



# Town of Watertown Connecticut

51 Depot Square Business Center

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Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency

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Town of Watertown  
Planning and Zoning Commission  
Regular Meeting

Time: 7:30M  
Date: November 5, 2008  
Place: **Watertown High School Technology Center**  
324 French Street  
Watertown, CT

1. Call meeting to order
2. Roll call
3. Public Participation
4. Minutes
  - a. Regular Meeting August 6, 2008
  - b. Special Meeting August 20, 2008 Route 262 Planned Commercial District Subcommittee
  - c. Special Meeting August 20, 2008
  - d. Special Meeting September 10, 2008 – RTE 262 PCD sub-committee consider continuing to write RTE 262 text amendment
  - e. Special Meeting September 10, 2008
  - f. Budget and Administrative Sub-committee Meeting September 17, 2008
  - g. Public Hearing September 17, 2008 Special Permit #252 C&D Volume Reduction
  - h. Special Meeting September 17, 2008
  - i. Special Meeting September 17, 2008 Rte 262
  - j. Parking Regulations Sub-committee Special Meeting September 17, 2008
  - k. Special Meeting September 24, 2008 Route 262 PCD Subcommittee
  - l. Special Meeting September 24, 2008 (mtg not held)
  - m. Sub-committee Meeting September 29, RTE 262 Text Amendment
  - n. Special Meeting September 24, 2008
  - o. Special Meeting October 1, 2008 Executive Session
  - p. Continuation of Public Hearing October 1, 2008 Special Permit #205 Swift School, 250 Colonial Street, Oakville, CT

- q. Public Hearing October 1, 2008 Wishbone Realty, LLC for proposed m. 8,500 Sq. Ft. building located at Lombard Plaza, Watertown, CT
- r. Public Hearing October 1, 2008 Gregory Forte Special Permit #225 automotive sales 1197 Main Street, Watertown, CT
- s. Public Hearing October 1, 2008 Robert Velardo, resubdivision of five lots Bassett road, Watertown, CT
- t. Public Hearing October 1, 2008 Joseph Masi, resubdivision of 18 lots French Street, Watertown, Ct
- u. Public Hearing October 1, 2008 an amendment to the Zoning Regulations Section 51.21 Article V, Section 52 and Article VII Section 71 for posting of public hearing signs
- v. Regular Meeting October 1, 2008
- w. Subcommittee meeting Special Meeting October 15, 2008 Parking regulations
- x. Motion Sheet Continuation of Public Hearing October 15, 2008 Wishbone Realty, LLC for a proposed 8,500 Sq. Ft. building located at Lombard Plaza 1128&1142-1156 Main Street, Watertown, CT
- y. Motion Sheet Continuation of Public Hearing October 15, 2008 Robert M. Velardo for a re-subdivision for five lots located on Bassett Road, Watertown, CT.
- z. Motion Sheet Special Meeting October 15, 2008
- aa. Motion Sheet Public Hearing Special Meeting October 29, 2008 RTE 262 Zone Text Amendment

5. Staff Report

6. Articles on agenda

- a. Applicant: Taft School  
Agent: Ron Bomengen Fuss & O'Neill  
Re: Special Permit #256 to build a Foyer/breezeway to allow a connection between two buildings  
At: 110 Woodbury Road, Watertown  
Zone: R-20F
- b. Applicant: Wishbone Realty, LLC  
Agent: Grew Design, Inc.  
Re: Site Plan Application for proposed retail building – 8,500 Sq. Ft.  
At: 1128&1142-1156 Main Street, Watertown,  
Zone: B-G
- c. Applicant: Robert M. Velardo  
Agent: Dennis McMorrow, Berkshire Engineering

- |    |            |                                      |
|----|------------|--------------------------------------|
|    | Re:        | Re-subdivision of 5 lots             |
|    | At:        | Bassett Road, Watertown              |
|    | Zone:      | R-90                                 |
| d. | Applicant: | Joseph Masi & Margaret Raymond       |
|    | Agent:     | Charles Spath, Stuart Somers Co.     |
|    | Re:        | Re-application, Masi Subdivision     |
|    |            | French Hill Estates                  |
|    | At:        | French Street, Watertown, CT         |
|    | Zone:      | R-12.5                               |
| e. | Applicant: | Bill Taylor                          |
|    | Re:        | Site Plan Application                |
|    |            | Subway Sandwich Shop                 |
|    | At:        | 750 Straits Turnpike                 |
|    | Zone:      | BS-C                                 |
| f. | Applicant  | Harry Ward                           |
|    |            | Town of Watertown                    |
|    | Re:        | Site Plan Application for 500 gallon |
|    |            | aboveground propane tank             |
|    | At:        | Crestbrook Park                      |
|    |            | 834 Northfield Road                  |
|    | Zone:      | R-90 Residence District              |
| g. | Applicant: | Mark Hunihan, Overhead Door Co.      |
|    | Re:        | Preliminary Discussion               |
|    |            | Location of overhead door company    |
|    | At:        | 56 New Wood Road, Watertown, CT      |
|    | Zone:      | IR-80 Restricted Industrial District |

## 7. Old Business

- a. Text amendments initiated by Commission members:
  1. G, Martin: Parking regulations
  2. R. Rondeau: Building lots access – Subdivision Regulations 5.2.1
  3. R. Rondeau: Driveways joint use – Subdivision Regulations 5.2.5
  4. R. Mulcahy: Common driveways
  5. G. Martin: Lot sizes
  6. C. Mancini: Street trees
  7. R. Rondeau: Open spaces
  8. Other text amendments

## 8. New business

- a. Request for 90 extension for filing of Southridge Estates Subdivision Maps and documents.

- b. Request for bond reduction for Lakeview Estates Subdivision on Echo Lake Road.
- c. Request for bond reduction for the Watertown High School on French Street.

9. Chairman's Report

10. Adjournment