

Town of Watertown  
Planning and Zoning Commission  
Public Hearings  
Motion Sheet

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

Members Present: D. Minnich, R. Russ, G. Martin, C. Mancini, G. Dupliese, J. Blais,  
R. Rondeau

Members Absent: M. Masayda, K. Demirs

Others Present: Ruth Mulcahy, Administrator of Land Use  
Chuck Berger, Town Engineer

R. Rondeau sat in for M. Masayda

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.

Text of Motion: Accept letter for extension of time to continue public hearing

Motion made by: G. Martin

Seconded by: G. Dupliese

Aye: 7 Nay: 0

Text of Motion: Continue public hearing

Motion made by: J. Blais

Seconded by: C. Mancini

Aye: 7 Nay: 0

- 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.

Text of Motion: Close public hearing

Motion made by: R. Russ

Seconded by: R. Rondeau

Aye: 7 Nay: 0

- 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.

Text of Motion: Close public hearing

Motion made by: G. Dupliese

Seconded by: J. Blais

Aye: 7 Nay: 0

- 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.

Text of Motion: Accept letter of withdrawal and close public hearing

Motion made by: R. Russ

Seconded by: G. Dupliese

Aye: 7 Nay: 0

- 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.

Text of Motion: Accept letter of withdrawal and close public hearing

Motion made by: C. Mancini

Seconded by: R. Russ

Aye: 7 Nay: 0

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

Text of Motion: Close public hearing

Motion made by: G. Martin

Seconded by: R. Russ

Aye: 7 Nay: 0

Town of Watertown  
Planning and Zoning Commission  
Regular Meeting  
Motion Sheet

Time: 7:30PM (9:02PM)  
Date: June 4, 2008  
Place: Watertown High School **Technology Center**  
324 French Street  
Watertown, CT

1. Call meeting to order
2. Roll call

Members Present: D. Minnich, R. Russ, G. Martin, C. Mancini, G. Dupliese, J. Blais,  
R. Rondeau

Members Absent: M. Masayda, K. Demirs

Others Present: Ruth Mulcahy, Administrator of Land Use  
Chuck Berger, Town Engineer

R. Rondeau sat in for M. Masayda

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

Text of Motion: By unanimous consent place on file

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

Text of Motion: By unanimous consent approve 5-a – 5-jj with the exception of tabling 5-a-5-f, 5-j and 5-jj

## 6. Staff report

Ms. Mulcahy gave a report

Text of Motion: Add to agenda 7-i Request for 8-24 request submitted by the Town Manager to Ruth Mulcahy regarding Veteran's Memorial Park Indoor Recreational Facility

Motion made by: C. Mancini

Seconded by: R. Russ

Aye: 7 Nay: 0

7. New business

a. St. Mary Magdelan School bond reduction

Text of Motion: Approve bond release in the amount of \$55,420  
Motion made by: C. Mancini  
Seconded by: R. Russ  
Aye: 7 Nay: 0

b. Eagles Land, Thomaston Road bond reduction

Text of Motion: Approve bond release in the amount of \$35,297  
Motion made by: C. Mancini  
Seconded by: R. Russ  
Aye: 7 Nay: 0

c. Davis/Colonial Street Subdivision bond reduction

Text of Motion: Approve bond release in the amount of \$12,000  
Motion made by: G. Dupliese  
Seconded by: R. Russ  
Aye: 7 Nay: 0

d. Wolff Hill Subdivision bond reduction

Text of Motion: Approve bond release in the amount of 287,137.50  
Motion made by: C. Mancini  
Seconded by: R. Russ  
Aye: 7 Nay: 0

e. Southview Meadows, Thomaston Road, bond reduction

Text of Motion: Accept request for withdrawal by Town Engineer  
Motion made by: J. Blais  
Seconded by: R. Russ  
Aye: 7 Nay: 0

f. Public Hearing Notice Signs

Text of Motion: On recommendation by the Administrative and Budget subcommittee, the Commission approves the establishment of public hearing notice signs placed on the applicant's property on a voluntary, non-mandatory basis.

Motion made by: C. Mancini

Seconded by: G. Dupliese

Aye: 7 Nay 0

g. Route 262 Planned Commercial District

G. Martin recused himself from the conversation on Route 262 Planned Commercial District

D. George was seated for Mr. Martin

Text of Motion: Is now the time for the Zoning Commission to consider a text amendment and boundary line change for a planned commercial district on approximately 100 acres on Route 262?

Motion made by: C. Mancini

Seconded by: G. Dupliese

Aye: 7 Nay: 0

Text of Motion: All members will be members of the zoning sub-committee to review the text amendment and boundary line changes for a Planned Commercial District on Route 262. The charge of the sub-committee is advisory to the Zoning Commission.

Text of Motion: R. Russ

Seconded by: C. Mancini

Aye: 7 Nay: 0

Text of Motion: The Planning and Zoning Commission requests the Town Council to approve appropriations and establish a time and place for a Town meeting that is required by Town Charter for three studies endorsed by the Town Council last fall, 2007, as described in the Watertown Plan of Conservation and Development on pages 46 and 47 (1) for a town wide study of non-residential zoning districts, (2) page 86 for a Route 262 Planned Commercial District Economic Impact Study and (3) page 86 for a traffic study for Route 262 Planned Commercial District. The amount of the appropriation request is determined by the Administrator of Land Use after consultation with Brian Miller of Eastern Land Use Analysis and Michael Galante of Frederick P. Clark Associates; both whom the Commission had previously selected to perform similar services

Motion made by: D. George

Seconded by: C. Mancini

Text of Motion: Amendment to motion that if the amounts for the last two studies for the Route 262 Traffic Impact Study and Route 262 Economic Impact Study is greater than 10% that they provided in their original quote when Konover presented an application to the Commission, that the process go out to bid vs. using that particular company.

Motion made by: R. Rondeau

No second to the motion

Vote on Main Motion:

Aye: D. Minnich, R. Russ, C. Mancini, G. Dupliese, J. Blais, D. George

Nay: R. Rondeau

On a vote of 6 in favor and 1 opposed the motion is approved.

Text of Motion: Failure of the Town Council to report a decision to the Planning and Zoning Commission by Wednesday, August 6, 2008 on the three study appropriation request shall be taken as disapproval of the appropriation request.

Motion made by: D. George

Seconded by: C. Mancini

Aye: D. Minnich, R. Russ, C. Mancini, G. Dupliese, J. Blais, D. George

Nay: R. Rondeau

On a motion of 6 in favor and 1 opposed, the motion is approved.

G. Martin returned to the meeting after the vote

D. George no longer seated

#### h. Text Amendments to Residential Zoning Districts

Text of Motion: Request the Town Council for an appropriation of \$30,000 to perform a study for the growth of residential housing in Watertown.

Motion made by: G. Martin

Seconded by: D. Minnich

Aye: D. Minnich, G. Martin, C. Mancini,

Nay: R. Russ, G. Dupliese, J. Blais, R. Rondeau

On a vote of 3 in favor and 4 opposed, the motion is defeated.

Text of Motion: Form a sub-committee for the purpose of advising the Planning and Zoning Commission on whether there should be a moratorium on the residential zoning and subdivision regulations in our community.

Motion made by: G. Dupliese

Seconded by: R. Russ

Aye: 7 Nay: 0

Members on the sub-committee are R. Russ, G. Dupliese, D. George and R. Rondeau

- i. 8-24 approval Veteran's Memorial Park Indoor Recreation Facility  
Text of Motion: Make a recommendation to the Town Council for approval and grant 8-24 approval for the recreation facility being used for recreational purposes, not for storage or other purposes.  
Motion made by: C. Mancini  
Seconded by: R. Russ  
Aye: 7 Nay: 0

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

Text of Motion: Table  
Motion made by: G. Dupliese  
Seconded by: C. Mancini  
Aye: 7 Nay: 0

- 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-12.5

Text of Motion: **WHEREAS** the Watertown Planning and Zoning Commission (hereinafter "Commission") received a subdivision application titled "Cherry Avenue Estates" on April 2, 2008 for a 3 lot residential subdivision with a common driveway for lots 2 and 3 located at Cherry Avenue and Old Army Road on 4.55 acres of land in an R-12.5 Residence District owned by Cherry Avenue LLC, 109 Cannon Ridge Road, Watertown, CT which includes a Record Subdivision Map titled Cherry Avenue Estates dated 3/14/08 with a final revision date of 5/21/08, Site Development Plan dated 3/14/08 with a final revision date of 5/21/08, Erosion & Sedimentation Control Plan dated 3/14/08 with a final revision date of 5/21/08, Profile Combined Driveway Lots 2 & 3 dated 3/14/08

with a final revision 5/21/08 prepared by Compass Engineering Group, LLC, 220 Farmdale Road, Watertown, CT;

**WHEREAS** the Commission convened a public hearing on this application on May 7, 2008 and June 4, 2008;

**IT IS THEREFORE RESOLVED** that the Watertown Planning and Zoning Commission **Approves** the subdivision application titled “Cherry Avenue Estates” for a 3 lot residential subdivision with a common driveway 2 and 3 located at Cherry Avenue and the unimproved street Old Army Road on 4.55 acres of land in an R-12.5 Residence District owned by Cherry Avenue LLC, 109 Cannon Ridge Road, Watertown, CT with the following modifications:

1. The applicant has offered a payment of fee in lieu of open space to the Town of Watertown to satisfy the open space requirements amounting to \$18,000.00 and this fee is accepted by the Planning and Zoning Commission.
2. A comprehensive sedimentation and erosion control plan consistent with the Erosion and Sediment Control 2002 Guidelines and a detailed construction sequence for the site accepted and approved by the Town Engineer and the Administrator of Land Use shall be submitted.
3. The Conservation Easement Areas shall be indicated on the Record Subdivision Map and the Site Development Plan map. These areas shall be marked with Conservation Easement tags at intervals required by the Land Use Office before any site work has begun. A Conservation Easement document approved by the Town Attorney shall be recorded on the Land Records. Owners of each subdivision lot shall have standard conservation easement restrictions on their lots which are recorded in deeds on the Land Records. These restrictions are applicable to owners filing the deeds and to all future owners of the lots.
4. The solar access area shall be shown on each lot.
5. All rear and side lot pins shall be placed before the issuance of a zoning permit.
6. Revisions to the Storm Water Narrative and infiltrator design shall be submitted to the Town Engineer for review and approval.
7. Portions of proposed driveways that slope to the street shall be paved only on the portions of the driveway that slope to the street and all other portions of the proposed driveways shall be gravel. This condition shall be listed on the final filing mylar map and documents filed on the Watertown Land Records for each lot indicating this condition.

8. All the map requirements of Section 4 of the Town of Watertown Subdivision Regulations shall be completed and approved by the Town Engineer and Administrator of Land Use.
9. Trees shall be planted every fifty (50) feet on both sides of the common driveway. A list of proposed tree species shall be submitted and approved by the Land Use staff and the Tree Warden. The trees shall be of a size specified in the Town of Watertown Subdivision Regulations. A tree bond must be posted for a minimum of three years.
10. Full cut off street lights at the driveway intersection shall be installed at the discretion of the Watertown Director of Public Works.
11. Prior to Town officials signing mylars, final Plans shall be submitted for approval and accepted for approval by the Town Engineer and the Administrator for Land Use, and are subject to review and approval by the Commission at the discretion of the Chairman or Commission.
12. A bond shall be posted for all public improvements, sedimentation and erosion control, and the common driveway in accordance with the bond policy adopted by the Commission. A per unit price estimate of all improvements shall be prepared by the applicant's engineer and shall be submitted to the Town Engineer for review and approval. According to Town bond policy, the Bond provided by the Developer will be a Letter of Credit and/or a Cash Bond and a Separate Tree Bond to be reviewed and approved by the Land Use Attorney.
13. All utilities shall be underground.
14. The recommendations of the Town Engineer shall be followed.
15. The following is a list of required Easements, Deeds and/or documents to be provided to the Town of Watertown for review:
  - a) Conservation Area Easements
  - b) Common Drive Way Agreement
16. Once all documents and maps are finalized, two sets of paper maps and two sets of maps on Mylar shall be submitted for signature by the Chairman of the Planning and Zoning Commission and other Town officials. All documents that are required to be executed shall be filed by the applicant with a signed Mylar copy of the maps in the Office of the Town Clerk.



site for 114 cars, additional lighting with 15 new poles, and no freestanding sign shall be located on this property subject to the following conditions:

1. Prior to Town officials signing a final mylar map and two paper copies, the final map shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission.
2. All lighting shall be full cut-off fixtures and shall not trespass beyond the site boundaries as confirmed by a photometric plan submitted to the Commission.
3. The CL&P poles adjacent to the neighbor's property shall not be used for lights and all utilities shall be underground.
4. A 6 foot high anodized black aluminum fence shall be installed to screen the adjacent property and protect the property from employee trespass, construction intrusion and cars being parked on the adjacent property. The fence is subject to review and approval of the Administrator of Land Use and the Town Engineer. Arborvitaes shall not be located where the fence is located.
5. As proposed by the applicant the new access driveway on the south side of the property and the northern most access way shall be one way out and the middle driveway shall be one way in to comply with Section 63.8.5 Driveway alignment.
6. There shall be no freestanding sign on the property.
7. The height of the light poles as indicated on the plans is 16' and 4 light poles along Straits Turnpike at a height each of 26'.
8. The rooftop parking for 30 cars shall be screened with the 5'8" parapet to hide the automobiles as shown on the Design Intent Documents.
9. All non-essential lighting shall be turned off after business hours leaving no more than 50% of the specified lights shown on the plan left on as approved by the Administrator of Land Use.
10. All modular block retaining walls shall be designed by a professional engineer registered in the State of Connecticut.

11. A deed shall be submitted merging the two separate parcels owned by County Line, Inc. to include the unapproved parcel not in compliance with the Zoning Regulations, before the final maps are signed.
12. A bond shall be posted for all public improvements, sedimentation and erosion control, landscaping, fencing and drainage in accordance with the bond policy adopted by the Commission. A per unit price estimate of all improvements and requirements shall be prepared by the applicant's engineer and shall be submitted to the Town Engineer for review and approval. According to Town bond policy, the Bond provided by the applicant will be a Letter of Credit and/or a Cash Bond.
13. Two paper copies and one mylar copy of the final A-2 survey site map shall be submitted with a signature block for the Chairman of Planning and Zoning and the mylar copy filed on the Town of Watertown Land Records before a zoning permit is issued.
14. All outside storage shall be prohibited.

In accordance with Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after approval of the plan. Said five year period shall expire on June 4, 2013.

Motion made by: G. Martin  
 Seconded by: C. Mancini  
 Aye: 7 Nay: 0

Text of Motion: Allow the meeting to continue past 11:00PM to complete the items on the agenda

Motion made by: C. Mancini  
 Seconded by: D. Minnich  
 Aye: 7 Nay: 0

- 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

J. Blais recused himself from this application  
 D. George sat in for J. Blais



g. Applicant: Tina DiCarlo/James& Patricia Mullen  
Re: Lot line revision  
At: 2440 Litchfield Road/223 Morris Town Line  
Road, Watertown  
Zone: R-90

J. Blais returned to the meeting  
D. George was no longer seated

Text of Motion: Accept lot line revision  
Motion made by: G. Dupliese  
Seconded by: R. Russ  
Aye: 7 Nay: 0

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

Text of Motion: Accept first cut  
Motion made by: G. Martin  
Seconded by: G. Dupliese  
Aye: 7 Nay: 0

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

Text of Motion: Accept application for a banner for a period of ten days  
Motion made by: R. Rondeau  
Seconded by: G. Martin  
Aye: 7 Nay: 0



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.

Text of Motion: Table for further review  
Motion made by: R. Russ  
Seconded by: C. Mancini  
Aye: 7 Nay: 0

9. Old Business
10. Chairman's report
11. Adjournment

Text of Motion: Adjourn at 11:45PM  
Motion made by: G. Dupliese  
Seconded by: G. Martin  
Aye: 7 Nay: 0