



# 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](http://www.watertownct.org)

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

Time: 7:10 P.M.  
Date: December 16, 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 7:10PM.

2. **Roll call**

The secretary executed the roll call.

Members Present: Chairman David Minnich  
Carl Mancini  
Jim Blais  
Ray Rondeau  
Ken DeMirs  
Duane George

Members Absent: Vice-Chairman Gary Martin  
Secretary Michael Masayda  
Ron Russ  
Glenn Dupliesse

Others Present: Ruth Mulcahy, Administrator of Land Use  
Carol Allen, Administrative Assistant

K. Demirs sat in for M. Masayda

D. George sat in for R. Russ

R. Rondeau sat in for G. Martin

### 3. Hearing of applications

- a. **Continuation of public hearing, 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.**

#### **Robert Zappone - Owner of the property**

Mr. Zappone said the site plan meets all the regulations and it is the same use of the property that the former tenant used and his company had on the property since 1974.

#### **Board Member Concerns**

Ms. Mulcahy asked which access way was going to be used.

Mr. Zappone replied the driveway on Rockdale Avenue.

Mr. Minnich asked if the building was in the center of the map.

Mr. Zappone replied the official address is 20 Rockdale Avenue.

Ms. Mulcahy said the accessor's office has it 0 Welton Street. The parcel it is not clear on this map it shows as one parcel but Mr. Zappone said there are several parcels.

Mr. Zappone replied the addresses in town are given out by the Engineering Department and they have assigned 20 Rockdale Avenue to this parcel in the mid 70's.

Mr. Demirs asked if all the neighbors were notified.

Ms. Mulcahy replied several called the office in the last few days and asked about the meeting tonight but many of them had conflicts with his time of year.

Mr. Blais asked if we have the green cards.

Ms. Mulcahy replied we paid for the notices ourselves and we sent them out and the green cards are here.

Ms. Mulcahy asked Mr. Zappone if the sign was posted.

Mr. Zappone replied yes.

Mr. Blais and Mr. Rondeau asked display and parking spaces.

Ms. Mulcahy said he is required for the 3 bays, customers and employees to have 15. The map has to be re-labeled properly with the parking spaces and required in the motion that they are not used for display.

Mr. Blais asked if he tows wrecked cars, he may have a buildup of damaged cars. The damaged cars should be screened. Do you know if he is running a mechanical business or an auto body business?

Mr. Zappone replied it is my understanding it is mechanical.

Mr. Minnich said even though the company name says towing.

Mr. Zappone replied yes.

Mr. Minnich asked is there space for additional vehicles.

Mr. Zappone replied there is over half an acre back there.

Mr. Minnich said no one from the public is present at this public hearing for comments.

Text of Motion: Close public hearing

Motion made by: C. Mancini

Second by: D. George

All in favor

Michael Masayda \_\_\_\_\_

Secretary