PRESENT: Commissioners:  A. Gaddis  M. Jesus  K. Kenneson  
G. Noujaim  J. Caiazzo (Chairman) 

ABSENT: None 

ALSO PRESENT: Dennis Brown, Zoning Enforcement Officer  
Patricia (Pat) M. Daigle, Recording Secretary, Office of the City Clerk 

CALLED TO ORDER @ 6:42 P.M. 

ROLL CALL by Recording Secretary 

PUBLIC SPEAKING: No Public Speakers 

PUBLIC HEARINGS: 7:14 P.M. ~ 9:40 P.M. 

(1) PL 2013 - 0018  Variance Section 4.09 in a CN Zone: Minimum side yard from 10 feet required to 5 feet provided at location 1250 West Main Street.  Applicant is Waterbury Land, LLC.  As shown on a map titled Site Plan Prepared for Waterbury Land LLC, Meyers Associates PC dated 1-23-13 which shall be endorsed and filed in the Land Records at the offices of the Town Clerk. 

Speaker(s): Scott Meyers; Meyers Associates P.C., 60 Linden Street 
           Attorney Franklin Pilicy; 365 Main Street, Watertown 
           Tom Harman; 351 Park Road 
           Kurt Montagno; Montagno Insurance Agency; 344 Robbins Street 
           Cynthia Meo; 65 Fern Circle 
           Vincent LoRusso (Owner of Said Property) 
           Susan Harman; 351 Park Road 

On the motion of Commissioner Gaddis, Seconded by Commissioner Noujaim, the Zoning Board of Appeals Voted Unanimously to CLOSE the Public Hearing at 7:30 P.M. 

(2) PL 2013 - 0036  Special Exception Change in Non-Conforming Use to Another Non-Conforming Use (Existing Real Estate Office (380 sq. ft.) to Take-Out/Delivery Pizza/Sandwich Shop at location 200 Monmouth Avenue.  Applicant is Hector Morales. 

Speaker(s): John Spinella; 36 Old Farm Road; Watertown 

On the motion of Commissioner Kenneson, Seconded by Commissioner Gaddis, the Zoning Board of Appeals Voted Unanimously to CLOSE the Public Hearing at 7:33 P.M.
NEW BUSINESS:

(1) Approval of Summary Minutes – February 20, 2013.

On the motion of Commissioner Kenneson, Seconded by Commissioner Jesus, the Zoning Board of Appeals Voted Unanimously to APPROVE the Aforementioned Meeting Minutes

(2) PL 2013 - 0036 Special Exception Change in Non-Conforming Use to Another Non-Conforming Use (Existing Real Estate Office (380 sq. ft.) to Take-Out/Delivery Pizza/Sandwich Shop. Location: 200 Monmouth Avenue. Applicant: Hector Morales.

On the motion of Commissioner Jesus, Seconded by Commissioner Kenneson, the Zoning Board of Appeals Voted Unanimously to APPROVE New Business #2

REASON: “Minimal Impact”

OLD BUSINESS:

(1) PL 2012 0267 Two Variances (#1) Section 5.04.14 RM District Parking, Loading, Access and Section 9.03.05 (1) Required number of Parking spaces which requires 1.5 spaces per dwelling unit or 6 spaces for the requested 4 units where none are provided and (#2) Variance from Section 4.09 Master Development Standards Table Section RM Maximum Residential Density, 24 Units per acre to permit 4 units where 2 units are permitted. Location: 137 Robbins Street. Applicant: 137 Robbins Street, LLC. Motion for approval not valid until filed in the Land Records at the Office of the Town Clerk.

On the motion of Commissioner Jesus, Seconded by Commissioner Gaddis, the Zoning Board of Appeals Voted by an 4 YEA / *1 ABSTENTION Roll Call Vote to APPROVE Old Business #1

*Kenneson

(2) PL 2012 0268 Variance of Section 9.03.05 Number of parking spaces from 177 spaces required to 41 space provided - this operation is mostly storage as well as inside loading areas. As shown on a map titled Plan Showing Existing Building/ Parking and Proposed Additions, Owned by COILPLUS, INC, MEYERS ASSOCIATES PC, dated 11/26/12 Location: 240 Huntingdon Avenue. Applicant: Coilplus, Inc. which shall be endorsed and filed in the Land Records at the Town Clerks Office.

On the motion of Commissioner Jesus, Seconded by Commissioner Gaddis, the Zoning Board of Appeals Voted by an 4 YEA / *1 ABSTENTION Roll Call Vote to APPROVE Old Business #2

*Kenneson

REASON: None Stated
Variance Section 4.09 in a CN Zone: Minimum side yard from 10 feet required to 5 feet provided. Location: 1250 West Main Street. Applicant: Waterbury Land, LLC. As shown on a map titled Site Plan Prepared for Waterbury Land LLC, Meyers Associates PC dated 1-23-13 which shall be endorsed and filed in the Land Records at the offices of the Town Clerk.

On the motion of Commissioner Jesus, Seconded by Commissioner Kenneson, the Zoning Board of Appeals Voted Unanimously by Voice Vote to APPROVE Old Business #3

REASON: “Enhances the Area”

ADJOURNMENT @7:55 P.M.

On the motion of Commissioner Kenneson, Seconded by Commissioner Jesus, the Zoning Board of Appeals Voted Unanimously by Voice Vote to ADJOURN

MJD/pmd