

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:00M
Date: December 3, 2008
Place: **Watertown High School Technology Center**
324 French Street
Watertown, CT

1. Call meeting to order
2. Roll call
3. Public Participation
4. Communications and bills
 - a. Letter dated November 14, 2008 from the City of Waterbury to Virginia Stewart Re: Notice of Regulation Amendments Initiated by the City Plan Commission of the City of Waterbury – Monday, December 15, 2008 Modification to Chapter IX of the Land Subdivision Regulations Section 9.3 regarding an extension to September 30, 2009 moratorium on subdivisions
 - b. Seminar Saturday, November 29, 2008 Protect Land and Focus Growth At UCONN, Torrington, CT
5. Minutes
 - a. Continuation of Public Hearing October 15, 2008 Wishbone Realty, LLC for a proposed 8,500 Sq. Ft. building located at Lombard Plaza 1128&1142-1156 Main Street, Watertown, CT
 - b. Continuation of Public Hearing October 15, 2008 Robert M. Velardo for a re-subdivision for five lots located on Bassett Road, Watertown, CT.
 - c. Special Meeting October 15, 2008
 - d. Public Hearing Special Meeting October 29, 2008 RTE 262 Zone Text Amendment

- e. November 5, 2008 Public Hearing Special Permit #256 Taft School
- f. Continuation of public hearing November 5, 2008 Joe Masi/French Hill Estates
- g. Regular Meeting November 5, 2008
- h. Motion Sheet Continued Public Hearing November 6, 2008 RTE 262 Zone Text Amendment
- i. Motion Sheet Special Meeting November 10, 2008 RTE 262 Zone Text Amendment
- j. Motion Sheet Special Meeting November 19, 2008
- k. Budget and Administrative Special Meeting November 19, 2008

6. Staff Report

7. Articles on agenda

- a. Applicant: Swift School
 Agent: Board of Education
 Re: Site Plan/Special Permit #205
 Modification for parent drop off
 At: 250 Colonial Street, Oakville
 Zone: R-12.5

- b. Applicant: Garsan Corporation
 Agent: Steve Whittaker, Ames & Whittaker
 Re: Text Amendment
 IR-80 and IR-200
 Add Section 42.3.10 Building or
 Construction Contractors to the Permitted
 Site Plan Uses

8. Old Business

- a. Text amendments initiated by Commission members:
 - 1. G. Martin: Parking regulations
 - 2. R. Rondeau: Building lots access – Subdivision Regulations 5.2.1
 - 3. R. Rondeau: Driveways joint use – Subdivision Regulations 5.2.5
 - 4. R. Mulcahy: Common driveways
 - 5. G. Martin: Lot sizes
 - 6. C. Mancini: Street trees
 - 7. R. Rondeau: Open spaces
 - 8. Other text amendments

9. New business

- a. Meeting dates for 2009
- b. Bond reduction – Guernseytown Farms Estates Phase 3 in the amount of \$23,335.75– Joe Calabrese
- c. Release of one year maintenance bond – Guernseytown Farms Estates Phase 2 in the amount of \$49,906.90 – Joe Calabrese
- d. Bond reduction – Cobb/Slade Street in the amount of \$5,950.00 -Joe Schienda
- e. Bond release Butternut Views Lot 1 in the amount of \$5,467.37
- f. Proposed By-Laws Amendment December 3, 2008 –
(a) Article VII Meetings (b) Article IX Public Hearings

10. Chairman's Report

11. Adjournment