

Town of Watertown
Planning and Zoning Commission
Moratorium Subcommittee Meeting

Time: 6:00PM
Date: July 2, 2008
Place: John Trumbull Primary School Library
779 Buckingham Street
Oakville, CT

1. Call meeting to order
2. Roll call

Members on Subcommittee: R. Russ, G. Dupliese, D. George, R. Rondeau, J. Blais,
C. Mancini, G. Martin, K. Demirs

3. Moratorium on residential zoning and subdivision regulations
4. Adjourn

Town of Watertown
Planning and Zoning Commission
Public Hearings

Time: 7:00PM
Date: July 2, 2008
Place: **John Trumbull Primary School Library**
379 Buckingham Street
Oakville, CT

5. Call meeting to order

6. Roll call

7. 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.

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

- b. Site Plan/Special Permit #247 for a baseball field dug out located at the Taft School, 110 Woodbury Road, Watertown, CT in an R-20F residence zone and

Recess or close, public hearing must be closed by August 6, 2008 unless the applicant grants an extension of time.

- c. An application to amend the text of the Zoning Regulations
Section 30.6.1 and 30.6.2 -Qualifying Standards: - Professional Office District
- d. An application to amend the text of the Zoning Regulations Article VII –
Administration and Enforcement
Section 71.4 Location of Motor Vehicles Uses

- e. Text Amendment to Subdivision Regulations Section 5.3.5f Excess Grades: At stop controlled intersection legs, the maximum grade shall not exceed 3% within 50 feet of the intersection.

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: July 2, 2008
Place: **John Trumbull Primary School Library**
779 Buckingham Street
Oakville, CT

1. Call meeting to order
2. Roll call
3. Public Participation
4. Communications and bills
 - a.. Referral from Council of Governments dated May 6, 2008 Re:
“Housing For Active Adult Communities” – Thomaston
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. Regular Meeting February 6, 2008
- h. 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.
- i. Public Hearing 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.
- j. Public Hearing 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
- k. Public Hearing 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
- l. Public Hearing 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
- m. Public Hearing May 7, 2008 an application for text amendment to Subdivision Regulations Section 5.3.7 Intersections Section 5.3.7a
- n. Regular Meeting May 7, 2008
- o. Minutes Budget and Administrative Sub-committee May 7, 2008
- p. Continuation of Public Hearing May 14, 2008 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.
- q. Special Meeting May 14, 2008
- r. Minutes Budget and Administrative Sub-committee meeting May 21, 2008
- s. Subcommittee Parking Regulations June 4, 2008
- t. Motion Sheet Continuation of public hearing June 4, 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.
- u. Motion Sheet Continuation of public hearing June 4, 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
- v. Motion Sheet Continuation of Public Hearing June 4, 2008 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
- w. Motion Sheet Public Hearing June 4, 2008 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

- x. Motion Sheet Public Hearing June 4, 2008 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
- y. Motion Sheet Public Hearing June 4, 2008 amendments to the Town of Watertown Zoning Regulations Article I Section 5.2 Wind Turbines
- z. Motion Sheet Regular Meeting June 4, 2008
- aa. Minutes Moratorium Subcommittee Meeting June 18, 2008
- bb. Motion Sheet Continuation of public hearing June 18, 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.
- cc. Motion Sheet Special Meeting June 18, 2008

6. Staff Report

7. 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

- b. Applicant: Taft School
 Re: Site Plan/Special Permit #247
 Baseball Fields Dugout
 At: 110 Woodbury Road, Watertown
 Zone: R-20F

- c. Applicant: Water and Sewer Department
 Re: Site Plan Application two steel storage
 containers
 8' X20"
 At: French Street, Oakville
 Zone: R12.5

- d. Applicant: Candee Hill Junction, LLC
 Re: Site Plan Application Sign 48 Sq. Ft.
 At: 1400 Main Street, Oakville
 Zone: B-G

- e. Applicant: Hardrock Developers
 Agent: Stuart Somers Co.

- Re: Site Plan Modification
 At: Watertown Business Center
 Echo Lake Road, Watertown
 Zone: IR-200
- f. Applicant: CHK Industries
 Re: Site Plan Application for additional 300 Sq.
 Ft. of office space
 At: 380 Main Street, Watertown, CT
 Zone: BO-F
- g. Applicant: Planning and Zoning Commission
 Re: Text Amendment to Zoning Regulation
 Section 30.6.1 and
 30.6.2 – Qualifying Standards: Professional
 Office District
- h. Applicant: Planning and Zoning Commission
 Re: Text Amendment to Zoning Regulations
 Article VII – Administration and
 Enforcement Section 71.4 Location of
 Motor Vehicles Uses
- i. Applicant: Planning and Zoning Commission
 Re: Text Amendment Subdivision Regulations
 5.3.5f Excess Grades: The Commission,
 after consultation with the Director of Public
 Works, may approve a subdivision with
 grades in excess of the above when unusual
 conditions of topography are encountered,
 there is no apparent alternate layout for a
 street and the length of street subject to
 increased grade is confined to relatively
 short distances of approximately 600 feet or
 less. The Commission may approve a
 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.

8. Old Business

- a. Route 262 Planned Commercial District
- b. Moratorium on residential zoning and subdivision regulations

9. New business
 - a. Request for abandonment of a Portion of Paper Street – Chase
 - b. Request for 90 day extension to file mylar – Regina Farms Subdivision
 - c. FY 2008-2009 budget
10. Chairman's report
11. Adjournment