



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266
Website: www.watertownct.org

Fax: (860) 945-4706

9-A
Pd
\$485.00

SITE PLAN APPROVAL/SPECIAL PERMIT 2022-05

Name and mailing address of Applicant <u>MICHAEL TERELMES</u> <u>PO BOX 1312</u> <u>BLASTONBURY CT 06033</u> Phone: (860) 847 847-419-0737	Location of Property <u>45 EDDY STREET</u> <u>OAKVILLE, CT 06779</u>
Name and address of Owner <u>MICHAEL TERELMES</u> <u>45 EDDY ST OAKVILLE CT</u> <u>My Terelmes@gmail.com 06779</u>	Zone _____ non-conforming? _____ Map <u>113A</u> Block <u>135</u> Lot <u>2</u>

Description of Existing Use/Property

Type of Use	<u>Residential / Single Family</u>
Size of property	
Buildings	<u>1</u>
Parking	<u>7 SPOTS +</u>
other important features	<u>N/A</u>
Signage(# of signs & square feet)	<u>N/A</u>

Description of Proposed Use

Uses	<u>RESIDENTIAL / SINGLE FAMILY PLUS AIRBNB (BIB)</u>
Buildings	<u>1</u>
Parking	<u>7 + SPOTS</u>
Signage(# of signs & square feet)	<u>0</u>
Number of Employees	<u>0</u>

N/A

Where applicable, number of:

Hotel/Motel Rooms		Convalescent Home	
Hospital/Clinic Beds		Occupants of Assembly Hall	
Water & Sewer to be provided by			
Professional Engineer/Surveyor name and address	Date Submitted	Date Rec'd	PH Date
Phone: ()	Project Number:		Fee:
<u>Michael Terelmes</u>	<u>7/20/22</u>	<u>Michael Terelmes</u>	<u>7/20/22</u>
Signature of Applicant	Date	Signature of Owner	Date

Print name MICHAEL TERELMES

Print name _____

* ADDITIONAL DETAILS ATTACHED

45 eddy st

Search Results

Parcel Details

45 EDDY ST

Parcel ID: 113A 135 2
 Lot Size (AC): 0.25
 Parcel Value: 201400

Links

Record Card

Photo

Google Map

Abutter Distance:

Abutters

Add Parcel

Remove Parcel

Print Labels

Export List

Adjacent

Adjacent

50 ft

100 ft

200 ft

300 ft

400 ft

500 ft

Parcel ID 113A 135 2

Location 45 EDDY ST

Scroll

Parcel Value 201400

Email Map Link

Copy and paste the following string into an email to link to the current map view:

Print Map

Close

10m

40ft

lat: 41.6013, long: -73.0872

Tighe Bond

Special Permit Application
45 Eddy Street Oakville, CT 06779

August 3, 2022

Planning and Zoning Commission
61 Echo Lake Road
Watertown, CT 06795

RE: Bed and Breakfast accommodation in Residential District

Members of the Commission:

I was recently made aware that a Site Plan Approval/Special Permit is required for my property at 45 Eddy Street to use part of the property as a bed and breakfast. The house has 5 bedrooms and three bathrooms, and I would like to use up to two of the bedrooms and one of the bedrooms as a bed and breakfast as described in Section 310.3.1 of the Connecticut State Building Statutes. Under this statute (copy included in the application) a building that the owner occupies or that is adjacent to a building that the owner occupies as his/her primary place of residence that has a total building occupant load of not more than 16 persons including the owner occupants and has no provisions for cooking or warming food in the guest room may be classified as a bed and breakfast establishment under the aforementioned statute. The guest rooms that would be used for bed and breakfast would conform to this statute.

One year ago, I moved to Oakville with my partner and her two children and in the past year, we have enjoyed having friends and family stay with us, and we realized that this extra space that we have could provide wonderful accommodations for folks wishing to visit their children at Taft School or visit family living in the area. The concept of a bed and breakfast is permitted in the town ordinances subject to the Planning and Zoning Commissions review, and I am requesting that the Commission review the attached application and grant such permission.

Details of the existing property and the proposed use are below and attached as part of this application.

Existing Use: Residential Single Family

- Owner occupied.
- One building.
- 5-bedroom 3-bath.
- ~2500 sqft.
- 7 paved parking spaces.
- No signage.

Proposed Use: Residential Single Family plus bed and breakfast

- Owner occupied.
- One building.
- 5-bedroom 3-bath (2 bedrooms and one bathroom for bed and breakfast).
- ~2500 sqft.
- 7 paved parking spaces (bed and breakfast guests would park in the spots behind the house).
- No signage.

Proposed usage as a bed and breakfast includes the following"

- Resident manager (I will still live there).
- No food service (i.e no breakfast, lunch or dinner).
- While it is difficult to estimate the usage of the bed and breakfast, we envision 50% occupancy with most occupants staying on average 1-2 weeks and not exceeding 30 days. Parking for any vehicles related to the bed and breakfast will be behind the house.
- Having reviewed Section 310.3.1 of the Connecticut State Building Statutes and discussed with Jeff Biolo, Watertown Building Official, we believe that the property conforms for bed and breakfast provided there is no cooking facilities in the guest rooms.

Thank you for your kind consideration, and I look forward to answering any questions that you may have about our proposed bed and breakfast. I am very excited to open my home to those visiting the town.

Kind Regards,

Michael Terelmes
45 Eddy Street, Oakville, CT 06779
347-419-0737

Special Permit for 45 Eddy Street

Existing Use: Residential Single Family

- Owner occupied
- One building
- 5-bedroom 3-bath
- ~2500 sqft.
- 7 paved parking spaces
- No signage

Proposed Use: Residential Single Family plus bed and breakfast (AIRBNB)

- Owner occupied
- One building
- 5-bedroom 3-bath (2 bedrooms and one bathroom used for AIRBNB)
- ~2500 sqft.
- 7 paved parking spaces
- No signage

Proposed usage as an AIRBNB will include the following

- Resident manager (I will still live there)
- No food service (i.e no breakfast)
- While it is difficult to estimate the usage of the AIRBNB, we estimate that there will be on average 50% occupancy with most occupants staying on average 1 week and not exceeding 30 days. Parking for any vehicles related to the AIRBNB will be behind the house
- Have discussed building requirements with Jeff Biolo, Watertown Building Official, and the property conforms for bed and breakfast provided there is no cooking facilities.
 - Stove to be removed from the kitchen area

Michael Terelmes
45 Eddy Street, Oakville, CT 06779
347-419-0737

SECTION 309 MERCANTILE GROUP M

309.1 Mercantile Group M. Mercantile Group M occupancy includes, among others, the use of a building or structure or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public. Mercantile occupancies shall include, but not be limited to, the following:

- Department stores
- Drug stores
- Markets
- Motor fuel-dispensing facilities
- Retail or wholesale stores
- Sales rooms

309.2 Quantity of hazardous materials. The aggregate quantity of nonflammable solid and nonflammable or non-combustible liquid hazardous materials stored or displayed in a single *control area* of a Group M occupancy shall not exceed the quantities in Table 414.2.5(1).

SECTION 310 RESIDENTIAL GROUP R

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *International Residential Code*.

310.2 Definitions. The following terms are defined in Chapter 2:

BOARDING HOUSE.

CONGREGATE LIVING FACILITIES.

DORMITORY.

GROUP HOME.

GROUP R-1 BED-AND-BREAKFAST ESTABLISHMENT.

GUEST ROOM.

HOTEL.

PERSONAL CARE SERVICE.

TRANSIENT.

310.3 Residential Group R-1. Residential Group R-1 occupancies containing *sleeping units* where the occupants are primarily *transient* in nature, including:

- Bed-and-breakfast establishments.
- Boarding houses (*transient*) with more than 10 occupants
- Congregate living facilities (*transient*) with more than 10 occupants
- Hotels (*transient*)
- Motels (*transient*)

310.3.1 Group R-1 bed-and-breakfast establishments. A building that the owner occupies or that is adjacent to a building that the owner occupies as his/her primary place of residence, has a total building occupant load of not more than 16 persons including the owner-occupants, and

has no provisions for cooking or warming food in the guest rooms. A Group R-1 bed-and-breakfast establishment shall not be permitted within a mixed-use building.

310.3.1.1 Kitchens in Group R-1 bed-and-breakfast establishments. Kitchens in Group R-1 bed-and-breakfast establishments shall be separated by $\frac{1}{2}$ -hour rated fire separation assemblies.

Exceptions:

1. Fire separation assemblies shall not be required when the kitchen is protected by a limited-area sprinkler system.
2. Fire separation assemblies shall not be required when the kitchen is equipped with a listed residential range top extinguisher unit or an approved commercial kitchen hood with a listed, approved automatic fire suppression system.
3. The structural members supporting the rated assemblies shall not be required to be fire-resistance rated.

310.4 Residential Group R-2. Residential Group R-2 occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are primarily permanent in nature, including:

- Apartment houses
- Boarding houses with more than six occupants
- Congregate living facilities with more than six occupants
- Convents
- Dormitories
- Fraternities and sororities
- Hotels
- Live/work units
- Monasteries
- Motels
- Vacation timeshare properties

310.5 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

- Buildings that do not contain more than two *dwelling units*, with not more than six lodgers or boarders per *dwelling unit*
- Boarding houses with six or fewer occupants where *personal care services* are not provided
- Care facilities in accordance with Section 308.3.4, 308.4.2, or 308.6.4
- Congregate living facilities with six or fewer occupants where *personal care services* are not provided

310.5.1 Care facilities within a dwelling. Deleted.

310.5.2 Lodging houses. Deleted.

310.6 Residential Group R-4. Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than 3 but not more than 16 occupants, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*. Buildings of Group R-4 shall be classified as one of the occupancy conditions.

10-A

TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
SUBDIVISION/RESUBDIVISION APPLICATION

Application for: ☒ Subdivision ☐ Resubdivision Date: 7-20-22

Location of Property: Lake Winnemau Road & Sperry Road

Is this parcel within 500 feet of another municipality? ☐ YES ☒ NO

Name of municipality: Not applicable

Assessor's Map: 141 Block 20-06 Lot

Subdivision Name: Lake Winnemau Estates

Total Number of Proposed Lots: 4 Total Acreage: 6.15

Number of Proposed Lots having Frontage on Existing Street: 4

Are there wetlands on the property or will you be draining water into a wetland? ☒ YES ☐ NO

If YES, has an application been submitted to the Inland Wetland Commission? ☒ YES ☐ NO

Applicant: Steiner, Inc.

Address: 2 Parklawn Drive, Bethel, CT 06801

Phone #: 203-743-7201 Fax:

Applicant's Signature:

Owner: Steiner, Inc.

Address: 2 Parklawn Drive, Bethel, CT 06801

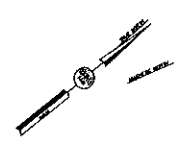
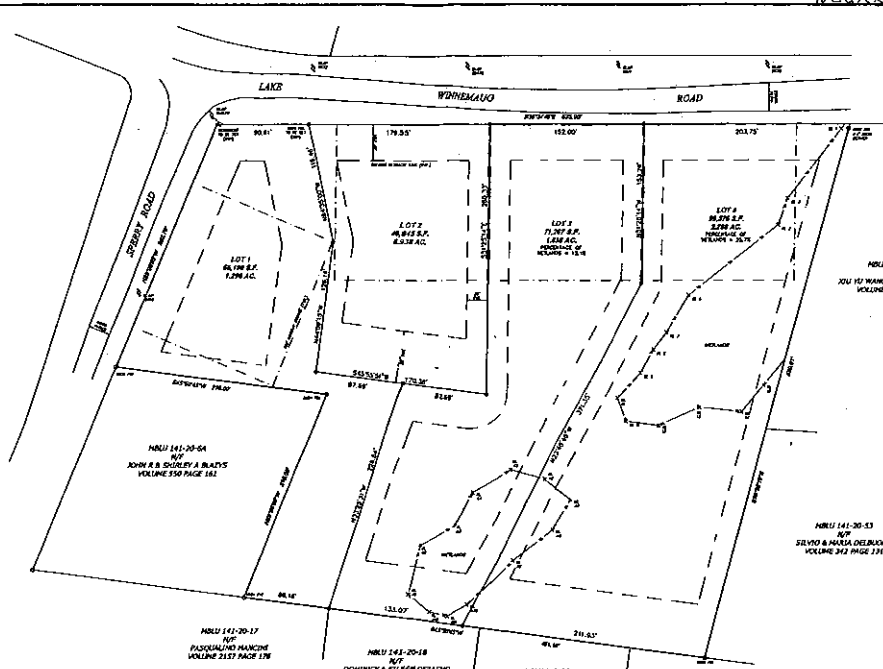
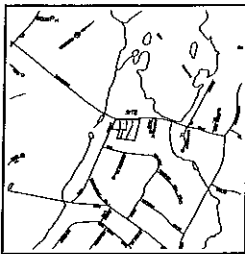
Phone #: 203-743-7201 Fax:

Owner's Signature:

Information for Applicants and Owners

1. Twelve copies of the subdivision plan, twelve copies of the site development plan, two copies of the construction plans and four copies of the sediment and erosion control plans must be submitted with the application.
2. Public hearings will be held on all resubdivision applications and on subdivision applications at the discretion of the commission

newest 9/2/22



Summary of Lots									
Lot No.	Area (S.F.)	Area (AC.)	Front Footage (Ft.)	Depth (Ft.)	Width (Ft.)	Height (Ft.)	Volume (Cu. Yd.)	Remarks	Notes
1	61,100	1.40	100	100	100	100	100		
2	48,800	1.12	100	100	100	100	100		
3	71,300	1.63	100	100	100	100	100		
4	31,300	0.72	100	100	100	100	100		
5	31,300	0.72	100	100	100	100	100		

- NOTES:
1. THE SUBDIVISION MAP IS A PRELIMINARY MAP AND DOES NOT REPRESENT THE FINAL MAP.
 2. THE SUBDIVISION MAP IS A PRELIMINARY MAP AND DOES NOT REPRESENT THE FINAL MAP.
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 10. THE SUBDIVISION MAP IS A PRELIMINARY MAP AND DOES NOT REPRESENT THE FINAL MAP.

APPROVED AND ENDORSED: STEINER, INC.
DATE: 09/02/22
BY: [Signature]
TITLE: [Title]
APPROVED BY THE TOWN OF WATERBURY: [Signature]
DATE: 09/02/22
BY: [Signature]
TITLE: [Title]
APPROVED BY THE TOWN OF WATERBURY: [Signature]
DATE: 09/02/22
BY: [Signature]
TITLE: [Title]

SUBDIVISION PLAN
LAKE WINNEMAUG ESTATES
PREPARED FOR
STEINER, INC.
NSLU 141-20-06
LAKE WINNEMAUG ROAD & SPERRY ROAD
WATERBURY, CONNECTICUT

DATE: 09/02/22
BY: [Signature]
TITLE: [Title]
APPROVED BY THE TOWN OF WATERBURY: [Signature]
DATE: 09/02/22
BY: [Signature]
TITLE: [Title]





Town of Watertown Connecticut

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Fax: (860) 945-4706

10-B

SITE PLAN APPROVAL/SPECIAL PERMIT 2022-06

Name and mailing address of Applicant <u>MATT TAYLOR</u> <u>184 PLATT RD</u> <u>WATERTOWN, CT 06795</u> Phone: <u>(971) 222-4882</u>	Location of Property <u>184 PLATT RD</u> <u>WATERTOWN, CT 06795</u>
Name and address of Owner <u>MATT TAYLOR</u> <u>184 PLATT RD</u> <u>WATERTOWN, CT 06795</u>	Zone <u>R7D</u> non-conforming? <u> </u> Map <u>97</u> Block <u>10</u> Lot <u>30B</u>

m.taylor@americanbus.com

Description of Existing Use/Property

Type of Use	<u>RESIDENTIAL, SINGLE FAMILY</u>
Size of property	<u>5.5 ACRES</u>
Buildings	<u>HOUSE, BARN, POOL HOUSE</u>
Parking	<u>6 SPACES</u>
other important features	
Signage(# of signs & square feet)	

Description of Proposed Use

Uses	<u>AIR BUS</u>
Buildings	<u>HOUSE, POOL HOUSE</u>
Parking	<u>6 SPACES</u>
Signage(# of signs & square feet)	
Number of Employees	<u>0</u>

Where applicable, number of:

Hotel/Motel Rooms	<u>4</u>	Convalescent Home	
Hospital/Clinic Beds	<u>0</u>	Occupants of Assembly Hall	
Water & Sewer to be provided by	<u>HOMER OWNERS</u>		
Professional Engineer/Surveyor name and address	Date Submitted	Date Rec'd	PH Date
Phone: ()	Project Number	Fee:	
Signature of Applicant	Date	Signature of Owner	Date

Print name MATT TAYLOR

Print name MATT TAYLOR

10-B

Dear Mr. Massoud and members of the Planning and Zoning Commission,

I'm responding to the letter regarding our Airbnb at 184 Platt Rd, from the zoning office. We are looking for approval for a permit to have our home be an Airbnb. We are requesting a hearing in November is possible.

Our 5.5-acre dwelling is 700 ft off Platt Rd, secluded in its own private cocoon. We have ranch style home that is 5800 sq feet, with a pool house and an inground pool. We have enough parking for up to 8 cars or more. Our home is a 4 bedroom with smoke detectors throughout the house.

We are hoping to list our home during the summer months 2 to 3 times a month. When we do Airbnb, we will be listing our entire home, with a maximum stay of 7 nights. Typically, 4 nights is the usual rental.

When we rent, we have friends in Litchfield County that we stay with, so we are close for any issues that may potentially arise. If we are out of town, we have a caretaker that responds to any requests.

I respectfully request that the commission review our application for Special Permit/Site Plan Approval based on the information provided, the zoning regulation requirements met, and the relatively low impact of visitors/guests on the neighborhood.

I'm thankful for the chance to present this application, and I'm hopeful that I can respond satisfactorily to any concerns or questions from the Zoning Enforcement Office and the Planning and Zoning Commission throughout the next steps of this requested accessory use Special Permit process.

Thank you for your time and consideration.

Sincerely,

Matt Taylor

