

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM

Date: Wednesday, December 2, 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. Invoice #2922 from Town Attorney Paul Jessell: \$2,070.00
 - b. Council of Governments Minutes September 15, 2009
 - c. Council of Governments Minutes October 23, 2009
 - d. Referral from COG – Re: County Line Motor Vehicle Dealership proposing to amend the zoning map in the Town of Middlebury to move the existing line between the CA-40&R-80 zone by 250 Ft.
5. Minutes
 - a. Continuation of Public Hearing November 4, 2009 an application for site plan/special permit #280 for a 30X30 addition to an existing pavilion, 16X10 open covered function area and 2 covered walk across shelters for the Cercemaggiore Community Club located at 550 Sylvan Lake Road, Oakville, CT

- b. Continuation of Public Hearing November 4, 2009 an application for 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 located in an B-SC Business Shopping Center
 - c. Public Hearing November 4,2009 Site Plan/Special Permit #285 of Valenti Motors for Site Plan Modification for exterior renovations, traffic pattern, parking spaces and new signage located at 600 Straits Turnpike, Watertown, CT in a B-SC – Business Shopping Center District.
 - d. Public Hearing November 4, 2009 An application from Carrier Construction, Inc. for a three lot subdivision, Munson Estates Subdivision, located at Linkfield Road and Munson Roads, Watertown, CT in an R-70 and R-90 Residence District.
 - e. Public Hearing November 4, 2009 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.
 - f. Public Hearing November 4, 2009 A Text Amendment to the Watertown
 - g. Zoning Regulations Article IX – Watertown Fire District, Add Section 83.20 – Residence R-30F District A Text Amendment to the Watertown Subdivision Regulations Section 3.4.1 Add paragraphs for public hearing notice.
 - h. A Text Amendment to the Watertown Zoning Regulations, Section 81.4 –
 - i. Add text for public hearing notice for Zoning Map amendments – not for text amendments
 - j. A Text Amendment to the Watertown Subdivision Regulation amendment
 - k. to Section 3.4.5 Map Endorsement and Bond, Zoning Regulation Amendment to Section 51.13 Bond Requirements and Bond Appendix Schedule A-D
 - l. Regular Meeting November 4, 2009
 - m. Special Meeting November 19, 2009
 - n. Special Meeting November 19, 2009 with Economic Development Commission
6. Staff Report
7. Old Business
- a. Watertown Economic Development Commission and P&Z Commission discussion and decision re: business growth services of Buxton Company, Fort Worth, TX

8. Articles on agenda

- a. Applicant: Watertown 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
- b. Applicant: E. M. F. Towing, A/S, LLC
Agent: Gronhalm Enven
Re: Used Car Sales & Service, Location Approval
Site Plan / Special Permit #287
At: Rockdale Avenue
Map 123, Block 198, Lot 13A&B, Oakville, CT
Zone: B-G
- c. 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
- d. 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
- e. Applicant: CADS, LLC
d/b/a Branch Toyota
Agent: Pustola Associates
Re: Preliminary Discussion for Proposed Additions
and Renovations
At: 832 Straits Turnpike, Watertown, CT
Zone: B-SC
- f. Applicant: Planning and Zoning Commission
Re: Text Amendment to Zoning Regulations
Article IX – Watertown Fire District
Add Section 83.20 – Residence R-30F

9. Old Business
 - a. Text amendments initiated by Commission members:
 1. Zoning Regulations – Parking: G. Martin
 2. Zoning Regulations – Section 64 “Removal of Earth Materials” and Section 65 “Filing of Land”: D. Minnich
10. New business
 - a. Watertown High School bond reduction
 - b. Polk Elementary School bond release
 - c. Judson Elementary School bond reduction
 - d. Bond reduction Highview Estates, Kimberly and Lovely Drive, Watertown
 - e. Peck Farm Subdivision, Hearing for Calling of the Bond
 - f. Planning and Zoning Meeting Dates for Calendar Year 2010
11. Chairman’s Report
 - a. Status of Echo Lake Road medical facilities
 - b. Status of P&Z site plan approvals
 - c. Naugatuck River Greenway Trail
 - d. Status of Incentive Housing
 - e. Other
12. Adjournment