

Town of Watertown
Planning and Zoning Commission
Moratorium Subcommittee Meeting
Minutes

Time: 6:00PM (6:05PM)
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

Others Present: R. Mulcahy, Administrator of Land Use

3. Moratorium on residential zoning and subdivision regulations

Items on the proposed 2008-2009 were discussed.

Chuck Berger, Town Engineer, will no longer be available to attend Planning and Zoning meetings unless specifically requested for a specific project and approval has to be obtained. Mr. Berger will also not be allowed to spend as much time on town projects with the Zoning Enforcement Officer such as working on the appendices of the Subdivision Regulations.

Ms. Mulcahy said she requested the Building Official to provide figures on housing permits but was not provided those figures in time for this evening's meeting. It was discussed that housing permits have declined in all towns, including Watertown.

Ms. Mulcahy recommended that a moratorium is not needed.

Text of Motion: Make a recommendation to the full Commission that a moratorium is not necessary because of the economic climate in town.

Motion made by: D. George

Seconded by: R. Russ

Aye: 5 Nay: 0

Mr. Rondeau suggested a sub-committee to discuss the current subdivision regulations which could curb future development.

4. Adjourn

Text of Motion: Adjourn at 6:25PM

Motion made by: R. Russ

Seconded by: R. Rondeau

Aye: 5 Nay: 0

Town of Watertown
Planning and Zoning Commission
Public Hearings
Motion Sheet

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

1. Call meeting to order
2. Roll call

Members Present: D. Minnich, M. Masayda, R. Russ, G. Martin,
G. Dupliese, J. Blais, D. George, R. Rondeau

Members Absent: C. Mancini, K. Demirs,

Others Present: R. Mulcahy, Administrator of Land Use

D. George sat in for C. Mancini

3. 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.

This public hearing was on the public hearing agenda in error. This public hearing was closed on June 18, 2008.
 - 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

J. Blais recused himself from this application.
R. Rondeau sat in for J. Blais

Text of Motion: Close public hearing
Motion made by: R. Russ
Seconded by: D. George
Motion Withdrawn

Text of Motion: Close the public hearing but wait until 7:25PM in case abutting property owners have not arrived at the meeting to voice their opinions
Motion made by: R. Rondeau
Seconded by: G. Martin
Aye: 7 Nay: 0

J. Blais recused himself again for this vote
R. Rondeau sat in for J. Blais

Text of Motion: Close public hearing at 7:25PM
Motion made by: D. George
Seconded by:
Aye: 7 Nay: 0

- c. An application to amend the text of the Zoning Regulations
Section 30.6.1 and 30.6.2 -Qualifying Standards: - Professional Office District

Mr. Blais returned to the meeting
R. Rondeau no longer seated for Mr. Blais

Text of Motion: Close public hearing
Motion made by: R. Russ
Seconded by: G. Dupliese

- d. An application to amend the text of the Zoning Regulations Article VII –
Administration and Enforcement
Section 71.4 Location of Motor Vehicles Uses

Text of Motion: Close public hearing
Motion made by: G. Martin
Seconded by: G. Dupliese
Aye: 7 Nay: 0

- 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.

Text of Motion: Close public hearing
Motion made by: M. Masayda
Seconded by: R. Russ
Aye: 7 Nay: 0

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

Members Present: D. Minnich, M. Masayda, R. Russ, G. Martin,
G. Dupliese, J. Blais, D. George, R. Rondeau

Members Absent: C. Mancini, K. Demirs,

Others Present: R. Mulcahy, Administrator of Land Use

D. George sat in for C. Mancini

3. Public Participation

4. Communications and bills

- a. Referral from Council of Governments dated May 6, 2008 Re:
“Housing For Active Adult Communities” – Thomaston

Text of Motion: By unanimous consent place on file

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

Text of Motion: By unanimous consent table 5a, c, d, e, f, g

Text of Motion: By unanimous consent approve 5b, h-cc be approved with the amendment for 5-r (May 21, 2008 mtg) as stated by Commissioner Martin to be amended.

Mr. Minnich reminded the Commission that there is an addendum for 7h-1 for Nick Perugini

Text of Motion: Add to Agenda as 9-d Catholic Cemeteries of the Arch Dioceses of Hartford regarding a mausoleum

Motion made by: D. Minnich

Seconded by: R. Russ

Aye: 7 Nay: 0

Text of Motion: Add to agenda 9-e to establish a subcommittee to review the Subdivision Regulations

Motion made by: R. Russ

Seconded by: G. Martin

Aye: 7 Nay: 0

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

Text of Motion: Table
Motion made by: D. George
Seconded by: M. Masayda
Aye: 7 Nay: 0

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

J. Blais recused himself from this application
R. Rondeau sat in for J. Blais

Text of Motion: **WHEREAS**, the Town of Watertown Planning and Zoning Commission received a Special Permit # 247/Site Plan application for baseball dugouts in an R-20F Residence District located at 110 Woodbury Road, Watertown, CT which includes Site Plan dated 5/29/08 prepared by Fuss & O'Neil Surveyors & Engineers, 247 Main Street South, Woodbury, CT ; and

WHEREAS, the Commission held a public hearing on July 2, 2008; and

IT IS THEREFORE RESOLVED the Watertown Planning and Zoning Commission **APPROVES** Special Permit #247/Site Plan application for baseball dugouts in an R-20F Residence District subject to the following conditions:

1. Prior to Town officials signing a final A-2 Survey mylar site map and the two paper site map copies, the final map with a signature block for the Chairman of Planning and Zoning shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission. The

signed mylar copy shall be filed on the Town of Watertown Land Records before a zoning permit is issued.

2. No exterior athletic field lights, sound amplification or scoreboard are approved with this application.

In accordance with Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after approval of the plan. Said five year period shall expire on July 2, 2013.

3. The site plan mylars shall be submitted on or before August 1, 2008.

Motion made by: G. Dupliese

Seconded by: D. George

Aye: 7 Nay: 0

- c. Applicant: Water and Sewer Department
Re: Site Plan/Special Permit #249 Application
two steel storage containers
8' X20"
At: French Street, Oakville
Zone: R12.5

J. Blais returned to the meeting

R. Rondeau no longer seated for J. Blais

Text of Motion: Accept application for review and schedule a public hearing for August 6, 2008

Motion made by: M. Masayda

Seconded by: R. Russ

Aye: 7 Nay: 0

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

Text of Motion: WHEREAS, the Town of Watertown Planning and Zoning Commission received a Site Plan modification application on July 2, 2008 from Candee Hill Junction LLC, for 1400 and 1432 Main Street, Oakville, CT for a 48 sq. ft. sign located 3 feet from the property line 15' high in a B-G General Business District which included a Foundation As-Built Survey Parcel A and B dated 4/21/08 with a final revision date of 6/16//08 prepared

for Hard Rock Development LLC by Land-Data Engineers 567 Watertown Avenue, Waterbury, CT; and

WHEREAS, the applicant received a 24 sq. ft. variance for the size of the sign and a 7' variance for the front yard property line setback;

WHEREAS, the Commission heard the application presentation on July 2, 2008; and

IT IS THEREFORE RESOLVED that the Watertown Planning and Zoning Commission **APPROVES** the Site Plan modification application titled Foundation As-Built Survey with a final revision date of 6/16/08 for the location of a 48 sq. ft. sign 3 feet from the front property line 15' high in a B-G General Business District with the following conditions:

1. The conditions of approval of June 5, 2002 and March 5, 2008 remain as part of this site plan modification approval.
2. All exterior lighting shall be full cut off and all non-essential lighting shall be turned off after business hours.
3. The illuminated sign shall comply with Article VI Section 61.4.3. Outdoor Lighting of the Town of Watertown Zoning Regulations.
4. The final Mylar and final plans shall be approved by the Town Engineer, Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission.

In accordance with Section 8-3 (i) of the Connecticut General Statutes, all work in connection with this modified Site Development Plan shall be completed within five years after approval of this modified site plan. Said five year period shall expire on July 2, 2013. All work in connection with the remaining portions of the Site Development Plan previously approved by the Commission and not in conflict with this modified site plan must be completed within the time period the Commission approved at earlier dates.

Motion made by: G. Martin

Seconded by: R. Russ

Aye: 7 Nay: 0

Text of Motion: Deny the request for waiver of application fees and the fees must be paid

Motion made by: R. Russ

Seconded by: D. George

Aye: D. Minnich, R. Russ, G. Martin, G. Dupliese, J. Blais, D. George
Nay: M. Masayda

On a vote of 6 in favor and 1 against, the motion is approved to deny the request for waiver of application fees

- e. Applicant: Hardrock Developers
 Agent: Stuart Somers Co.
 Re: Site Plan Modification
 At: Watertown Business Center
 Echo Lake Road, Watertown
 Zone: IR-200

Text of Motion: Table to the August 6, 2008 regular meeting
Motion made by: R. Russ
Seconded by: G. Martin
Aye: 7 Nay: 0

- 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

Text of Motion: WHEREAS, the Town of Watertown Planning and Zoning Commission received a Site Plan application on July 2, 2008 titled Town & Country Pediatrics & Family Medicine, Towne Center Office Building, 380 Main Street, Watertown, CT, for conversion of 300 sq. ft. of basement storage space to office space from John DeClaire, CKH Industries, 520 Temple Hill Road, North Windsor, NY located in a Office Business District B-OF in the Fire District which includes a Site Plan Map Showing Property titled Towne Center Office Building dated May 1, 1985 revised 9/9/85;

WHEREAS, the Commission heard the application presentation on July 2, 2008; and

IT IS THEREFORE RESOLVED that the Watertown Planning and Zoning Commission approves the Site Plan modification application for conversion of 300 sq. ft. of basement storage space to office space for Town & Country Pediatrics & Family Medicine , Towne Center Office Building, located at 380 Main Street, Watertown, CT with the following condition:

1. Prior to Town officials signing a final mylar map and two paper copies, the final map with a signature block for the Chairman of Planning and Zoning shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator

of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission. The signed mylar copy shall be filed on the Town of Watertown Land Records before a zoning permit is issued.

2. All exterior lights shall be full cut off fixtures.

Motion made by: M. Masayda
Seconded by: R. Russ
Aye: 7 Nay: 0

g. Applicant: Charles Lacombe
Re: Anco Tool & Manufacturing
Site Plan Add Air Conditioner
On Roof for Pad
At: 1094 Echo Lake Road, Watertown
Zone: IR-80

Text of Motion: Deny application because it is not complete
Motion made by: R. Russ
Seconded by: J. Blais
Vote taken after motion to amend

Text of Motion: Amend the motion to approve the application with the condition that if the air conditioner is mounted on the roof, screening will accompany the unit acceptable to the Zoning Enforcement Officer.
Motion made by: M. Masayda
Seconded by: G. Dupliese

Aye: M. Masayda, G. Dupliese,
Nay: D. Minnich, R. Russ, G. Martin, J. Blais, D. George

On a vote of 2 in favor and 5 opposed the amended motion is denied.

Vote on the main motion: (Deny the application)

Aye: D. Minnich, R. Russ, G. Martin
J. Blais, D. George
Nay: M. Masayda,
Abstain: G. Dupliese

On a vote of 5 in favor, 1 opposed, 1 abstention, the application is denied because the application is incomplete and it does not designate where on the roof the air conditioner is going to be or if it is going to be on the roof.

Text of Motion: If applicant resubmits his application, the fees be waived
Motion made by: G. Martin
Seconded by: G. Dupliese
Aye: 7 Nay: 0

- h. Applicant: David Szabo, Goldschmidt & Associates
Re: Preliminary Discussion on a proposed
Zone Change from R-G General
Residential to B-C – Central Business
District
At: Griffin School, 26 Davis Street, Oakville
Zone: R-G

Preliminary discussion was withdrawn

- h-1 Applicant: Nick Perugini
Re: Site Plan/Special Permit #248
For the construction of a professional office
Building
At: 505 Straits Turnpike, Watertown
Zone: R-T Transition Zone

Text of Motion: Accept application for review and schedule a public
hearing for the August 6, 2008 regular meeting
Motion made by: G. Martin
Seconded by: R. Russ
Aye: 7 Nay: 0

Meeting was recessed at 9:45PM
Meeting reconvened at 9:50PM

G. Dupliese left the meeting at 9:45PM
R. Rondeau was seated for G. Dupliese

- i. Applicant: Planning and Zoning Commission
Re: Text Amendment to Zoning Regulation
Section 30.6.1 and
30.6.2 – Qualifying Standards: Professional
Office District

Text of Motion: Amend Zoning Regulation
Section 30.6.1 -The minimum lot size for a PO zone is 1.5 acres.

Section 30.6.2 – The maximum size (a) maximum building coverage is
25% (b) maximum impervious surface coverage is 45%

Delete

Section 30.6.3e Bulk and Coverage

1. Maximum Building Ground Coverage 2,500 Sq. Ft.
2. Maximum Impervious Surface Coverage 25%

Motion made by: R. Russ
Seconded by: D. George
Vote taken after motion to amend

Text of Motion: Amend motion to read maximum impervious surface coverage to be 35%

Motion made by: G. Martin
Seconded by: M. Masayda
Aye: D. Minnich, M. Masayda, G. Martin, J. Blais, D. George, Rondeau
Nay: R. Russ

On a vote of 6 in favor and 1 opposed, the motion is approved

Text of Motion: Delete existing Section 30.5.4 Professional Office

Add New Section 30.5.4 Professional Office - Residential Transition Zone in areas of the Town of Watertown; such special use permit districts shall border Straits Turnpike or Bunker Hill Road within the designated R-T Residential Transition Zone

The purpose of a professional office "PO" Use in an R-30/R-12.5 Residential Transition Zone is intended to accommodate a transition between the commercial zone B-SC and the residential R-30/R-12.5 Zone, while still maintaining and preserving the residential character of the area.

Motion made by: R. Rondeau
Seconded by: G. Martin
Aye: 7 Nay: 0

Vote on main motion as amended:
Aye: 7 Nay: 0

Text of Motion: Effective date of the text amendment will be July 11, 2008

Motion made by: G. Martin
Seconded by: R. Russ
Aye: 7 Nay: 0

Text of Motion: The sentence “at stop controlled intersection legs, the maximum grade shall not exceed 3% within 50 feet of the intersection.

Motion made by: M. Masayda

Seconded by: R. Russ

Aye: 7 Nay: 0

Text of Motion: The effective date of the text amendment will be July 11, 2008

Motion made by: G. Martin

Seconded by: R. Russ

Aye: 7 Nay: 0

8. Old Business

a. Route 262 Planned Commercial District

Text of Motion: Schedule a special meeting to be held on July 16, 2008 to discuss proposed language for a Planned Commercial District

Motion made by: R. Russ

Seconded by: D. George

Aye: D. Minnich, R. Russ, G. Martin, G. Dupliese, J. Blais, R. Rondeau

Nay: M. Masayda

On a vote of 6 in favor and 1 opposed, the motion is approved.

b. Moratorium on residential zoning and subdivision regulations

Text of Motion: A moratorium is not needed because of the slow down in the economy

Motion made by: M. Masayda

Seconded by: R. Russ

Aye: 7 Nay: 0

9. New business

a. Request for abandonment of a Portion of Paper Street – Chase

Text of Motion: Table due to lack of sufficient information

Motion made by: R. Rondeau

Seconded by: G. Martin

Aye: 7 Nay:0

- b. Request for 90 day extension to file mylar – Regina Farms Subdivision

Text of Motion: R. Rondeau

Seconded by: M. Masayda

Aye: 7 Nay: 0

- c. FY 2008-2009 budget

- d. Catholic Cemeteries Association of the Archdiocese of Hartford, Inc.

Text of Motion: The request of the Catholic Cemeteries Association of the Archdiocese of Hartford, CT for a chapel mausoleum is subject to the Watertown Planning and Zoning regulations

Motion made by: D. George

Seconded by: J. Blais

Aye: 7 Nay: 0

- e. Subcommittee to review subdivision regulations

Text of Motion: Form a subcommittee to review the Town of Watertown's Subdivision Regulations and make a recommendation to the full board on its findings

Motion made by: R. Russ

Seconded by: R. Rondeau

Aye: 7 Nay: 0

Members on the subcommittee are G. Dupliese, R. Rondeau, G. Martin and R. Russ

R. Rondeau made a recommendation to have the first meeting at 8:00PM on July 16, 2008.

- 10. Chairman's report

- 11. Adjournment

Text of Motion: Adjourn at 10:45PM

Motion made by: R. Russ

Seconded by: R. Rondeau