

Town of Watertown
Planning and Zoning Commission
Public Hearing

Time: 7:00PM
Date: Wednesday, March 5, 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. A four lot subdivision of land to be known as DeLuca Subdivision located on Hinman Road, AKA Town Line Highway, Watertown, CT

Recess or adjourn, public hearing must be closed by
April 9, 2008 unless the applicant grants an extension of time.

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: Wednesday, March 5, 2008
Place: Watertown High School **Technology Center**
324 French Street
Watertown, CT

1. Call meeting to order
2. Roll call
3. Executive Session for pending litigation – Concerned Citizens for Preservation of Watertown, Inc. vs. Watertown Planning & Zoning Commission
4. Public Participation
5. Communications and bills
 - a. Memo dated February 25, 2008 from Larry Black to Ruth Mulcahy/Charles Frigon
 - b. Letter to Chuck Frigon from W. David LeVasseur from State of Connecticut Office of Policy and Management Re: University of Connecticut Center for Land Use Education and Research announcing the 2008 schedule for the Connecticut Land Use Academy.
 - c. Connecticut Federation of Planning and Zoning Agencies 60th Annual Conference March 27, 2008 at the Aqua Turf Country Club, Southington, CT
 - d. Connecticut Federation of Planning and Zoning Agencies Length of Service Awards
 - e. COGCNV Minutes January 8, 2008

6. 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. Special Meeting September 19, 2007
 - c. October 3, 2007 proposed Affordable Housing development with 29 condominium units to be known as Town View
 - d. October 3, 2007 Watertown Credit Union site plan modification for removal of an existing building and additional parking located at Woodruff Avenue
 - e. Regular Meeting October 3, 2007
 - f. 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
 - g. Public hearing special meeting October 17, 2007 for Sandy Alves zone change from an I-80 to a BS-C
 - h. Public hearing special meeting October 17, 2007 for GT Holdings for a site plan approval.
 - i. Public hearing special meeting October 17, 2007 for James P. Rizk for a proposed affordable housing development.
 - j. Special meeting of October 25, 2007 for Bailie Company for site plan Approval
 - k. Special Meeting December 5, 2007
 - l. Public hearing December 5, 2007 Plan of Development
 - m. Regular Meeting December 5, 2007
 - n. Motion sheet Public Hearing January 2, 2008 An application for a 15 lot subdivision known as French Hill Estates located on French Street, Watertown, CT
 - o. Motion sheet Public Hearing January 2, 2008 Cider Hill Subdivision located on Woodbury Road and Old Baird Road, Watertown, CT
 - p. Motion sheet Regular Meeting January 2, 2008
 - q. Motion Sheet continuation of Public Hearing January 16, 2008 An application for a 15 lot subdivision known as French Hill Estates located on French Street, Watertown, CT
 - r. Motion sheet continuation of Public Hearing January 16, 2008 Special Permit #237 for a wind turbine located at 60 Farm Circle, Watertown, CT
 - s. Motion Sheet Special Meeting January 16, 2008
 - t. Motion Sheet Public Hearing January 23, 2008 Special Permit #233 Watertown High School Site Plan modifications for an education use with additions and renovations
 - u. Motion Sheet Public Hearing January 23, 2008 Special Permit #234 Judson School, Watertown, CT Site Plan modifications for an education use with additions and renovations
 - v. Motion Sheet Public Hearing January 23, 2008 Special Permit #235 Judson School, Watertown, CT Site Plan modifications for an education use with additions and renovations

- w. Motion Sheet Special Meeting January 23, 2008
- x. Motion Sheet February 6, 2008 Continuation of Public Hearing an application for a 15 lot subdivision to be known as French Hill Estates
- y. Motion Sheet February 6, 2008 Continuation of Public Hearing Special Permit #233 Watertown High School, Watertown, CT
- z. Motion Sheet February 6, 2008 Continuation of Public Hearing Special Permit #234 Judson School, Watertown, CT
- aa. Motion Sheet February 6, 2008 Continuation of Public Hearing Special Permit #235 Polk School, Watertown, CT
- bb. Motion Sheet Regular Meeting February 6, 2008
- cc. Motion Sheet February 20, 2008 Continuation of Public Hearing Special Permit #233 Watertown High School, Watertown, CT
- dd. Motion Sheet February 20, 2008 Continuation of Public Hearing Special Permit #234 Judson School, Watertown, CT
- ee. Motion Sheet February 20, 2008 Continuation of Public Hearing Special Permit #235 Polk School, Watertown, CT
- ff. Motion Sheet Special Meeting February 20, 2008

7. Staff report

8. Articles on agenda

- a. Applicant: Sal DeLuca
Agent: Dennis O'Sullivan
Re: 4 lot residential subdivision
At: Hinman Road, Watertown, CT
Zone: R-70

- b. Applicant: Robert Velardo
Agent: Dennis McMorrow, Berkshire Engineering
Re: 5 lot residential subdivision
At: Bassett Road, Watertown, CT
Zone: R-90

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

- d. Applicant: Curt Titus
Re: Preliminary discussion
County Line, Inc. BMW
Addition to building to expand
the service department
At: 699 Straits Turnpike, Watertown, CT
Zone: B-SC
- e. Applicant: Michael Perugini
Re: Site Plan Approval for building
Parking and sign location
At: 40 Depot Street, Watertown, CT
Zone: B-CF
- f. Applicant: Candee Hill Junction, LLC
Re: Modification to site plan to eliminate
interior sidewalks and revise
plantings
At: 1400 Main Street, Oakville, CT
Zone: B-G
- g. 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, CT
Zone: R-70
- h. 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

9. Old Business

- a. Status of Baillie Company site restoration
- b. Windmill Regulations
- c. Status of P&Z department job descriptions
- d. FY 2008-2009 operating budget

10. New Business
 - a. Request for 8-24 approval, Public Works Department 5 Year Capital Improvements Program (CIP) Plan
 - b. Planning and Zoning Commission By-Laws
11. Chairman's report
12. Adjournment