

Town of Watertown  
Planning and Zoning Commission  
Moratorium Subcommittee Meeting

Time: 6:00PM  
Date: June 18, 2008  
Place: Watertown High School **Technology Center**  
324 French Street  
Watertown, 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. Adjournment

Town of Watertown  
Planning and Zoning Commission  
Public Hearing

Time: 7:00PM  
Date: June 18, 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. 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.

Town of Watertown  
Planning and Zoning Commission  
Special Meeting

Time: 7:30PM  
Date: June 18, 2008  
Place: Watertown High School **Technology Center**  
324 French Street  
Watertown, CT

1. Call meeting to order
2. Roll call
3. New business
  - a. Mount Olivet Cemetery, proposed chapel/mausoleum, 669 Platt Road, Watertown, Ct
  - b. Ice House Road Estates Subdivision, street trees
  - c. Echo Lake Brownsfield – cease and desist order
4. 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: Planning and Zoning Commission  
Re: Amendment to the Zoning Regulations  
Article I Section 5.2 0 Wind Turbines
- c. Applicant: Friends of the Watertown Library  
Association  
Re: Temporary banner resolution for announcing  
Special events on the railing by the  
Parking lot  
At: 470 Main Street, Watertown  
Zone: BC-F
- d. 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. (**Bold** is the proposed change to  
the regulations)
- e. Applicant: Planning and Zoning Commission  
Re: Text Amendment Zoning Regulations  
Residential Transition Zone - Professional  
Office District  
30.6.1 The minimum size for a PO  
zone is 1.5 acres; the size of the  
building is 2,000 Sq. Ft with a  
maximum foot print of 1,500 Sq. Ft.  
30.6.2 The maximum size for a PO  
zone is 4.00 acres; the maximum size  
of the building is 4,000 Sq. Ft with a  
maximum foot print of 2,500 Sq. Ft.

f. Applicant: Planning and Zoning Commission  
Re: Text Amendment Zoning Regulations  
DELETE Section 71.4 Location of Motor  
Vehicle Uses

5. Old Business
  - a. Route 262 Planned Commercial District
  - b. Moratorium on residential zoning and subdivision regulations
6. Chairman's report
7. Adjournment