

Town of Watertown
Planning and Zoning Commission
Public Hearing

Time: 7:00PM
Date: Wednesday, April 2, 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. An application for a two lot residential Re-Subdivision to be known as Davis/West Re-Subdivision located on Davis and Evelyn Streets, Oakville, CT in an R-G residence zone.

Recess or close public hearing, the public hearing must be closed by May 7, 2008 unless the applicant grants an extension of time.
 - b. An application for a five lot residential subdivision to be known as Robert M. Velardo Subdivision located on Bassett Road, Watertown, CT in an R-90 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.
 - c. An application for Special Permit #238 for activity in a 100 year flood plain located at Bunker Hill Road and Sandbank Road, Watertown, CT in an R-70 residence zone.

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

- e. An application for modification to Lakeview Estates Subdivision to eliminate the through road to Mallory Road, Watertown, CT in an R-30 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.

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: Wednesday, April 2, 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. Land Use Academy Training series, roles and responsibilities of Commissions, Map Reading for site plan review and legal procedures for land use decision making May 17, 2008
 - b. State of Connecticut DEP Letter dated March 13, 2008 Re: accepting applications from municipalities, non-profit land conservation organizations and water companies for the fourteenth round of the Open Space and Watershed Land Acquisition Grant Program
 - c. State of Connecticut DEP letter dated February 27, 2008 Re: Stream Channel Encroachment Permit NO: SCEL:20070124
 - d. Letter dated March 5, 2008 from Murtha Cullina, LLP Re: Petition NO:834 Watertown Renewable Power, LLC
 - e. State of Connecticut Dept of Environmental Protection letter dated February 14, 2008 Re: Ct. General Statutes Section 22-a6h Notice CRRA Application No: 200202510
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. Regular Meeting October 3, 2007
- d. 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
- e. Public hearing special meeting October 17, 2007 for Sandy Alves zone change from an I-80 to a BS-C
- f. Public hearing special meeting October 17, 2007 for GT Holdings for a site plan approval.
- g. Special meeting of October 25, 2007 for Bailie Company for site plan Approval
- h. Special Meeting December 5, 2007
- i. Public hearing December 5, 2007 Plan of Development
- j. Public hearing December 5, 2007 Section 42A –Rte 262 PCD
- k. Public Hearing December 5, 2007 300 Smith Pond Road, Watertown
- l. Regular Meeting December 5, 2007
- m. Public Hearing January 2, 2008 An application for a 15 lot subdivision known as French Hill Estates located on French Street, Watertown, CT
- n. Public Hearing January 2, 2008 Cider Hill Subdivision located on Woodbury Road and Old Baird Road, Watertown, CT
- o. Regular Meeting January 2, 2008
- p. Continuation of Public Hearing January 16, 2008 Special Permit #237 for a wind turbine located at 60 Farm Circle, Watertown, CT
- q. Special Meeting January 16, 2008
- r. Public Hearing January 23, 2008 Special Permit #233 Watertown High School Site Plan modifications for an education use with additions and renovations
- s. Public Hearing January 23, 2008 Special Permit #234 Judson School, Watertown, CT Site Plan modifications for an education use with additions and renovations
- t. Public Hearing January 23, 2008 Special Permit #235 Judson School, Watertown, CT Site Plan modifications for an education use with additions and renovations
- u. Special Meeting January 23, 2008
- v. February 6, 2008 Continuation of Public Hearing an application for a 15 lot subdivision to be known as French Hill Estates
- w. February 6, 2008 Continuation of Public Hearing Special Permit #233 Watertown High School, Watertown, CT
- x. February 6, 2008 Continuation of Public Hearing Special Permit #234 Judson School, Watertown, CT
- y. February 6, 2008 Continuation of Public Hearing Special Permit #235 Polk School, Watertown, CT
- z. Regular Meeting February 6, 2008

- aa. February 20, 2008 Continuation of Public Hearing Special Permit #233 Watertown High School, Watertown, CT
- bb. February 20, 2008 Continuation of Public Hearing Special Permit #234 Judson School, Watertown, CT
- cc. February 20, 2008 Continuation of Public Hearing Special Permit #235 Polk School, Watertown, CT
- dd. Special Meeting February 20, 2008
- ee. Motion Sheet Public Hearing March 5, 2008 four lot subdivision of land to be known as Deluca Subdivision
- ff. Motion Sheet Regular Meeting March 5, 2008
- gg. Minutes Budget and Administrative Sub-committee Meeting March 13, 2008
- hh. Minutes New and Used Cars Regulations Sub-committee Meeting March 13, 2008
- ii. Minutes March 19, 2008 Parking Regulations Subcommittee Meeting
- jj. Minutes March 19, 2008 Wind Turbine Regulations Subcommittee Meeting
- kk. Special Meeting March 19, 2008

6. Staff report

7. Articles on agenda

- a. Applicant: Ken Demirs and Michael D'Augustino
 Re: 2 lot residential subdivision
 At: Davis Street/Evelyn Street
 Oakville, CT
 Zone: R-G

- b. Applicant: Joe Polletta
 Agent: Charles Spath, Stuart Somers
 Re: Modification to Lakeview Estates
 Subdivision to eliminate through
 road to Mallory Road
 At: Mallory Drive, Watertown, CT
 Zone: R-30

- c. Applicant: The Taft School
 Agent: Ron Bomengen, Fuss & O'Neill
 Re: Special Permit #
 Addition of dining hall to be
 Known as HDT/Dining Hall
 At: 110 Woodbury Road, Watertown
 Zone: R-20F

- d. Applicant: Cercemaggiore Club
Agent: Richard Bruno
Re: Special Permit #242 for a Gazebo
At: 550 Sylvan Lake Road, Oakville
Zone: R-30
- e. Applicant: Robert Velardo
Agent: Dennis McMorrow, Berkshire
Engineering
Re: 5 lot residential subdivision
At: Bassett Road, Watertown, CT
Zone: R-90
- f. Applicant: Curt Titus
Re: Site Plan/Special Permit #
County Line, Inc. BMW
Addition to building to expand
the service department
At: 699 Straits Turnpike, Watertown, CT
Zone: B-SC
- g. Applicant: Walnut Grove Farm
Agent: Emily Jones, Civil One
Re: Special Permit #238 for activity
In an 100 year flood plain
At: Bunker Hill Road and Sandbank
Road, Watertown
Zone: R-70
- h. Applicant: Walnut Grove Farm
Agent: Emily Jones, Civil One
Re: 22 lot subdivision to be known as
Southridge Estates
At: Bunker Hill Road/Sandbank Road,
Watertown
Zone: R-70
- i. 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

j. Applicant: Town of Watertown
Public Works Dept.
Re: 250 gallon propane tank
At: Burton Street, Watertown
Zone: R-10F

10. Old Business

- a. Status of Baillie Company site restoration

11. New Business

- a. Review regulation regarding 400' intersection separation distance
- b. Guernseytown Farms Estates Phase I – release of one year maintenance bond
- c. Lakeview Estates – bond reduction
- d. P&A Heights bond release – extruded concrete curbing

12. Chairman's report

13. Adjournment