown
Planning and Zoning Commission
Regular Meeting**

Time: 9:45PM

Date: November 4, 2009

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

1. Call meeting to order

The Chairman opened the Regular Meeting at 9:45 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

Duane George sat in for Carl Mancini.

3. Public Participation

Anthony Fusco - 192 Bunker Hill Road

Mr. Fusco's said his driveway because they milled the down road and they took about 3" of tar away from the curbing at the edge of my driveway and when they replaced the asphalt they only put back about 2". I have a lift in front of my driveway that is 3 1/2" tall.

The neighbor put up a fence and I have very little site line coming out of my driveway.

Mr. Fusco talks about the sidewalk that was not put in property and the safety issues with pedestrians tripping and his car hitting bottom when exiting out. The sidewalk has moved due to shifting frost.

Mr. Minnich said we do not have jurisdiction for fences, we do have jurisdiction for the sidewalk that you talked about, that does not mean that you cannot get it corrected. The issue of safety of any of those issues you need to see the current Director of Public Works Department.

MOTION: Martin moved to add the following items to the agenda at the request of the Town Engineer.

- 9m. Bond reduction for Rosa Estates.
- 9n. Extension of the approval for the Hidden Oaks Subdivision for two months.

SECOND: Russ.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

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

Mr. Berger talked about the notification date is incorrect and provided an e-mail with the correct date for Wednesday, November 18, 2009.

By unanimous consent the communication and bills approved.

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

By unanimous consent the minutes approved as amended Mr. Blais.

The regular minutes on 2009 page 3 item 6 Ms. Mulcahy received a letter from COG seeking information on historic properties and it should Leatherman's Cave.

6. Staff Report

No action taken by the Commission.

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

MOTION: Duplissie moved to approve.

SECOND: Martin.

WHEREAS, the Town of Watertown Planning and Zoning Commission received Special Permit #284/Site Plan application for Location Approval at 1864 Watertown Avenue, Old Pin Shop, Oakville, CT for a used car sales and service for a pre-existing non-conforming used car and service location in a B-C Central Business District which includes a Property Survey Showing Land To Be Leased By Yankee Auto Sales, Inc. D/B/A The Highline Car Connection, 1864 Watertown Avenue, Watertown, Connecticut dated September 26, 2009 prepared Gary Giordano, 19 Terrell Farm Road, Bethlehem, CT 06751; and

WHEREAS, the Commission heard the application on November 4, 2009;

IT IS THEREFORE RESOLVED the Watertown Planning and Zoning Commission **APPROVES** Yankee Auto Sales, Old Pin Shop, 1864 Watertown Avenue, Oakville, CT, Special Permit #284/Site Plan application for Location Approval at for a used car sales and service for a pre-existing non-conforming used car and service location in a B-C Central Business District subject to the following conditions:

1. All exterior lighting shall be full cut-off fixtures.
2. All non-essential lighting shall be turned off after business hours leaving no more than 50% of the specified lights shown on the plan and approved by the Land Use Administrator/ZEO left on.
3. Prior to Town officials signing a final A-2 Survey Mylar site map and two paper copies, the final map with a signature block for the Chairman with the expiration date and the conditions of approval shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission. The signed Mylar copy shall be filed on the Town of Watertown Land Records before a zoning permit is issued.

In accordance with Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after approval of the plan. Said five year period shall expire on November 26, 2014.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

- b. Applicant:** Cerecemaggiore 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 walk across shelters for use during inclement weather
Zone: R-30

Mr. Minnich read the letter of withdrawal in the public hearing.

MOTION: Duplissie moved to accept the application withdrawal letter from the applicant.

SECOND: Martin.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

- c. Applicant:** Valenti Motors
Agent: Legends Auto Group, LLC
Re: Lou Hart, Valenti Motors
Site Plan / Special Permit #282 for a parcel of land less than 5 acres and Site Plan/Special Permit #283 for new auto sales with used auto sales
At: 694 Straits Turnpike, Watertown
Zone: B-SC

Mr. Minnich asked is there anyone who would like to change the conditions.

Mr. Duplissie asked about the overhead doors.

Mr. George replied they want to have it approved and we can select that it be put at the handicap spot in the back and make it work with the building.

Mr. Minnich said there are two options one is to move that location to the back of the building with the overhead door. The other option is to keep it as they have proposed which is on the side of the State Street and then come back and we would determine what those doors would look like.

Mr. Rondeau said they want to put those doors and windows up in theory tomorrow so they can start business. Approve it as is only if they are tri fold doors. If they want overhead doors and provide it to be in back of the building. They have their option there will not be any overhead doors visible from State Street and they know they have to both be tri fold.

Mr. Masayda said allow it in the back in place of.

Mr. Duplissie said either two tri fold doors on the State Street side or one tri fold facing State Street and one in the back facing Commercial Street.

MOTION: Duplissie moved to approve.

SECOND: Martin.

WHEREAS, the Town of Watertown Planning and Zoning Commission received a Site Plan/Special Permit Applications #282 and #283 for a parcel less than 5 acres and a new and used motor vehicle sales for Valenti Motors Legends Auto, Group, LLC in a B-SC Shopping Center Business District which includes an Existing Conditions Plan EX-1 dated 6/29/09 revised through 8/28/09, Site Plan Parking SP-1, Site Plan Signage SP-2, Site Plan Lighting SP-3, Site Plan Landscaping SP-4 prepared by Bradford E. Smith & Son, 247 Main Street South, Woodbury, CT ; and

WHEREAS, the Commission held public hearings on October 7, 2009 and November 4, 2009; and

IT IS THEREFORE RESOLVED the Watertown Planning and Zoning Commission **APPROVES** the Site Plan/Special Permit Applications #282 and #283 for a parcel less than 5 acres and a new and used motor vehicle sales for Valenti Motors Legends Auto, Group, LLC in a B-SC Shopping Center Business District with the following conditions:

1. Existing building shall be used for a vehicle showroom, sales office, sales of parts and accessories and service write-up/reception area only.
2. All exterior lighting shall be full cut off fixtures.
3. All new signs shall be in compliance with Section 62-Signs of the Town of Watertown Zoning Regulations.
4. No vehicle repairs shall be performed on the site.
5. No on-site unloading or loading of vehicles from car transport vehicles.
6. No more than 49 vehicles shall be displayed/stored outside at the site. This number does not include the 8 customer parking spaces adjacent to the building.
7. All conditions of approval shall be listed on the final filing Mylar.

8. Under Special Permit there shall be a landscape island buffer along the Straits Turnpike and State Street frontages in width as determined by the Zoning Board of Appeals, except for clearly defined lanes of ingress and egress along State Street. The buffer shall be planted with an attractive grass and shrubs as approved by the Commission.
Only plantings and shrubs shall be within the buffer. There shall be no vehicle within the buffer at any time.
9. 2-Tri fold doors facing State Street or 1-Tri fold door facing State Street and one roll up door to the rear facing Commercial Street.
10. Prior to Town officials signing a final Mylar map and two paper copies, the final map with a signature block for the Chairman of Planning and Zoning with an expiration date shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission.

In accordance with Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after approval of the plan. Said five year period shall expire on November 26, 2014.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

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

Mr. Rondeau said based on our discussion of not having garage doors face the main street. That is what is going to happen at this new facility.

Mr. Minnich asked Mr. Bezio to contact the applicant and ask what kind of overhead door these are going to be.

Mr. Bezio called and the applicant said the high-speed roll up glass doors.

Mr. Minnich said I have a problem with overhead doors when there is a feasibility of putting them other than the front of the street. I would suggest we table this.

MOTION: Duplissie moved to table this application to the next regularly scheduled meeting on 12/02/09.

SECOND: Martin.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

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

Mr. Minnich said you have a motion of approval before you the only issue that I understood, that the applicant agreed with is that there is no approval to be implied or otherwise for Phases II and III and they will come back to us on those.

The Chairman read the Draft approval motion into the record.

WHEREAS, the Watertown Planning and Zoning Commission (hereafter “Commission”) received an application for a three lot subdivision on October 7, 2009 titled Munson Estates Subdivision Section 1 located on Linkfield Road and Munson Road, Watertown, CT in an R-70 and an R-90 Residence District consisting of 24.73 acres with access driveways onto Linkfield Road with 18.65 acres of other land and a proposal for Fee in Lieu of open space owned by Carrier Construction, P.O. Box, Bristol, CT 06010 which includes a Record Subdivision Map dated 10/01/09 prepared by Compass Engineering Group, LLC, P.O. Box 789, Watertown, CT 06795-0789, an Existing Conditions/Site Analysis Map dated 10/01/09, a Reduced Site Plan dated 10/01/09, a Site Development Plan with a Grading Plan, and Sedimentation Erosion Control Plan dated 10/01/09 prepared by Ronald Wolff Associates, LLC, 84 Rucuum Road Ext., Woodbury, CT; and

WHEREAS, the Commission convened a public hearing on November 4, 2009;

IT IS THEREFORE RESOLVED the Watertown Planning and Zoning Commission approves the subdivision application for a three lot residential subdivision in an R-70 and an R-90

Residence District titled "Munson Estates Subdivision Section 1" on Linkfield Road and Munson Road, Watertown, CT with the following modifications:

1. The following is a list of required Easements, Deeds, Agreements and Documents to be provided to the Town of Watertown for review:
 - a. Conservation Area easements around the designated wetlands and other land designated by the applicant to the Town of Watertown.
2. The portion of the existing garage located on the Lot 2 which does not meet the side yard setback with the creation of the new lot line shall be removed before the final filing Mylar map is signed.
3. A bond shall be posted for all public improvements including soil erosion and sediment control, storm water drainage and site stabilization in accordance with the bond policy adopted by the Commission. An estimate of all improvements prepared by the applicant's engineer must be submitted to the Administrator for Land Use Zoning Enforcement Officer for review and Commission approval.

According to town bond policy, the bond provided by the developer will be a Letter of Credit and/or a Cash Bond to be reviewed and approved by the Land Use Attorney.

Mr. Minnich tabled this because there were 14 conditions and this was not the one they had talked about.

4. All required maps shall meet the requirements of Section 4 of the Town of Watertown Subdivision Regulations.
5. Lot 2 shall be restricted to a residence with a maximum of 3 bedrooms as per the Torrington Area Health District approval.
6. A Storm Water Narrative and infiltrator design shall be submitted to the Town Engineer for review and approval.
7. Actual driveway sight distances shall be shown on the final mylar.
8. All lot pins shall be placed before issuance of a zoning permit.
9. All new utilities shall be underground.????
10. There shall be no sidewalks.????
11. There shall be street trees planted along Linkfield Road.????

12. All the subdivision modifications shall be listed on the final Record Subdivision Map.
13. Prior to Town officials signing mylar maps, final plans and subdivision documents shall be submitted for approval and accepted for approval by the Town Engineer and the Administrator of Land Use/Zoning Enforcement Officer, and are subject to review and approval by the Commission at the discretion of the Chairman or Commission. All final approved plans shall also be submitted in an electronic format acceptable to the Town Engineer.

The Record Subdivision Map Mylar and required legal documents must be filed on the Town of Watertown Land Records before February 2, 2010.

MOTION: Martin moved to table the application.

SECOND: Duplissie.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

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

MOTION: Martin moved to table this to the next regularly scheduled meeting on 12/02/09.

SECOND: Duplissie.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

g. Applicant: Planning and Zoning Commission
Re: Text Amendment to Subdivision Regulations – Section
3.4.1 Add paragraphs for public hearing notice

Mr. Minnich asked if there was a motion for 3.4.1.

MOTION: Duplissie moved to table the text amendment to the next regularly scheduled meeting on 12/02/09.

SECOND: Martin.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Commission Member Mr. Russ left the room.

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.

MOTION: Duplissie moved to approve the text amendment change.

SECOND: Martin.

Text of Motion read into the record:

The Commission APPROVES adding the following text amendment as the second paragraph to Watertown Zoning Regulations, Section 81.4 titled “Public Hearing”:

“The applicant for a Zoning Map amendment (not for a Zoning Regulations text amendment) shall be at their expense and by their action send a copy of the public hearing notice prepared by the Commission for publication in a local newspaper to the record owners of property, as shown on the Assessor’s records, which is within 150 feet in all directions from the nearest subject property perimeter boundary including property located across the street. The notice shall be sent by certified return receipt mail not later than ten (10) days prior to the hearing. The date of the hearing may be included in calculating the ten (10) days prior notice requirement. Not later than the commencement of the public hearing the applicant shall present the return receipts to the Commission as evidence of compliance. Applicant shall post notice of public hearing on subject property for Zoning Map amendment and shall conform to requirements of Watertown Zoning Regulation 51.21 “Posting Public Hearings Notices on Subject Property.”

These actions are effective Friday, November 13, 2009. The Commission determines the approved text amendment is not substantially different from the text amendment submitted by the Commission to the Town Clerk's office prior to publication of notice of public hearing.

VOTE

AYES:

Minnich, Martin, Masayda, Blais, Duplissie and George.

NAYS: None.

MOTION UNANIMOUS PASS 6-0.

- 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.

MOTION: Duplissie move

The Commission revokes Subdivision Regulations Section 3.4.5 - Map Endorsement and Bond, AND approves replacing it with the proposed text amendment dated October 21, 2009. These actions are effective Friday, November 13, 2009. The Commission Recording Secretary is instructed to insert at this point in the meeting minutes the full text of the approved text amendments as presented in the foresaid document. The Commission determines the approved text amendments are not substantially different from the text amendments submitted by the Commission to the Town Clerk's office prior to publication of notice of public hearing.

[TEXT TO REVOKE]

- 3.4.5. Map Endorsement and Bond:
- 3.4.5.1. The Commission shall endorse the record subdivision map to permit filing with the Town Clerk, but such endorsement shall not be executed until all conditions of approval have been met or provided for, all required conveyances have been presented and an appropriate performance bond has been posted to guarantee completion of required improvements.
- 3.4.5.2. The applicant shall execute an agreement and file a subdivision bond with the Town Planning and Zoning Office to guarantee such completion within an initial time period of 5 years with additional time periods subject to Commission approval of extensions in accordance with Section 3.4.9 and General Statutes 8-6c. The bond

shall be acceptable to the Commission after consultation with the Town Attorney in form and surety, and the amount of the bond shall be satisfactory to the Commission after consultation with the Director of Public Works

[TEXT TO REPLACE EXISTING TEXT]

- 3.4.5. Bond Requirements: The Commission may as a condition of subdivision and resubdivision site plan approval and special permit require the applicant to post a bond and surety. The bond term, form, amount, conditions, and surety shall be satisfactory to the Commission in order to assure that the site plan Work is completed and acceptable to the Commission within an initial time period of five (5) years from the date of site plan approval, with additional time periods subject to the discretion and conditions of the Commission not to exceed ten (10) years from the date of site plan approval in accordance with these Regulations Section 3.4.9 and General Statutes 8-25(a). Details of any required bond may be approved by the Commission subsequent to subdivision and resubdivision site plan and special permit approval. The bonds and surety may be required for, but are not limited to, the construction, installation, and maintenance of streets, sidewalks, stormwater drainage systems, watercourses, erosion and sedimentation control, landscaping, street trees, monuments and pins, fire suppression holding tanks, utilities, all public improvements, and as-built drawings. The Watertown Zoning Regulations Section 51.13 - Bond Requirements as may be amended are an integral part of these Subdivision Regulations.

SECOND: Martin.

VOTE

AYES:

Minnich, Martin, Masayda, Blais, Duplissie and George.

NAYS: None.

MOTION UNANIMOUS PASS 6-0.

The Commission took no action on Zoning Regulation Amendment to Section 51.13 Bond Requirements and Bond Appendix Schedules A – H. No Action taken.

Commission member Mr. Russ returned to the room.

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)

Mr. Rondeau asked this has to go before a public hearing and before the public hearing you are going to have to present this entire thing again. Our question to you is in the interest of time is there anything you have to tell us tonight that can wait for the public hearing.

Mr. Whittaker replied no.

Mr. Rondeau with your permission we would like to see you then.

Mr. Minnich said from the information that I have reviewed on this I am not supporting the access road that is proposed. Ms. Mulcahy and I have spoken to Apple Rehab which is next door in which the applicant told us that there were some legal issues and litigation to which that was not going to be feasible? We have spoken with Mr. Foley and he is willing to discuss this and finds these both feasible for him. From a planning perspective what Ms. Mulcahy and I have discussed and what this Commission has preliminary discussed is to remove both of the entrances to Apple Hill and place new entrance somewhere in the middle of Apple Hill that leaving one entrance to Apple Hill which would then be used by you as well.

Mr. Whittaker I will take that back to my client.

Mr. Minnich we talked with Mr. Raffey where you were to adjoin their property in sharing the parking and the few shrubs trees and there are no wetlands.

MOTION: Duplissie moved to set the public hearing for 12/2/09.

SECOND: Martin.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Commission Member Mr. Blais rescued himself from this preliminary discussion. The Chairman seated Mr. Demirs.

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

Frank Pilicy

Mr. Pilicy said we are here about the redevelopment of Baldwin School which has been acquired by Taft North, LLC. Before you is a preliminary proposal for the redevelopment for 18 units of residential within the building and series of 5 duplex buildings located as shown on the rest of the site. The proposal is consistent with the adaptive reuse regulations that were approved for the Griffin School and we are proposing the use be an active adult or 55 over with no occupants under the age of 18. This is for a preliminary discussion. A formal text amendment would have to be filed for in which a public hearing would be needed.

Board Member Concerns

Mr. Minnich said you are constructing new building on this lot.

Mr. Pilicy replied yes it would be a reuse of the existing school building with the duplexes as shown on the rest of the plan.

Mr. Minnich said with the language that is here are we then giving an off right to allow multiple housing buildings in the R10f district.

Mr. Pilicy replied the intent of this language is to accommodate the proposed use.

Mr. Rondeau asked on all of these duplexes you have a single garage.

Mr. Pilicy replied that is going to be changed each would have its own garage.

Mr. Minnich asked why do you want to intensify the property beyond Baldwin School being used itself for housing, I would assume then you would provide some facilities for parking. Why is this site being expanded beyond that?

Mr. Pilicy replied it is a large site and can accommodate the plan as proposed. Under the zoning regulations in existence the density is consistent.

Mr. Rondeau said I do not think people are going to walk 50 to 60 yards to get in and out of their house from where they have to park their car. You need accommodations for people to park at their building.

Mr. Pilicy replied all comment will be considered.

Mr. Duplissie asked when this building was sold there were no restrictions

Mr. Minnich asked Ms. Mulcahy to provide the conditions of sale and she provided the warranty deed the 3 page document. Those are the conditions to which the town placed on this property condition of sale.

Mr. Minnich I am not sold on adding more dwelling structures on the site beyond the intensification of the site as it exists for obvious use of housing. You are intensifying that whole property.

Mr. Rondeau said I am correct there are 30 parking spots minutes what would be in front of the units and there are 26 units.

Mr. Pilicy replied the parking proposal in the draft regulation is the same as the parking regulation that was approved for the reuse of the Griffin School.

Paul Buenovich – Enginner from Land Data

There are 36 outside parking spaces shown here for the units in the school. This is just a preliminary sketch these duplexes would have a garage and parking space associated with each unit. So that would end up being 46 more than the Griffin School. There would be enough parking in proximity to the school in addition the drive-up in the front would remain for people to drop off people at the front door and drive around to the parking.

Mr. Minnich asked your access way would be on North Street or some other street.

Mr. Bunevich replied the main access would be off of Warren Way.

Mr. Minnich said there would be no access on North Street.

Mr. Bunevich replied other than the existing circular drive that services the school.

Mr. Minnich said I see a difference what we approved for Griffin School in terms of its location than at Baldwin School. Baldwin School is in an established neighborhood whereas Griffin School is basically on the fringes of a Commercial area. I see the significant location differences between the schools and adding those additional units changes the character of the neighborhood.

Mr. Martin said I tend to agree with you that is a much heavier unit than we ever anticipated and I am sharing the same view.

Mr. Rondeau asked is the duplexes single level units or multiple level units.

Mr. Bunevich replied single level ranch style side by side.

Mr. Russ said it is a lot.

Mr. George said completely out of character.

Mr. Demirs said he is not completely familiar with the site.

Mr. Masayda from a traffic standpoint it is not that significant for that many units from the engineering aspects.

Mr. Rondeau said that is way too much for that area.

Mr. Minnich said the real issue is the esthetics and I do not how the neighbors will feel. It is the oldest neighborhoods in the community and it is changing it significantly.

No action was taken by the Commission.

Commission member Mr. Blais was reseated.

- l. Applicant:** Casa Dijanna
Re: Banner for new restaurant “Coming Soon” & “Grand Opening”
At: 545 Main Street, Watertown
Zone: BC-F

Mr. Martin asked this is temporary sign stating that they are grand opening.

Mr. Minnich said yes. The reason I wrote that motion of approval so we allow the former owner of that facility approval and they had their temporary sign up for close to ninety days and the regulations require 30. I had a motion of approval that would specify that they may not be allowed to have more than 30 days.

Mr. Rondeau said it should not affect the line of site.

MOTION: Martin moved to approve for no longer than 30-days.

SECOND: Duplissie.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

- 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)

Mr. Minnich said we received a letter from the Superintendent of Schools that pedestrian gate that we required and allowing pedestrians to come in off of Tower Avenue be eliminated. This requires a public hearing.

Mr. Masayda said there are positive factors on having this opening such as public access for the use of the fields, the students that walk to school to from Riverside and Tower Road and to eliminate the hazard of tripping over the fence.

Mr. Duplissie agreed with Mr. Masayda.

Mr. Martin asked what the issue with the fence is.

Mr. Minnich the neighbors have complained about the pedestrian traffic onto Tower Avenue. The second issue is one of financial with the school if that is open they would need to provide staff for security.

MOTION: Duplissie moved to set the public hearing for 12/2/09.

SECOND: Martin.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

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)

MOTION: Duplissie moved to set the public hearing for 12/2/09.

SECOND: Blais.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

8. Old Business

a. Text amendments initiated by Commission members:

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

Mr. Martin wanted to leave the parking for one more meeting.

Mr. Minnich said he will provide the legal assistance to you but not the policy. You can ask Ruth to do this or whatever you wish to you.

MOTION: Duplissie moved to decommission the Lot Size Subdivision Subcommittee.

SECOND: Martin.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

9. New business

a. Watertown High School bond reduction for sedimentation and erosion control, storm drainage and storm channel improvements.

MOTION: Duplissie moved to table this to 12/02/09 Regular Meeting.

SECOND: Martin.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

b. Judson School bond reduction – sedimentation and erosion control and sidewalks.

MOTION: Duplissie moved to table this to 12/02/09 Regular Meeting.

SECOND: Martin.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

c. Polk Elementary School bond release

MOTION: Duplissie moved to table this to 12/02/09 Regular Meeting.

SECOND: Martin.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

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.

Mr. Minnich said this was tabled last time and Mr. Rondeau requested some information regarding the soil of that particular property and we did not get that answer.

MOTION: Duplissie moved to deny the 8-24 because there is not significant information.

SECOND: Martin.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

e. Pelgano Estates – 90 day extension request for filing Mylar for Old Highway Road off of Chimney Road.

Mr. Minnich said this is the last of the third applications they have made.

MOTION: Duplissie moved to approve the extension.

SECOND: Blais.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

**f. Bond reduction Highview Estates, Kimberly and Lovley Drive, Watertown.
Mr. Berger said he would like to table.**

MOTION: Duplissie moved to table the bond reduction at the Town Engineers request.

SECOND: Martin.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

**g. Bond Reduction Lot #4 Davis Street (pending sight line confirmation this
Thursday or Friday)**

**Mr. Berger said I am passing out a memo tonight requesting a bond release
of \$13, 365.00/. The site lien issue has been resolved with the exception fo a
mail box that I will get moved with the post office.**

MOTION: Duplissie moved to approve the bond release of \$13,365.00.

SECOND: Martin.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

h. Peck Farm Subdivision, Hearing for Calling of the Bond.

Mr. Berger said he did not get an updated status on that the bond and it was due to
expire in December. I believe Ruth has been in contact with the bank and the bank
has agreed to extend it.

MOTION: Duplissie moved to table the calling of the bond to the next regularly scheduled
meeting on 12/2/09.

SECOND: Martin.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

i. Bond reduction Hidden Oaks/Fox Crossings, Lovley Drive Kimberly Drive.

Mr. Berger said he has not heard from Paul Jessell.

Mr. Minnich said the issue on this the letter of credit has expired on this property; there is a cash bond on this property which they are asking to be released because the work has been done. When Paul Jessell tried to call Mr. Yamin the Attorney he was not willing to issue a new letter of credit. Mr. Jessell then said my recommendation to the Commission that they not approve the cash release bond even though the work has been done and they will figure out the new letter of credit for the additional work. That is the Town Attorneys recommendation to not approve the bond release.

MOTION: Duplissie moved to deny the bond release on the recommendations of the Town Attonrey.

SECOND: Martin.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

j. Bond reduction Regina Farms subdivision, Hinman Road.

Mr. Berger recommended a bond release of \$1,600.00 substituting for existing street trees for street tree bond.

MOTION: Duplissie moved to approve the bond release of \$1,600.00.

SECOND: Martin.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

k. Bond Reduction Davis/Colonial (subject to street tree inspection on October 29, 2009).

Mr. Berger recommended a bond reduction \$3,200.00 for five street trees that are in acceptable condition that will complete all outstanding items on the residential portion of that subdivision.

MOTION: Duplissie moved to approve the bond release of \$3,200.00.

SECOND: Martin.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

l. Bond Reduction Bassett Hollow subdivision, Hollow Road.

Mr. Berger you are getting the memo tonight I am recommending a bond reduction of \$50,559.00 for a guard rail that has been determined not to be needed and 100% of the sidewalk, there are a couple of cracked sections that need to be replaced.

Mr. Duplissie asked who made the decision not to have the guardrail.

Mr. Berger said it was me as well as their Engineer provided backup for subdivision regulations.

MOTION: Duplissie moved to approve the bond release of \$50,559.00

SECOND: Martin.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

m. Bond Reduction Rosa Estates.

Mr. Berger said this was a common driveway for drainage improvements we are just waiting for the driveway to be paved it has now been paved.

MOTION: Martin moved to approve the bond reduction of \$10,010.00

SECOND: Duplissie.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

n. Subdivision approval extension for Lovely Drive for Hidden Oak.

MOTION: Duplissie moved to approve the extension of the subdivision approval for 60-days.

SECOND: Martin.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

10. Chairman's Report

The Chairman called a joint meeting on 11/19/09 with Economic Development Commission. Wanting to discuss roles we can input on with regards to the economic development coordinator.

11. Adjournment

MOTION: Duplissie moved to adjourn at 11:25 P.M.

SECOND: Martin.

VOTE

AYES:

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

Michael Masayda _____

Secretary