

Planning and Zoning Commission
Watertown, Connecticut
Special Meeting
Meeting Minutes

Time: **7:00PM**
Date: July 16, 2008
Place: **John Trumbull Primary School**
Faculty Room
779 Buckingham Street
Oakville, CT 06779

1. Call meeting to order
2. Roll call

Members Present: D. Minnich, M. Masayda, R. Russ,
C. Mancini, K. Demirs, R. Rondeau

Others Present: R. Mulcahy, Administrator of Land Use

3. Article on Agenda

Second 90 day request to file subdivision mylar for Cider
Hill Subdivision

Text of Motion: Grant 90 day extension
Motion made by: C. Mancini
Seconded by: R. Russ
Aye: 7 Nay: 0

4. Adjournment
Text of Motion: Adjourn at 7:02PM
Motion made by: C. Mancini
Seconded by: R. Russ
All in favor

Planning and Zoning Commission
Watertown, Connecticut
Sub-Committee Meeting
Minutes

Time: **7:05PM**
Date: July 16, 2008
Place: **John Trumbull Primary School**
FACULTY ROOM
779 Buckingham Street
Oakville, CT 06779

1. Call meeting to order
2. Roll call

Members Present: D. Minnich, M. Masayda, R. Russ, G. Martin,
C. Mancini, G. Dupliese, K. Demirs, R. Rondeau

Members Absent: J. Blais, D. George

Others Present: Ruth Mulcahy, Administrator of Land Use

K. Demirs sat in for J. Blais

3. Discussion on proposed language Route 262
Planned Commercial District

D. Demirs sat in for J. Blais

G. Martin recused himself from this discussion

R. Rondeau sat in for G. Martin

The sub-committee discussed their visions of what the
Planned Community Development zone should look like and
types of uses should be permitted. The sub-committee liked

the idea of a campus style development where patrons could walk from store to store.

It was the consensus of the sub-committee not to limit the square footage of the buildings so that so that possible larger stores would be able to occupy space.

Mr. Masayda and Mr. Rondeau were concerned that a study should be performed before language is drafted for this zone. Chairman Minnich said the sub-committee should be positive that the Town Council would appropriate the money needed to perform the studies for this site and that the studies should be performed before an applicant applies to change the zone. He also felt that the developer should be responsible for the traffic studies and also said he felt the fees that the developer would be paying would cover the cost of the Town paying for the studies.

Chairman Minnich stated that Mr. Berger, Town Engineer, would help the site design such as loading docks, landscaping, curb cuts, trees, etc.

Mr. Masayda felt there should be a separate walking/bicycle trail for safety reasons.

Chairman Minnich asked Ms. Mulcahy to assist them in on the concept of the building design such as roof lines, type of buildings, etc., entrances, facades, materials and colors

Mr. Masayda felt part of the new regulation should state that the developer would be responsible for the local zones. A floating zone should be created for the minimum amount of acreage allowed in the new zone and to create an overlay to accommodate industry.

The sub-committee discussed the possible permitted and prohibited uses for this zone.

Permitted Uses

Retail stores
Personal services
Banks & Financial Institutions with drive through/insurance
Restaurants - site down
Medical Offices and outpatient
General Office
Hotel facilities
Theaters, bowling alley, museums, cultural facilities

Wholesale stores
Food stores
Indoor and outdoor commercial recreation
Skating, tennis, health club, gym)
Radio and television studios
Alcoholic liquor stores
Day care
Studios for performing arts
Real estate offices
Veterinarians
Fast food in a food court
Fire arms

Prohibited Uses

Adult Stores/Entertainment
Pawn shop
Tattoo Parlors
Hospitals
Self storage
Outside storage
On-site dry cleaning
Automobile fuel station
Fast food drive-ins
Motel
Research & development
Public Buildings
Places of worship
Arcades
Libraries
Auto rental and transportation
Laundromats

4. Adjournment

Text of Motion: Adjourn at 9:00PM
Motion made by: C. Mancini
Seconded by: R. Russ
All in favor

Planning and Zoning Commission
Watertown, Connecticut
Subcommittee Meeting

Time: **8:00PM (9:05PM)**
Date: July 16, 2008
Place: **John Trumbull Primary School**
FACULTY ROOM
779 Buckingham Street
Oakville, CT 06779

1. Call meeting to order
2. Roll call

Members of Sub-Committee: G. Dupliese, R. Rondeau,
G. Martin, R. Russ

Others Present: C. Mancini, K. Demirs, M. Masayda

3. Review Town of Watertown's Subdivision Regulations

Mr. Rondeau felt this was a good opportunity to curb residential development by changing some of the subdivision regulations without having to have a moratorium.

Some of the issues that will be discussed at future meetings are: frontage, common driveways, increasing size of building lots, where conservation easements should be on properties

4. Adjournment

Text of Motion: Adjourn at 9:30PM
Motion made by: G. Martin
Seconded by: R. Russ
All in favor