

Town of Watertown
Planning and Zoning Commission
Public Hearing

Time: 7:00PM
Date: Wednesday, May 7, 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. Continuation of public hearing 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.

Recess or close public hearing, the public hearing must be closed by May 7, 2008 unless the applicant grants an extension of time.

- b. 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.

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

- c. 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 District.

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

- d. 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.

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

- e. 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.

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

- f. An application for text amendment to the Subdivision Regulations Section 5.3.7 – Intersections – Section 5.3.7a No more than two streets shall intersect at one point. Intersections shall be spaced not less than 400 feet apart. **The Commission may waive the 400 feet spacing and change the spacing to a different number of feet with a $\frac{3}{4}$ (6) member vote of approval to waive. The Commission shall take into consideration public safety and state on the record the reasons for waiving intersection spacing.**

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

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: Wednesday, May 7, 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. The Habitat, Vol. XX No 1 Winter 2008
 - b. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter - Spring, 2008
 - c. Letter dated April 28, 2008 from Kaestle Boos to Chuck Berger Re: Special Permits #233, Judson Elementary, #234 Polk Elementary, #235 Watertown High School
5. Meeting Minutes
 - a. Public Hearing Special Meeting September 19, 2007 Text amendment to the Zoning Regulations to Article I, Section 5.2 Definitions and Article I Section 7.25 Wind Turbines
 - b. October 3, 2007 Watertown Credit Union site plan modification for removal of an existing building and additional parking located at Woodruff Avenue
 - c. Public hearing special meeting October 17, 2007 an amendment to delete Section 83.65 titled Watertown Planning and Zoning Fire District Fees from the Watertown Zoning Regulations

- d. Public hearing special meeting October 17, 2007 for Sandy Alves zone change from an I-80 to a BS-C
- e. Public hearing special meeting October 17, 2007 for GT Holdings for a site plan approval.
- f. Special meeting of October 25, 2007 for Baillie Company for site plan Approval
- g. Continuation of Public Hearing January 16, 2008 Special Permit #237 for a wind turbine located at 60 Farm Circle, Watertown, CT
- h. Special Meeting January 16, 2008
- i. Public Hearing January 23, 2008 Special Permit #233 Watertown High School Site Plan modifications for an education use with additions and renovations
- j. Public Hearing January 23, 2008 Special Permit #234 Judson School, Watertown, CT Site Plan modifications for an education use with additions and renovations
- k. Public Hearing January 23, 2008 Special Permit #235 Judson School, Watertown, CT Site Plan modifications for an education use with additions and renovations
- l. Special Meeting January 23, 2008
- m. February 6, 2008 Continuation of Public Hearing an application for a 15 lot subdivision to be known as French Hill Estates
- n. February 6, 2008 Continuation of Public Hearing Special Permit #233 Watertown High School, Watertown, CT
- o. February 6, 2008 Continuation of Public Hearing Special Permit #234 Judson School, Watertown, CT
- p. February 6, 2008 Continuation of Public Hearing Special Permit #235 Polk School, Watertown, CT
- q. Regular Meeting February 6, 2008
- r. February 20, 2008 Continuation of Public Hearing Special Permit #233 Watertown High School, Watertown, CT
- s. February 20, 2008 Continuation of Public Hearing Special Permit #234 Judson School, Watertown, CT
- t. February 20, 2008 Continuation of Public Hearing Special Permit #235 Polk School, Watertown, CT
- u. Special Meeting February 20, 2008
- v. Public Hearing March 5, 2008 four lot subdivision of land to be known as Deluca Subdivision
- w. Regular Meeting March 5, 2008
- x. Special Meeting March 19, 2008
- y. Public hearing April 2, 2008 two lot residential subdivision to be known as Davis/West Re-Subdivision located on Davis and Evelyn Street, Oakville, CT in an R-12.5 residence zone
- z. Public hearing April 2, 2008 five lot residential subdivision to be known as Robert M. Velardo Subdivision located on Bassett Road, Watertown, Ct in an R-90 residence zone
- aa. Public hearing April 2, 2008 Special Permit #238 for activity in a 100 year flood plan located at Bunker Hill Road and Sandbank Road, Watertown, CT in an R-70 residence zone

- bb. Public hearing April 2, 2008 proposed 22 lot subdivision to be known as Southridge Estates located at Bunker Hill Road/Sandbank Road, Watertown, CT in an R-70 residence zone
- cc. 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
- dd. Regular meeting April 2, 2008
- ee. Special meeting public hearing April 9, 2008 Special Permit #239 Watertown High School Site Plan Modifications
- ff. Special meeting public hearing April 9, 2008 Special Permit #241 Polk School Site Plan Modifications
- gg. Special meeting public hearing April 9, 2008 Special Permit #240 Judson School Site Plan Modifications
- hh. Special meeting April 9, 2008
- ii. Special Meeting April 9, 2008 Wind Turbine Regulations Subcommittee
- jj. Special Meeting April 9, 2008 Parking Regulations Subcommittee Meeting
- kk. Motion Sheet April 16, 2008 Continuation of public hearing Special Permit #239 Watertown High School Site Plan Modifications
- ll. Motion Sheet April 16, 2008 Continuation of public hearing Special Permit #241 Polk School Site Plan Modifications
- mm. Motion Sheet April 16, 2008 Continuation of public hearing Special Permit #240 Judson School Site Plan Modifications
- nn. Motion Sheet special meeting April 16, 2008
- oo. Special Meeting April 16, 2008 Budget and Administrative Subcommittee

6. Staff report

7. New Business

- a. Consider amending Planning and Zoning Commission By-Laws
- b. Guernseytown Farms Estates Phase I – release of one year maintenance bond
- c. Lakeview Estates – bond reduction
- d. Echo Lake Brownfield, LLC – Phase I, request for a 90 day extension of time to file documents
- e. Consider amending the Zoning Regulations and establish a public hearing for wind turbines

8. Articles on agenda

- a. Applicant: Watertown Planning and Zoning Commission
Re: Text Amendment to Subdivision Regulations - Section 5.3.7 – Intersections and Section 5.3.7a No more than two streets shall intersect at one point. Intersections shall be spaced not less than 400 feet apart. **The Commission may waive the 400 feet spacing and change the spacing to a different number of feet with a $\frac{3}{4}$ (6) member vote of approval to waive. The Commission shall take into consideration public safety and state on the record the reasons for waiving intersections spacing.**
- b. Applicant: Cercemaggiore Club
Agent: Attorney Richard Bruno
Re: Special Permit #242 for a Gazebo
At: 550 Sylvan Lake Road, Oakville
Zone: R-30
- c. Applicant: Joe Polletta
Agent: Charles Spath, Stuart Somers
Re: Site Plan Modification to Lakeview Estates Subdivision to eliminate sidewalks and incorporate Town right of way into lots 3 and 4
At: Mallory Drive, Watertown
Zone: R-30
- d. Applicant: Patricia Perriello, Westview Board Member
Re: Site Plan Application Residential condominiums to change from wood to vinyl siding
At: Westview Village
1260 Buckingham Street, Watertown
Zone:
- e. Applicant: Braxton Manufacturing
Agent: Andy Barnes
Re: Site Plan Application 25' X 40' storage building
At: Braxton Manufacturing
858 Echo Lake Road, Watertown
Zone: IR-80

- f. Applicant: Raymond Litcho
Raymond Jewelers
Re: Site Plan Application - second floor office with kitchen
At: 637 Main Street, Watertown
Zone: BC-F
- g. Applicant: Honda of Watertown
Agent: Ted Hart, Milone & McBroom
Re: Site Plan Modification to clarify condition of approval
#3 for lighting
At: 816 Straits Turnpike, Watertown
Zone: B-SC
- h. Applicant: The Taft School
Agent: Ron Bomengen, Fuss & O'Neill
Re: Special Permit #244 Addition of dining hall to be
known as HDT/Dining Hall
At: 110 Woodbury Road, Watertown
Zone: R-20F
- i. Applicant: The Taft School
Agent: Ron Bomengen, Fuss & O'Neill
Re: Site Plan and Special Permit #246
4,000 gallon fuel tank
At: 110 Woodbury Road, Watertown
Zone: R-20F
- j. 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
- k. Applicant: Walnut Grove Farm
Agent: Emily Jones, Civil One
Re: Special Permit #238 for activity in a 100 year flood
plain
At: Bunker Hill Road and Sandbank Road, Watertown
Zone: R-70

- l. Applicant: Walnut Grove Farm
Agent: Emily Jones, Civil One
Re: Subdivision Application 22 lot subdivision to be known as Southridge Estates
At: Bunker Hill Road/Sandbank Road, Watertown
Zone: R-70

- m. Applicant: Cherry Avenue, LLC
Agent: Compass Engineering
Re: Subdivision Application 3 lot subdivision to be known as Cherry Avenue Estates
At: Cherry Avenue, Watertown
Zone: R-12.5

- n. Applicant: Nick Perugini
Re: Site Plan Application & Special Permit #245 construction of professional office building
At: 505 Straits Turnpike, Watertown
Zone: R-T Residential Transition

9. Old Business

10. New Business

- a. Street Acceptance Portion of Overlook Avenue

11. Chairman's report

12. Adjournment