



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

Telephone: (860) 945-5266

Fax: (860) 945-2704

Website: www.watertownct.org

Town of Watertown
Planning and Zoning Commission
Public Hearings
Special Permit #287 of E.M.F. Towing

Time: 7:48 P.M
Date: Wednesday, December 2, 2009
Place: Watertown High School
Lecture Hall
324 French Street
Watertown, CT

1. Call meeting to order

The Chairman called the meeting to order at 7:48PM/

2. Roll call

The secretary executed the roll call.

Present: Chairman, Mr. David Minnich
Vice Chairman, Mr. Gary Martin
Secretary, Mr. Michael Masayda
Mr. Ronald Russ
Mr. Carl Mancini
Mr. Jim Blais
Mr. Glen Duplissie
Alternate, Mr. Ray Rondeau
Alternate, Mr. Ken Demirs
Alternate, Mr. Duane George

Absent: None

Also Present: Land Use Administrator, Ms. Ruth Mulcahy
Land Use Secretary, Ms. Carol Allen

3. Hearing of applications

c. Site Plan/Special Permit #287 of E.M.F. Towing for Approval for a Used Car Sales and Service located at Rockdale Avenue, Oakville, CT Map 123, Block 198, Lot 13A&B, in a B-G District

Mr. Masayda read the notice for the public hearing:

The Planning and Zoning Commission for the Town of Watertown, Ct. will hold a public hearing on Wednesday, December 2, 2009 at 7 PM at the Watertown High School, Lecture Hall, 324 French Street, Watertown, Ct. on the following:

Site Plan/Special Permit #287 of E.M.F. Towing for Approval for a Used Car Sales and Service located at Rockdale Avenue, Oakville, CT Map 123, Block 198, Lot 13A&B, in a B-G District

Mr. Gonhalm Enven - EMF Towing – 260 Cherry Street, Waterbury

I just filled out the application for the used car dealer in Oakville.

Mr. Minnich asked do you have the notice for the sign and the green cards from the Post Office.

Mr. Enven replied they are in the office.

Mr. Minnich said we cannot in my judgment close this hearing because the people that notices were sent to were not told of the time and place and therefore that is a defect under state law. My suggestion to the Commission because there is some urgency on the part of the applicant to get into his new location by the conclusion of this calendar year we would hold a special meeting that would last a very short time to continue the public hearing and then make a decision on the application.

Peter Karas – 42 Rockdale Avenue

My neighbor and I were the only ones aware of this and she is not here tonight. He asked about the next meeting.

Mr. Minnich replied the proper way to remedy this is to call all of the people that the green cards were sent to tell them of the date and time of the new public hearing so they have an opportunity to come back. He asked the Commission members to have a special meeting sometime in December to have this public hearing continued due to the expiration of his lease.

Mr. Mancini and Mr. Duplissie asked if the notices were sent out tomorrow would there be enough time to get it done before Christmas.

Mr. Minnich said the ten day notice has been given to people because they have received and sent the cards back, what was in there was deficient. The Town Attorney suggestion was that it could be remedied by our calling not the applicant all of those people and telling them of the new time and date.

Ms. Mulcahy replied if the office sent out the notices they should go out by certified mail 10 days before and hold the meeting on December 16th and that would still give them plenty of time.

Robert Zappone – 94 Hillside Avenue

He said there are only 8 abutting owners. The best thing to do is to notify everyone again.

Text of Motion: Continue public hearing on December 16, 2009

Motion made by: R. Russ

Second by: G. Dupliese

All in favor

Text of Motion: Amend motion to notify the abutting property owners by certified mail

Motion made by: G. Martin

Second by: R. Russ

All in favor

Michael Masayda _____

Secretary