



Town of Watertown Connecticut

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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: 8:05PM

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 8:05PM.

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 Dupliesse
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. Public Participation

Women from the Audience

During school hours it works like a normal street light a little inconvenient but worth the safety of the kids and the congestion of traffic. My problem is does it really need to be blinking at 10:00 at night. I do not understand why it suddenly has stopped doing that.

Mr. Minnich said the jurisdiction for that is the Watertown Police Commission for the blinking light that they are in charge of those traffic issues.

June Bouffard – 70 Tower Road

Ms. Bouffard had a question about the buffer along the high school parking lot. They knocked down 30 foot pines to put in retention tanks and they replanted with small trees and evergreens which are not going to buffer for 15 years until they grow. Ms. Bouffard asked maybe if there could be a better buffer or snow fencing up on the hill.

Mr. Minnich asked Ms. Mulcahy to contact Bob Porter and see if the issue can be resolved.

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.
- e. Letter dated November 18, 2009 from Pure Earth Re: Echo Lake Brownfield Re: Special Permit #269
- f. Referral from COG dated November 24, 2009 Re: Town of Watertown Text Amendments to Zoning Regulations and Subdivision Regulations

Text of Motion: Add to agenda 4-g for Concerned Citizens for Preservation of Watertown Vs. Planning and Zoning Appellate Court Decision dated December 8, 2009

Motion made by: J. Blais
Second by: C. Mancini
All in favor

Board Member Concerns

Mr. Minnich asked on the item 4e what the environmental Issues were about.

Ms. Mulcahy replied this is a notification that under their wetlands approval they are suppose to give the wetlands agent notification of when they are going to be doing site work.

Mr. Minnich made a comment for 4g we received notice today which will be finalized by the court on December 8th that the Planning & Zoning Commission has won the appeal from CCW the maximum size of any building in town would be 50,000 square feet.

Mr. Minnich asked Ms. Mulcahy by Friday if she could get the cost that this has incurred for the town. To go back to physical year 2006 & 2007 and an inquiry for bills from Warren Hess.

Text of Motion: By unanimous consent place 4-a – 4-g on file

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 Cerecemaggiore 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

Text of Motion: By unanimous consent approve 5a-5n

6. Staff Report

Ms. Mulcahy said on the **traffic light** for the High School, I have contacted Joe Vetro who is looking into what he calls louvers to shield the light from residential homes.

Ms. Mulcahy said the **Middlebury zone change**, I spoke with the planner it basically will not have any effect on Watertown because it is a change from residential and it abuts a Watertown BS-C zone.

A meeting with Mark Lovely's Attorney and the Town Attorney to discuss the bond issues on **Hidden Oaks and Fox Crossing** they agreed to submit a new letter of credit.

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

Chairman McGrail called the EDC meeting to order at 8:25PM.

Chairman McGrail called the roll call for EDC.

Present were: S. Church, J. Mano, N. Marcoux, J. McGrail, T. Migliarese, D. Orsini J. Traver, P. Pawlak, C. Brown

Joe Seacrist, Economic Coordinator, made a presentation to the Planning and Zoning Commission regarding a request for funding for Buxton Corporation

Joe Seacrist – Economic Development Coordinator

Mr. Seacrist said in the retail sector it is becoming more difficult for me as a coordinator to approach significant businesses. Buxton specializes in doing **retail analysis** for communities and in their presentation they will do 4 basic things for us.

1. **Research and verify** our retail trade area. They will help us define what the Watertown trade area is and they will do that by travel minutes and miles.

2. **Reevaluate our retail potential.** They will look at the retail leakage, people in Watertown where do they have to go where they cannot get in Watertown what sorts of retail products. What potential does Watertown have for attracting retail businesses?

3. **Match the retailers and restaurants** and others to our market potential. We have a lot of potential service zone property. They will tell who will be attracted and what kinds of businesses specific by name in order to main their creditability who we should talk to.

Board Member Concerns

Mr. Minnich added why is it necessary for Watertown to do this? This is a matter of taking this report and getting in front of the people who make the decisions and give data about the Town of Watertown and why to come. They are not just interested in the demographics; they are interested in where are my customers and are they here. We all know increasing businesses in town improves the quality of life for all the people that live in town and by expanding the tax base. We have never taken the initiative of going forward with the businesses that maybe wanting to come to town

and then contacting them and encouraging them to do it. Mr. Seacrist needs to be in front of these retailers.

Mr. Minnich contacted four of Buxton's customers one in Lakeside, Arizona, Cupertino, California, Duncanville, Texas, and Denton, Texas and every one of them had excellent comments about the services that Buxton provides and none of them had reservations.

Mr. Seacrist contacted 4 cities and checked references and passed out copies of comments from them.

Mr. Masayda asked why this economic development strategy is not expanded to include commercial.

Mr. McGrail replied we are still looking for companies like Buxton that would handle commercial and manufacturing if there are people out there.

Mr. Masayda asked if you have a specific company dealing with just retail which their mission is to try to get a business to come here, how would you know that it will not impact another business that is already established here.

Mr. McGrail replied they do not work with anyone else they just work with us. They prepare this report and they tell us the type of businesses that would likely come to Watertown. They do not interact with those people at all. It is our job; they give us the tools we still have to knock on those doors.

Mr. Minnich commented this document when it is completed is not just a tool for the Town of Watertown; it is a public document that real estate agents and developers can also utilize because they too want to know this information.

Mr. Mancini asked about the finances how this work for payments and is this a onetime deal. A year later if you want a new report do you pay another payment? These questions will come up when you come to the Town Council.

Mr. McGrail replied we will have access to all of their data bases for 3 years and they will respond to anything we need.

Mr. Rondeau asked is 3 years long enough.

Mr. McGrail said this data it will not change it is good for 5 or 10 years and a lot longer than 3 years. At the end of the 3 years we have an option we can continue on with Buxton at the present rate of \$1,000.00 a month and continue to update the data, if we do not get in front of these people now because the planning is already in place for the recovery. We want to be a part of that next swing up if we can be.

Mr. Martin said this is a proactive approach opposed to a reactive. We now will have something concrete to say what the best thing is for the community.

Mr. Rondeau asked what the process was to use Buxton.

Mr. McGrail replied Buxton approached us originally. The Buxton proposal looks the most comprehensive at this point. We are right now looking for appropriation to put a certain amount of money aside. Since then other letters have cropped up I do not think we could go with one right off the bat.

Mr. Minnich said the target we are after is being able to have marketing tools available for us when the retailers are gathered in that one location. These retail developers go once a year to Las Vegas and that is where you meet and great these people and the decision makers are there. This takes approx. about 60 days and it is time frame the funding will be made in January.

Mr. Martin asked if they have contacted business owners here to let them know the value of this report.

Mr. McGrail replied that was our next step and we will encourage them to use it.

Mr. Rondeau asked when they discuss the market are they looking at the geographical borders of Watertown or do they look into other towns as well.

Mr. McGrail replied it is in the packet a certain drive time around Watertown and on the map they drew a circle.

Mr. Minnich said you are going to do the \$63,000 and request the Council to waive the bidding process for marketing consultant for retail.

Text of Motion: Table this item to later in the meeting
Motion made by: G. Dupliesse
Second by: C. Mancini
All in favor

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

Board Member Concerns

Mr. Martin asked if the gate at a particular time in the morning be open and leaving it locked during the school day at the end of school day it reopens. It gives access for the walkers in the morning and at night and security to the building.

Mr. Russ agreed with Mr. Martin

Mr. Masayda this is a public access for a public facility off a public road, I feel it needs to be maintained for after school activities. There is a small volume of students using that fence. Security is with the building itself not the fence.

Mr. Duplissie said students are going to be hopping the fence because they leave different hours of the day.

Ms. Baldwin replied seniors do have the ability to have a flexible schedule because of credit status. It is possible for junior and seniors to start later but we do not want them in the back of the building that is the fundamental problem for us.

Mr. Mancini said we voted as a Commission a year and half ago to do this and the main reason all the complaints were up there was because of traffic. Now the problem is kids in the neighborhood.

Mr. Rondeau said that is the best compromise you have the security when you need it and then the facility is open to the public after hours to walk up to the track. I am concerned about where and who is responsible for locking that gate.

Mr. Mancini and Mr. Rondeau would not want it locked permanently.

WHEREAS the Watertown Planning and Zoning Commission (hereafter Commission) received Special Permit #289/ Site Plan Modification to remove the 3 foot opening in the new fence along Pleasant View Avenue and Tower Road in a R-12.5 Residence District on 43.7 acres which includes a section of a map titled Additions and Renovations to Watertown High School dated 10/30/09 prepared by Kaestle Boos Associates, Inc., 416 Slater Road, New Britain, CT;

WHEREAS the Commission convened and heard the application on December 2, 2009;

IT IS THEREFORE RESOLVED that the Watertown Planning and Zoning Commission approves Special Permit #289/ Site Plan Modification to remove the 3 foot opening next to the vehicle gate at the new fence along Pleasant View Avenue and Tower Road in a R-12.5 Residence District on 43.7 acres with the following conditions:

The Commission determines for security of the Watertown High School property and therefore the safety for those persons on the property while school is in session there shall be a 3 foot fence opening with a gate that is locked when school is in session and not locked at other times.

Deleted: An approval letter for modification

1. Commission staff shall file on the Town of Watertown Land Records an original copy of this Commission approval letter attached to a drawing prepared by Kaestle Boos Associates dated October 30, 2009 titled "Removal of 3 foot Wide Gate - Additions and Renovations to Watertown High School".

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Motion made by: R. Russ

Second by: J. Blais

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VOTE

AYES: Minnich, Martin, Russ, Mancini, Blais,

NAYS: Masayda and Duplissie.

MOTION PASSED 5-2. – The application is approved as modified.

- 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

Text of Motion: Table to December 16, 2009
Motion made by: G. Martin
Second by: R. Russ
All in favor

- 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

Board Member Concerns

Mr. Minnich said there was some issues from the last meeting one was the issue of the doors and you received in your packet some pictures, the other item was the opening for that door facing Straits Turnpike.

WHEREAS, the Town of Watertown Planning and Zoning Commission received a Site Plan Modification/Special Permit Applications #285 for exterior renovations to an existing new and used automotive dealership on 3.214 acres and new signage including 5 freestanding signs and 7 wall signs in a B-SC Shopping Center Business District which includes a Site Development Plan titled Valenti Audi dated 9/30/09 with a final revision date of 10/02/09 prepared by United Construction and Engineering, South Main Street, Torrington, CT 06790 and a Proposed Floor Plan dated 3/4/09 prepared by Lazarus and Sargeant, 50 North Main Street, Wallingford, CT 06492; and

Deleted: interior and

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

IT IS THEREFORE RESOLVED the Watertown Planning and Zoning Commission **APPROVES** the Site Plan Modification/Special Permit Applications #285 for exterior renovations to an existing new and used

Deleted: interior and

automotive dealership on 3.214 acres and new signage including 5 freestanding signs and 7 wall signs in a B-SC Shopping Center Business District with the following conditions:

1. All exterior lighting shall be full cut off fixtures and there shall be no light trespass including the poles along Straits Turnpike.
2. In accordance with Special Permit approval, the overhead glass service door shall be located on the side of the building and not in the front of the building facing Straits Turnpike.
3. All non-conforming signs shall be reduced by 10% in size when replaced in accordance with Section 52.4 B 1. of the Town of Watertown Zoning Regulations.
4. In accordance with Section 52.4B of the Watertown Zoning Regulations there shall be landscaped island buffers at least 10 feet in width, except for clearly defined lanes of ingress and egress, along the street in front of the dealership. Such buffer shall be measured from the edge of pavement of the road, or such line further back as is required by the highway authority having jurisdiction. Edge of pavement shall mean the outer edge of the shoulder of the street. The buffer shall be planted with an attractive ground cover of grass and shrubs as approved by the Administrator for Land Use / Zoning Enforcement Officer. Only plantings shall be within the buffers. Vehicles shall not be within the buffers.
5. All conditions of approval shall be listed on the final filing Mylar.
6. 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 December 17, 2014.

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Motion made by: C. Mancini

Second by: R. Russ

VOTE

AYES: Minnich, Martin, Masayda, Russ, Mancini, Blais, Duplissie

NAYS: None.

MOTION UNANIMOUS PASS

d. Applicant: D'Amico, Griffin & Pettinichi
Agent: Steven Whittaker
Re: Site Plan / Special Permit # 288 Professional Office Building
At: 5 Bunker Hill Road, Watertown
Zone: RT

During the public meeting the applicant withdrew this application.

Text of Motion: Accept letter of withdrawal and waive the fees already paid if a new application is made within one year of this date.

Motion made by: G. Martin

Second by: C. Mancini

All in favor

e. Applicant: CADS, LLC
Agent: d/b/a Branch Toyota
Re: Pustola Associates
At: Preliminary Discussion for Proposed Additions and Renovations
Zone: 832 Straits Turnpike, Watertown, CT
B-SC

Steve Pustola – Professional Engineer – Sloan Associates

The existing building will be removed and there will be the construction of 11,850 square foot new facility. In the back there will be an addition for service. There are 4 overhead doors on the northern side that face Straits Turnpike in these locations currently there is one existing overhead door in the front. These doors will be glass and will be more like a store front rather than a typical overhead door.

Board Member Concerns

Mr. Blais asked how the traffic would flow in and out of the building.

Mr. Pustola replied similar to what is there now.

Mr. Blais asked where do you receive the new vehicles, where do they unload.

Mr. Pustola replied on the property in the back.

Mr. Duplissie asked about the setback with the fifty feet.

Mr. Pustola replied currently now the existing building is encroaching slightly as is. The proposed is more forward from where the existing building is.

Mr. Duplissie asked about the four overhead doors in the front and that is for customers to drive in for service.

Mr. Pustola replied it will be for service and new car deliveries.

Mr. Duplissie replied we typically do not allow overhead doors on Straits Turnpike these glass doors do not look like overhead doors they look like a glass wall.

Mr. Pustola replied the idea is you will not be able to tell the difference between the windows and the door in the front.

Mr. Blais asked if they would be all overhead doors or are some of them open sideways.

Mr. Pustola replied presently they are all overhead doors.

Mr. Rondeau asked would there be any reason why you could not put glass there and have the entrance to those facilities in the back of the building vs. the front.

Mr. Pustola replied you cannot get to the back from the front due to the showroom and offices.

Mr. Masayda asked your parking spots located on state property or are you leasing that.

Mr. Pustola replied the state knows we use it and come by on a periodic basis making sure we don't have our bumpers hanging over our curbing which separates the pavement from the grassed area.

Mr. Masayda said you may want to inquire about leasing with the state with this application.

Mr. Pilicy said my former experience is they will require a formal lease if there is a structure for just parking they monitor it as they have been.

Mr. Minnich asked you will provide documentation from the state that this is fine.

Mr. Pilicy replied we will contact the state.

Mr. Minnich asked the entrance and exits are not changing in terms of size correct.

Mr. Pustola replied they are not changing.

Mr. Minnich asked your shield wall packs and light fixtures I am assuming they are full cut off fixtures.

Mr. Pustola replied yes.

Mr. Minnich asked about the variances what are you going to ZBA for?

Mr. Pustola replied we are required from the entrance to the north side because it is presently 31.8 inches and it should be 30 inches that required a variance, that is an existing entrance that happens to be 18 inches too wide. As long as the board is comfortable with that we were going to forgo that and go with the front yard setback. It gives them an easier access in because the speed limit on that road is 45mph.

Mr. Minnich we have dealt with this before we come to the same point if you can conform it to 30 feet, which would leave how much of a setback.

Mr. Pustola replied a 37.8 foot building setback and the allowable is 50.

Text of Motion: No motion needed – preliminary discussion only

Text of Motion: Take from the table a discussion with the Economic Development Commission regarding Buxton Company

Motion made by: G. Martin
Second: J. Blais
All in favor

G. Dupliesse left the meeting at 10:20PM
R. Rondeau sat in for G. Dupliesse

The motion that passed was a six to one vote reads as follows recommend to the Town Council an appropriation not to exceed \$65,000.00 for a retail economic development strategy for the Town of Watertown. We could not get consensus on waiving the bid.

Mr. Mancini asked why 65 and not 63.

Mr. Seacrist replied there maybe a few unknowns we do not anticipate it.

Mr. Minnich is it still the intent from your discussions that this whole project is geared to having a finished project that you will have in time to take to the Convention in May.

Mr. Seacrist replied that is our goal we see this as critical.

Mr. Minnich commented if that goal is not one that is going to be made, then I am not supporting this project. I think it is important that we have face to face with these retailers and having the study that is going to sit on the shelf and not be useful because we do not have the funds to go around different places around the country and sit around for another year just says lets forgo it and do something different.

Mr. Seacrist the goal is to have it for May; we also found out through other discussion that there are several other shows that are a little bit later than May.

Mr. Mancini said he was a little apprehensive a few weeks ago and this is not for 262 only I would vote against it and it is for the overall good of this town in the long run and I will be voting for this.

Mr. Masayda said as much as I feel we need to get this information I believe it should be expanded to commercial. I feel that \$65,000.00 is a lot at this time and there has to be some other methods in which to come up with the same information.

Mr. Seacrist replied the problem that I see unless you go to someone that has a business there core competency is this type of work and the timeframe would be years instead of months

Mr. Masayda if we are going to look at economic strategies it just makes it look suspicious you are looking at one avenue.

Mr. Seacrist said there is other developable land other than Rt. 262 on Straits Turnpike and other spots in town.

Mr. Minnich said retail is done by residents whereas the other kinds of businesses typically nothing to do with buying power of residence but has other issues. We are looking to find a workable strategy that will gear us in front of the people who are making the decisions. If we cannot get it done by May in terms of all of this work then we have lost a good portion of the time and therefore why are we doing this.

Mr. Seacrist even if that date slips to May I believe Buxton said they could get us information to take to the show that would be meaningful to that show.

Mr. Rondeau said this is an investment in the town and we should go forward with this.

Mr. McGrail said the information that Buxton will require is probably the same information that all companies require. So there is no reason that Joe Seacrist cannot get all the data and have it all set to go. We can review the other proposals before the meeting occurs for the Town Council. In our proposal would be to recommend to the Town Council and EDC who we choose well before February date.

Text of Motion: The Planning and Zoning Commission recommends to the Town Council that they appropriate not more than \$65,000 for services for a retail economic strategy for the Town of Watertown.

Motion made by: R. Rondeau
Second by: R. Russ

Aye: D. Minnich, G. Martin, R. Russ, C. Mancini, R. Rondeau, D. George

Nay: M. Masayda
J. Blais left the room
D. George was seated for J. Blais

On a vote of 6 in favor and one opposed the motion is passed.

8.e-1 Applicant: Stop and Shop
Agent: Agnoli Sign

**Re: Site Plan Approval
Signs and lighting**
**At: Stop and Shop
Straits Turnpike**
Zone: B-SC

Christina Morrow – Agnoli Sign Company

Ms. Morrow said they are branding a new logo to change their existing signage to the proposed new signage. They currently have 252 square feet of signage on their building and they will reduce that to 197. Although there are two additional signs that were not there before, these signs are smaller, the department signs on the top are 18 inches the department sign on the band now are only 14 inches. The main sign is 3 foot and it just says Stop and Shop and is reduced. The signs are illuminated with led at night.

Mr. Russ asked until what hours

Mr. Morrow replied until closing of the store and it will not hit any residential area.

Ms. Mulcahy I counted 4 new signs they are all on the same band but I looked at the site plan for the settlement I did count them.

J. Blais returned to the meeting
D. George was not longer seated

WHEREAS, the Town of Watertown Planning and Zoning Commission received a Site Plan Modification Application for sign lighting to seven existing wall signs approved by a Settlement Agreement dated 11/08/00 and 4 new signs for a total of 197.86 sq. ft. in a B-SC Shopping Center Business District which includes Exterior Elevations for Super Stop & Shop A-1 dated 4/9/99 prepared by Pepin Associates, 4 Barnard Lane, Bloomfield, CT, Sign Elevations Stop & Shop, Watertown, CT 09/09/09 prepared by Agnoli Sign Company, Inc., 722 Worthington Street, Springfield, MA 01105; and

WHEREAS, the Commission heard the application December 2, 2009;

IT IS THEREFORE RESOLVED the Watertown Planning and Zoning Commission **APPROVES** the Site Plan Modification Application for sign

lighting to seven existing wall signs approved by a Settlement Agreement dated 11/08/00 and 4 new signs for a total of 197.86 sq. ft. in a B-SC Shopping Center Business District with the following conditions:

1. All exterior lighting shall be full cut off fixtures and there shall be no light trespass.
2. All conditions of approval shall be listed on the final filing Mylar.
3. 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 December 17, 2014.

M. Masayda left the meeting
K. Demirs sat in for M. Masayda

Motion made by: G. Martin
Second by: R. Russ
All in favor

- f. Applicant: Planning and Zoning Commission**
Re: Text Amendment to Zoning Regulations
Article IX – Watertown Fire District
Add Section 83.20 – Residence R-30F

The Commission approves the proposed text amendment dated October 21, 2009 for Zoning Regulations Section 83.20 - Residence R-30F District. These actions are effective Friday, December 11, 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 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.

ARTICLE IX – WATERTOWN FIRE DISTRICT

SECTION 83.20 – RESIDENCE R-30F DISTRICT

83.20.1 Permitted Uses:

- 83.20.1.1 A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.
- 83.20.1.2 [Reserved]
- 83.20.1.3 Home occupation in a dwelling unit, subject to the provisions of Section 83.5.
- 83.20.1.4 The renting of rooms, with or without meals, in a dwelling unit to a total of not more than four (4) persons, subject to the provisions of Section 83.5.
- 83.20.1.5 Farms, including truck gardens, nurseries, greenhouses, forestry and the keeping of livestock and poultry and roadside stands accessory thereto, subject to the provisions of Section 83.5.
- 83.20.1.6 Conversion of dwellings existing on September 15, 1947, so as to contain two (2) dwelling units, subject to the provisions of Section 83.5.
- 83.20.1.7 Signs as provided in Section 83.62.
- 83.20.1.8 Accessory uses customary with and incidental to any aforesaid permitted use, subject to the provisions of Section 83.5.

83.20.2 Special Uses:

- 83.20.2.1 Child day care.
- 83.20.2.2 The following uses when conducted by a non-profit corporation and not as a business for profit: churches and places of worship; parish halls; schools; colleges; universities; cemeteries; and educational, religious, philanthropic and charitable institutions.

83.20.2.3 Accessory uses customary with and incidental to any aforesaid SPECIAL USES, subject to the provisions of Section 83.5.

83.20.2.4 Buildings, uses and facilities of the Town of Watertown and Watertown Fire District.

83.20.3 Prohibited Uses:

83.20.3.1 Dwellings containing two (2) or more dwelling units, except as provided in Paragraph 83.20.1.6.

83.20.3.2 Convalescent homes, private hospitals, general hospitals and sanitarium.

83.20.3.3 Commercial kennels, livery and boarding stables and riding academies.

83.20.4 Lot Area, Shape and Frontage:

83.20.4.1 Minimum Lot Area:

a. Served by municipal water supply: 30,000 square feet

b. Not served by municipal water supply: 40,000 square feet

83.20.4.2 Minimum Dimensions of Square:

a. Served by municipal water supply: 100 feet.

b. Not served by municipal water supply: 150 feet.

83.20.4.3 Minimum frontage: 75 feet.

83.20.5 Height:

83.20.5.1 Maximum Number of Stories: 3 stories.

83.20.5.2 Maximum Height: 35 feet.

83.20.6 Setbacks:

83.20.6.1 From Street Line: 35 feet.

83.20.6.2 From Rear Property Line: 50 feet.

- 83.20.6.3 From Other Property Line: 20 feet.
- 83.20.6.4 Projection Into Setback Area: 3 feet.
- 83.20.6.5 Minor Accessory Buildings and Structures:
 - a. From longest street line of corner lot: 35 feet.
 - b. From Rear Property Line: 15 feet.
 - c. From Other Property Line: 15 feet.

83.20.7 Building Bulk and Coverage:

- 83.20.7.1 Maximum Floor Area 40%.
- 83.20.7.2 Maximum Ground Coverage: 20%.

83.20.8 Minimum Floor Area:

- 83.20.8.1 Each Dwelling: 1,000 sq feet.
- 83.20.8.2 Each Dwelling Unit in dwelling containing two (2) or more dwellings units: 500 sq feet.

Motion made by: G. Martin
Second by: J. Blais
All in favor

4. Old Business

a. Text amendments initiated by Commission members:

i. Zoning Regulations – Parking: G. Martin

G. Martin said he has communicated with W. Hess and asked Ms. Mulcahy to resend the parking regulations to W. Hess and also to G. Martin. Also, requested Ms. Mulcahy to schedule a meeting between W. Hess, R. Mulcahy and G. Martin.

ii. Zoning Regulations – Section 64 “Removal of Earth Materials” and Section 65 “Filing of Land”: D. Minnich

Chairman Minnich said he would prepare language that includes a definition for clean fill for consideration by the Commission.

5. New business

a. Watertown High School bond reduction

Text of Motion: Table

Motion made by: C. Mancini
Second by: J. Blais
All in favor

b. Polk Elementary School bond release

Text of Motion: Table
Motion made by: J. Blais
Second by: C. Mancini
All in favor

c. Judson Elementary School bond reduction

No action needed

d. Bond reduction Highview Estates, Kimberly and Lovely Drive, Watertown

Text of Motion: Table
Motion made by: C. Mancini
Second by: J. Blais
All in favor

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

Text of Motion: Call the bond for Peck Farm Subdivision and request staff to properly notice the applicant of a hearing on December 16, 2009

Motion made by: C. Mancini
Second by: R. Russ
All in favor

f. Planning and Zoning Meeting Dates for Calendar Year 2010

Text of Motion: Approve
Motion made by: G. Martin
Second R. Russ
All in favor

Mr. Minnich asked Carol to post in Town Clerk's office have it noted as Planning and Zoning Commission's Regular Meeting dates.

6. Chairman's Report

a. Status of Echo Lake Road medical facilities

Chairman Minnich said the Commission should move forward on this project because the applicant is not taking the initiative on moving forward on this project from a planning standpoint. Chairman Minnich requested Ms. Mulcahy to start the process of finding out how best the area can be zoned for medical facilities.

b. Status of P&Z site plan approvals

Ms. Mulcahy said a list of outstanding bonds was being put together. Chairman Minnich said the Commission is requesting the status of site plan approvals that the Commission has approved within the last 5 years, the date of approval, the amount of bonding and the expiration date.

c. Naugatuck River Greenway Trail – discussion only

It is a 44 miles greenway from Derby to Torrington. It will go along the railroad tracks and into the drive-in on the Watertown side of the river. It will start sometime in the summer and fall.

Mr. Minnich asked Ms. Mulcahy to contact Sam Gold with the name Rich Allen from Rights of Way.

d. Status of Incentive Housing

Ms. Mulcahy gave a brief report.

Mr. Minnich asked Ms. Mulcahy to check by January with the lawyer to find out if the contract has been signed and executed.

e. Other

7. Adjournment

Text of Motion: Adjourn at 11:15PM
Motion made by: G. Martin
Second by: J. Blais
All in favor

Michael Masayda _____
Secretary