

Town of Watertown
Planning and Zoning Commission
Public Hearings

Time: 7:00PM
Date: June 4, 2008
Place: Watertown High School **Technology Center**
324 French Street
Watertown, CT

1. Call meeting to order
2. Roll call
3. Hearing of Applications
 - a. The continuation of a public hearing for a proposed 21 lot subdivision to be known as Southridge Estates located at Bunker Hill Road/Sandbank Road, Watertown, CT in an R-70 residence district.

Recess or close, public hearing must be closed by June 11, 2008 unless the applicant grants an extension of time.
 - b. The continuation of a public hearing for a three lot subdivision to be known as Cherry Avenue Estates, Cherry Avenue, Watertown, CT in an R-12.5 Residence District.

Recess or close, public hearing must be closed by June 11, 2008 unless the applicant grants an extension of time.
 - c. Continuation of public hearing special permit #243 of County Line, Inc., BMW for an addition to the building to expand the service department and roof top parking for 116 cars located at 699 Straits Turnpike, Watertown, Ct in a B –SC Business Shopping Center District.

Recess or close, public hearing must be closed by June 11, 2008 unless the applicant grants an extension of time.

- d. An application for Site Plan/Special Permit #246 of the Taft School for a 4,000 gallon fuel tank to be located at 110 Woodbury Road, Watertown, CT in an R-20F Residence District.

Recess or close, public hearing must be closed by July 9, 2008 unless the applicant grants an extension of time.

- e. An application for Site Plan/ Special Permit #245 for the construction of a professional office building to be located at 505 Straits Turnpike, Watertown, CT in an R-T Residential Transition Zone.

Recess or close, public hearing must be closed by July 9, 2008 unless the applicant grants an extension of time.

- f. Amendments to the Town of Watertown Zoning Regulations Article I Section 5.2 Wind Turbines.

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: June 4, 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. Certified letter from the Town of Thomaston to Virginia Stewart Re: Article IV Permitted Uses by Zone/District, Article XXI Section 21(a) Housing for Action Adult Communities
5. Meeting Minutes
 - a. Special meeting of October 25, 2007 for Baillie Company for site plan Approval
 - b. Special Meeting January 16, 2008
 - c. Public Hearing January 23, 2008 Special Permit #233 Watertown High School Site Plan modifications for an education use with additions and renovations
 - d. Public Hearing January 23, 2008 Special Permit #234 Judson School, Watertown, CT Site Plan modifications for an education use with additions and renovations
 - e. Public Hearing January 23, 2008 Special Permit #235 Judson School, Watertown, CT Site Plan modifications for an education use with additions and renovations
 - f. Special Meeting January 23, 2008

- g. February 6, 2008 Continuation of Public Hearing Special Permit #233 Watertown High School, Watertown, CT
- h. February 6, 2008 Continuation of Public Hearing Special Permit #234 Judson School, Watertown, CT
- i. February 6, 2008 Continuation of Public Hearing Special Permit #235 Polk School, Watertown, CT
- j. Regular Meeting February 6, 2008
- k. February 20, 2008 Continuation of Public Hearing Special Permit #233 Watertown High School, Watertown, CT
- l. February 20, 2008 Continuation of Public Hearing Special Permit #234 Judson School, Watertown, CT
- m. February 20, 2008 Continuation of Public Hearing Special Permit #235 Polk School, Watertown, CT
- n. Special Meeting February 20, 2008
- o. Regular meeting March 5, 2008 (Revised)
- p. Special Meeting March 19, 2008
- q. Public hearing April 2, 2008 application for modification to Lakeview Estates Subdivision to eliminate the through road to Mallory Road, Watertown, Ct in an R-30 residence zone (Revised)
- r. Regular meeting April 2, 2008 (Revised)
- s. Special Meeting April 9, 2008 Wind Turbine Regulations Subcommittee
- t. Special Meeting April 9, 2008 Parking Regulations Subcommittee Meeting
- u. Special Meeting April 16, 2008 continuation of public hearing special permit #239 Watertown High School site plan modifications
- v. Special Meeting April 16, 2008 continuation of public hearing special permit #241 Polk School site plan modifications
- w. Special Meeting April 16, 2008 continuation of public hearing special permit #240 Judson school site plan modifications
- x. Special Meeting Public Hearing April 16, 2008 Southridge Estates, Bunker Hill Road/Sand Bank Road, Watertown, CT
- y. Special Meeting April 16, 2008
- z. Motion sheet Continuation of public hearing May 7, 2008 an application for a proposed 22 lot subdivision to be known as Southridge Estates located at bunker Hill Road/Sandbank Road, Watertown, Ct in an R-70 residence District.
- aa. Motion Sheet May 7, 2008 Special Permit #242 of the Cercemaggiore Club for a gazebo to be located at 550 Sylvan Lake Road, Oakville, Ct in an R-30 residence district.
- bb. Motion Sheet May 7, 2008 Special Permit #243 of County Line, BMW for an addition to the building to expand the service department and roof top parking for 116 cars located at 699 Straits Turnpike, Watertown, CT in a B-SC Business Shopping District

- cc. Motion Sheet May 7, 2008 Special Permit #244 Taft School, 5,800 square foot addition to dining hall temporary trailer, 13 exterior lights and other site changes to be known as HDT/Dining Hall located at 110 Woodbury Road, Watertown, Ct in an R-20F residence district
- dd. Motion Sheet May 7, 2008 an application for a three lot subdivision to be known as Cherry Avenue Estates, Cherry Avenue, Watertown, CT in an R-12.5 residence district
- ee. Motion Sheet May 7, 2008 an application for text amendment to Subdivision Regulations Section 5.3.7 Intersections Section 5.3.7a
- ff. Motion Sheet Regular Meeting May 7, 2008
- gg. Minutes Budget and Administrative Sub-committee May 7, 2008
- hh. Motion Sheet May 14, 2008 Continuation of public hearing Special Permit #243 County Line, Inc. BMW for an addition the building to expand the service department and roof top parking for 116 cars located at 699 Straits Turnpike, Watertown, Ct in a B-SC Business Shopping Center District.
- ii. Motion Sheet Special Meeting May 14, 2008
- jj. Budget and Administrative Sub-committee meeting May 21, 2008

6. Staff report

7. New business

- a. St. Mary Magdelan School bond reduction
- b. Eagles Land, Thomaston Road bond reduction
- c. Davis/Colonial Street Subdivision bond reduction
- d. Wolff Hill Subdivision bond reduction
- e. Southview Meadows, Thomaston Road, bond reduction
- f. Public Hearing Notice Signs
- g. Route 262 Planned Commercial District
- h. Text Amendments to Residential Zoning Districts

8. Articles on agenda

- a. Applicant: Walnut Grove Farm
 Agent: Curt Jones, Civil One
 Re: 21 Lot Subdivision titled
 Southridge Estates
 At: Bunker Hill Road/Sand Bank Road
 Watertown
 Zone: R-70

- b. Applicant: Cherry Avenue, LLC
 Agent: Compass Engineering
 Re: 3 lot subdivision to be
 Known as Cherry Avenue Estates
 At: Cherry Avenue, Watertown
 Zone: R-12-
- c. Applicant: Attorney Curt Titus
 Re: Site Plan/Special Permit #243
 County Line, Inc. BMW, Addition to
 building to expand service department
 and roof top parking for 116 cars
 At: 699 Straits Turnpike, Watertown
 Zone: B-SC
- d. Applicant: Taft School
 Agent: Ron Bomengen, Fuss & O'Neill
 Re: Special Permit #246 for a 4,000
 Gallon fuel tank
 At: 110 Woodbury Road, Watertown
 Zone: R-20F
- e. Applicant: Nick Perugini
 Re: Site Plan/Special Permit #245 for the
 Construction of a professional office
 Building
 At: 505 Straits Turnpike, Watertown
 Zone: R-T Transition Zone
- f. Applicant: Taft School
 Re: Site Plan/Special Permit #247
 Baseball Fields Dugout
 At: 110 Woodbury Road, Watertown
 Zone: R-20F
- g. Applicant: Tina DiCarlo/James & Patricia Mullen
 Re: Lot line revision
 At: 2440 Litchfield Road/223 Morris Town Line
 Road, Watertown
 Zone: R-90

h. Applicant: Frank E. Gustafson
Agent: Attorney Tom Caulkins
Re: First Cut
At: Litchfield Road and Morris Town Line Road
Watertown
Zone: R-90

i. Applicant: Jennifer Grohs
Re: Grand Opening Banner
At: Happy Flanagan's Restaurant
545 Main Street, Watertown
Zone: B-CF

j. Applicant: Planning and Zoning Commission
Re: Amendment to the Zoning Regulations
Article I Section 5.2 0 Wind Turbines

k. Applicant: Planning and Zoning Commission
Re: Text Amendment Subdivision Regulations
5.3.5f Excess Grades: The Commission, after consultation with the Director of Public Works, may approve a subdivision with grades in excess of the above when unusual conditions of topography are encountered, there is no apparent alternate layout for a street and the length of street subject to increased grade is confined to relatively short distances of approximately 600 feet or less. The Commission may approve a subdivision with grades in excess of above where lots are proposed to be subdivided on existing Town roads. At stop controlled intersection legs, the maximum grade shall not exceed **3%** (6%) within 50 feet of the intersection.

9. Old Business

10. Chairman's report

11. Adjournment