

**WATERTOWN PLANNING AND ZONING COMMISSION**  
**Public Hearing**  
**October 17, 2007**  
**Watertown High School Technology Center**  
**324 French Street, Watertown, CT 06795**

**7:00 P.M.**

**1. CALL MEETING TO ORDER**

Chairman David E. Minnich called the public hearing to order at 8:00 P.M.

**2. ROLL CALL**

Mr. Minnich asks Mrs. Allen to read the roll

**Present:** D. Minnich, M. Masayda, J. Franson, R. Russ, C. Mancini,  
D. Geroche, G. Martin

**Absent:** J. Wick, R. Rondeau,

D. George sits in for J. Wick

**Others Present:** Ms. Ruth Mulcahy, Administrator of Land Use  
And Mr. Charles Berger, Town Engineer.

For the record, Mr. Lukasavage is no longer part of the commission

**3. HEARING OF APPLICATIONS**

- b. Zone Change application located at 58 Commercial Street,  
Watertown, CT to change the zone from an IG-80 General Industrial  
District to a B-SC Shopping Center Business District.**

Applicant: Sandy Alves  
Alves Precision  
58 Commercial Street  
Watertown, CT

**3. PUBLIC PARTICIPATION**

**Bill Alka, Davis Street Extension**

Mr. Alka states that he owns property on Davis Street Extension. He doesn't live in town but he pays taxes on the property on he owns. He states that he saw no proposal for any type of plazas or structures being built across the street. He states he was surprised as the approval of the 55 and older condominiums.

Mr. Alka would like to express that he feels there will be a lot of traffic coming from that area and it is a narrow road. He asks if the area is known for icing conditions because every time he goes by there the road is icy in the winter time. He asks if there are any plans to widen the road and Mr. Minnich replies that there are not. He asks if the where the new plaza road coming out of and the reply is that there are no buildings being proposed at this time merely a zone change. Mr. Alka states that once that is done, they will want to put a Wal-Mart or a Target in. What's next? Mr. Minnich replies that he doesn't think that something that size will fit on the site and continues that the history of the site is that it is part of the Paparazzo property that was re-zoned. It was an IG-80 and then the commission changed the portion to which the age 55 restricted housing is on now to an R-70. On top of that is an overlay zone. The piece of land which is subject of this public hearing is still zoned IG-80 and the request of the applicant is to make it the same zone as across the street which is where Staples is. Mr. Alka replies that he can throw numbers at him all night, but he doesn't understand them and continues that he was surprised that there were wetlands across the street where the housing is going and he states he doesn't know how it got approved and asked if the road was covering up the wetlands also and asks how many more wetlands are we going to cover up.

He states his main concern is that more things are being added there and the road has not widened at all. Mr. Minnich tells Mr. Alka that the property is just vacant land and the owner is just looking the change the zone and is not doing any building and Mr. Alka says that once the zone is changed he can build what he wants to on it.

### **Sam Boisvert, 678 Watertown Road**

Mr. Boisvert states his concern is that if 29 condominiums are going on 3.5 acres of land, what can be done on 6.25 acres in Watertown? He is alarmed by this. He wonders what the future holds. Mr. Minnich states that the applicant does not have the right to put residential housing. He asks Ms. Mulcahy to go through the list of what can be put on this property according to the zone.

She states the permitted uses are stores or shops for the conduct of retail business, stores or shops for the conduct of personal service business, banks, financial institutions, restaurants (sit down) or fast food without drive through facilities which would all be permitted via site plan approval. Special permit uses included addition to existing manufacturing, bank or financial institution with drive through facilities, child day care, general medical or professional offices, hotels or motels, new car sales, used car sales as an accessory use only to the new car sales, restaurants (sit down) or fast food with patron floor area of 750 square feet with drive through facilities.

Mr. Boisvert states his question was answered and just about anything can go in there and all of these things mentioned will just create more traffic and that area has plenty already.

**Daniel Boisvert, 678 Davis Street Extension**

He wants to add that shops would add hours of operation that would be later than those of an industrial building. Most industrial would be out by 5 p.m. and retail stays open later. He further states that crime would increase because more people would be around wander in their neighborhood.

Mr. Minnich asks if Mr. Alves has any final comments he would like to make on this application before the public hearing is closed. Mr. Alves states that this property has nothing to do with the property across the street or the wetlands. That is 3-400 feet away and at the present times he has no plans for the property but he has owned it for 34 years

A female resident states that she wanted to remind them that all of the garbage in the wetlands is fast food containers from McDonalds and people use Davis Street Extension as a short cut so any type of food place will definitely cause garbage in the wetlands and she is worried about crime as well because there are a lot of elderly people going into the housing as well as those on Davis Street Extension.

Mr. Masayda wanted to address the gentleman that talked about the potential increase in traffic by changing the zone. He states that the property abuts Bunker Hill and Commercial Street and he thinks if the applicant would come in with some type of proposal he would hope that he would consider having the access off of commercial street rather than Bunker Hill.

**Bob LaBonne, 516 Platt Road**

Mr. Labonne had a couple comments. As far as the trash, it is all over the place. Americans are a disaster. In his parking lot, there are ashtrays emptied and he states we are a shameful society with trash. The other thing he wanted to say is 55 is not that old.

**MOTION:** To Close the public Hearing  
**Motion Made By:** Mr. Masayda  
**Seconded:** Mr. Mancini

Motion Passes unanimously.

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Michael Masayda, Secretary  
Planning and Zoning Commission