

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:00 PM
Date: January 7, 2009
Place: **JOHN TRUMBULL PRIMARY SCHOOL
LIBRARY
779 BUCKINGHAM STREET
OAKVILLE, CT**

1. Call meeting to order
2. Roll call
3. Council of Governments Presentation – Virginia Mason Re: Home Connecticut
4. Public participation
5. Communications and bills
 - a. New Urban News, December, 2008
 - b. Council of Governments Minutes November 14, 2008
 - c. Referral from COG Re: City of Waterbury WZ-169-112308 – extend moratorium to September 30, 2009 for special permit site plan approval for group dwellings and designed developments.
 - d. City of Waterbury, Notice of Public Hearing January 28, 2009 on Zoning Text Amendment to modify Article 5, Section 5.45-1(e) regarding the permitted area of wall signs in commercial and industrial districts.
 - e. Court Case: Weiner v. New Milford Zoning Commission – denial of application for a special permit and site plan approval to operate an outdoor flea market
 - f. Resolution – Watertown Town Council acceptance of Elm Street and Williams Avenue, Oakville, CT

6. Minutes

- a. Continued Public Hearing November 6, 2008 RTE 262 Zone Text Amendment
- b. Special Meeting November 10, 2008 RTE 262 Zone Text Amendment
- c. Special Meeting November 19, 2008
- d. Regular Meeting December 3, 2008

7. Staff Report

8. Articles on agenda

- a. Applicant: Honda of Watertown
Re: Review Section 51.19 As-built drawings – determination of acceptance by Commission of deviations from approved site plan
At: 816 Straits Turnpike, WTN
Zone: B-SC
- b. Applicant: Hardrock Development
Re: Text Amendment to Section 42 – Restricted Industrial IR-80 and IR-200 Districts Add: Section 42.3.10 building for construction contractors with no outside storage of unregistered vehicles, equipment, materials or supplies in an IR-200 to the Permitted Site Plan Uses.
- c. Applicant: Dom DiNunzio
Re: Site Plan Approval to build a 3 family house
At: 13 Colonial Street
Zone: R-G
- d. Applicant: AT&T
Agent: Alan Lagocki, Ames & Whittaker
Re: Site Plan/Special Permit #258 -above ground 2,000 gallon diesel fuel tank
At: 1053 Main Street, Watertown
Zone: B-G
(Public Hearing Required)

- e. Applicant: Legends Auto Group, LLC
Lou Hart - Valenti Motors, Inc.
Re: Site Plan, Special Permit
And Motor Vehicle Location
New and used vehicle sales
(renovate existing building)
At: 694 Straits Turnpike, Watertown
Zone: B-SC
(Public Hearing Required)

9. Old Business

- a. Text amendments initiated by Commission members:
1. G. Martin: Parking regulations
 2. R. Mulcahy: Common driveways
 3. G. Dupliese: Lot sizes
 4. R. Rondeau: Open spaces
 5. Other text amendments

10. New business

- a. Bond reduction – Cobb/Slade Street in the amount of \$5,950.00 -
Joe Schienda
- b. Watertown High School Bond Releases
Release of \$215,850.00
- c. Judson Elementary School Bond Releases
Bond reduction in the amount of \$42,410
- d. Section 8-24 Referral for redrawing the Watertown Town boundary with
the City of Waterbury to put all of the Oakville Pin Shop in Watertown
and all of Chase Brass and Copper Company in Waterbury
- e. Discussion on a non-conforming building located at 676 Northfield
Road, Watertown

f. Proposed By-Laws Amendment December 3, 2008 –

(a) Article VII Meetings - Section 7

(b) Article IX Public Hearings Section 3

g. Planning and Zoning Budget

h. Zoning Map Update

11. Executive Session

a. Joseph D. Masi and Margaret Laflamme v. Watertown Planning and Zoning Commission

12. Chairman's Report

13. Adjournment