

Town of Watertown
Planning and Zoning Commission
Taft School/Breezeway
Public Hearing

Time: 7:00 PM

Date: November 5, 2008

Place: Watertown High School Technology Center
324 French Street
Watertown, Ct

Present: D. Minnich, G. Martin, C. Mancini, G. Dupliese, J. Blais, D. George, K. Demirs, R. Rondeau

Absent: R. Russ, M. Masayda

Others Present: Ruth Mulcahy, Administrator of Land Use
Chuck Berger, Town Engineer

D. George sat in for R. Russ

R. Rondeau sat in for M. Masayda

J. Blais recused himself

K. Demirs sat in for J. Blais

Minnich: I would like to call this public meeting to order at 7:00 pm at the Watertown High School Technology Center. Carol would you please call the roll.

The first hearing is for the special permit application #256 for the Taft School to build a foyer/breezeway to allow a connection between two buildings located at 110 Woodbury Road, Watertown, Ct in an R-20F Zoning District.

Jim Blais has recused himself and K. Demirs will you sit in for Jim.

The Planning and Zoning Commission of the Town of Watertown, Connecticut will hold a public hearing on Wednesday, November 5, 2008 at 7:00 pm in the Watertown High School Technology Center, 324 French Street, Watertown, CT on the following application:

Special Permit Application #256 for the Taft School to build a foyer/breezeway to allow a connection between two buildings located at 110 Woodbury Road, Watertown, CT in an R-20F Zoning District.

At this hearing interested persons and written communications will be heard. A copy of the application is on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, Ct

Dated at Watertown, CT this 23rd day and 30th day of October, 2008

Michael Masayda, Secretary
Planning and Zoning Commission

The by-laws are required to read this notice:

The Planning and Zoning Commission has established rules for the conduct of public hearings copies of these rules at the doorway to this room. You are reminded it is prohibited by law to communicate to Commission members on the merits of applications while decisions are pending and what communications are not at Commission meetings. Please communicate with staff when the Planning and Zoning Commission is not in session. Documents pertaining to applications must be recorded for receipt in the office of the Commission in sufficient time for staff to review documents and prepare comments.

Ron Bomegen, Professional Engineer – Fuss & O'Neill

Before we get started I have the green cards. This application is a special permit site plan approval for a 17 foot long by 6 foot deep addition onto their alumni development house. Which is located right here along Woodbury Road. Basically the addition is to just connect two portions of the building together right now. They have to go through the interior of the building to get to one area to another. We would penetration through a wall and connect two areas of the building. You will not be able to see it from the road. Siding will match the existing siding of the building, it just a breezeway really. Not increasing the pervious area, nor drainage, the only utility change will be to relocate an electrical meter on the outside of the building. That is what we have for this project. Is there any questions?

Minnich: Any questions from members of the Commission?

Rondeau: I remember we had an issue with the breezeway over on Smith Pond Road, do you recall back about a year or so ago we did a walk through right around this time of year. Are there any of the issues that would be go along the same lines that breezeway at that facility was not going to be allowed? I cannot honestly remember the causes, I was hoping that you would be able to refresh our memories?

Minnich: It is an existing breezeway, that is now and we are replacing and improving it largely.

Bomegen: Right now there is a where this dark box is now is just open that there is nothing there. There is a concrete parody out front, they are going to pour footings and put up walls it is going to be an all year round sort of room.

Minnich: The one you are referring to the one that had to do with the religious exemptions so.

Demirs: They had a driveway

Rondeau: Again I could not remember the issues but I do remember that a breezeway some way shape or form there was an issue with that and I just wanted to make sure we were not looking at one thing for one reason another thing for another. Everybody is on the same page that did not have anything to do with this one. I just wanted to clarify that. Thank you.

Martin: I was also under the impression that there is a structure there but this is just enhancing the structure am I incorrect on that there is a roof there that exists already?

Bomegen: There is. Do you mean are we just putting up walls and then that is it?

Martin: Well, you are expanding it and putting up walls and adding to the roof and sides. But there is a roof there now; it is somewhat of an open breezeway at this point in time.

Bomegen: It is completely open right now.

Martin: Okay but it has a roof over it.

Bomegen: This box right here does not have a roof over it right now.

Mulcahy: The breezeway it does not exit right now.

Bomegen: It does not exist.

Martin: I thought this had a connector already.

Bomegen: It has an addition from awhile ago it looks like it has been added onto now there they are just basically moving that wall out six feet so there will be a hallway. Right now it's just bituminous sidewalk with a front door. We are putting a roof over it, putting a wall out here and putting a connector to this room in here.

Minnich: Any other comments or questions from members of the Commission? Any questions or comments from members of the public? Any comments from members of the Commission? Any final comments from the applicant? Is there a motion to close this public hearing?

Motion to close public hearing? Is there a second? All those in favor please say I. All those opposed no, motion carries. Thank you Ron.

Text of Motion to close the public hearing.

Motion made by G. Martin and seconded by R. Rondeau

All in favor and none opposed.

Michael Masayda _____
Secretary