

THE WATERS OF WINNEMAUG, LLC
1625 Straits Turnpike, Suite 208, Middlebury, CT 06762
(203) 758-2148 ♦ holidayenterprise@outlook.com

July 25, 2023

Land Use Department
61 Echo Lake Road
Watertown, CT 06795

RE: Caruso Drive

To whom it may concern,

This letter is to request acceptance of the remainder of Caruso Drive. Please include this on the agenda for the next Planning & Zoning meeting on August 2, 2023.

Thank you.

Respectfully,

Robert LaFlamme



Town of Watertown

Connecticut

06795

Town of Watertown
Public Works Department
Heminway School Town Hall
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5240
Fax (860) 945-2707
www.watertownct.org

To: Mark Massoud, Administrator for Land Use and Building Services/ZEO

From: Paul Bunevich, Town Engineer

Date: August 30, 2023

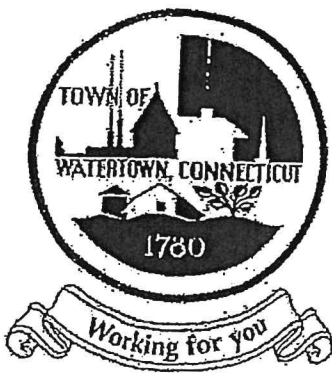
Subject: Waters of Winnemaug – Caruso Drive – Watertown

Acting upon a request from the developer, Robert LaFlamme, I have inspected the improvements in the extension of Caruso Drive, and also the work in the unpaved gravel section of Caruso Drive extending from the newly paved cul-de-sac to the gate at Flintlock Road, as required per the above referenced Subdivision Plans on file in our office.

After some minor items which needed to be done, I believe that the work completed in the roadway, including off-site drainage, monumentation, conservation markers and street trees comply with the Town of Watertown's Subdivision Regulations and the approved Record Subdivision Plans. The Highway Superintendent, Robert Grandpre, told me after his own inspection that he agreed with my assessment of the subdivision improvements.

Upon review of the final submitted as-built plans, and the legal description from Attorney Strub's office of the roadway to be accepted into the Town's Road System, I recommend that the Watertown Planning and Zoning Commission forward a positive recommendation for approval of the Waters of Winnemaug subdivision to the Watertown Town Council. If you have any questions please contact my office.

Cc: R. LaFlamme
G. Lukowski
C. Allen



Town of Watertown Connecticut

Planning and Zoning Board of Appeals,
 Conservation Commission/Inland Wetland Agency
 Watertown Municipal Center
 61 Echo Lake Road
 Watertown, CT 06795
 Telephone: (860) 945-5266 Fax: (860) 945-4706
 Website: www.watertownct.org

SITE PLAN APPROVAL/SPECIAL PERMIT

Name and <u>mailing</u> Address of Applicant	Location of Property
Guerrera Construction	371 Platt Road
154 Christian St	Watertown, CT 06795
Oxford, CT 06478	
Phone: (203) 888-5069	
Name and Address of Owner:	Zone <u>R70</u> Non-Conforming? _____
David Carey	
371 Platt Road	
Watertown, CT 06795	Map <u>76</u> Block <u>9</u> Lot <u>60</u>

Description of Existing Use/Property

Type of Use	Farm
Size of Property	50.91 Acres
Buildings	5
Parking	Ample but not applicable
Other important Features	Wide open private space
Signage (# of signs & Square Feet)	Non applicable

Description of Proposed Use

Uses	Stockpile clean fill material / Crush Rock
Buildings	0
Parking	0
Signage (# of signs & Square Feet)	N/A
Number of Employees	1-2 Temporary

Where Applicable, Number of:

Hotel/Motel Rooms		Convalescent Home	
Hospital/Clinic Beds		Occupants of Assembly Hall	
Signage (# of signs & Square Feet)			
Water & Sewer Provided by			
Professional Engineer/Surveyor name and address	Date Submitted	Date Rec'd	PH Date
Phone: ()	Project Number	Fee: \$1,000.00	

Signature of Applicant	Date	Signature of Owner	Date
Print Name <u>Joseph A. Guerrero Jr</u>		Print Name _____	

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August 29, 2023

AUG 29 2023
Received Planning and Zoning Office

Hand Delivered

Mark Massoud
Administer of Land Use/Zoning Enforcement Officer
61 Echo Lake Road
Watertown, CT 06795

RE: **Substituted** Text Amendment Application
New Proposed Section 55A-Age Restricted Housing Developments (ARHb)
Applicant Franklin G. Pilicy
c/o 235 Main Street, Watertown, CT 06795

Enclosed please find **substituted** proposed text amendment New Section 55A 15-30 Age Restricted Housing Developments (ARHb).

Section 55A.4.5 has been amended to provide as follows. "A minimum of two (2) off street visitor parking spaces shall be provided for every four (4) dwelling units. Driveway parking spaces may be counted as either resident or visitor parking spaces.

Section 55.4.8 has been added as follows: "Twenty-five (25%) percent of the site shall be set aside as contiguous public open space. A conservation restriction area may be included in determining the percentage. At least 25% of the minimum required public open space shall not be designated as wetlands or have greater than a 25% slope. In addition, at least another 10% of the site shall be designated as private open space. Water quality basin areas and conservation restriction areas may be included in determining the percentage of private open space. At least 25% of the minimum requested private open space shall not be designated as wetlands or have greater than a 25% slope."

The application fee has previously been paid.

Please substitute this text amendment for the text amendment filed on August 28, 2023.

Respectfully,

A handwritten signature in black ink, appearing to read 'F. Pilicy', is positioned above a horizontal line.

Franklin G. Pilicy
Applicant

New

Section 55A 15 – 30 Acre Age Restricted Housing Developments (ARHb)

55A.1 Establishment of an ARHb

The establishment of an ARHb overlay zone within an existing R-12.5 or R-30, R-70, R-90, or R-G District shall be considered a zone change subject to the requirements and procedures of CGS Section 8-3 and the provisions of Section 60 of these Regulations. In approving any such zone change application, the Commission shall determine that a need for an ARHb zone has been established.

55A.2 Basic Standard for ARHb Developments

- 55A.2.1 No individual who has not attained the age of 21 years may be domiciled within a dwelling unit in an ARHb development for more than 30 days within a calendar year. Any person who is permitted to and did occupy a unit with an age qualified person may continue to occupy the unit, after the death of such age qualified person, or if such age qualified person becomes a permanent resident of a health care facility. An ARHb is designated to meet the needs and requirements of an active adult community. The community shall qualify as “housing for older persons” described in the “Fair Housing Act” except that each unit shall have at least one resident age 55 or older unless otherwise provided. The above age restrictions shall be verified on an annual basis in writing by the Association required by Subsection 55.6. (Amendment adopted effective)(Effective date)
- 55A.2.2 Permitted uses in an ARHb development are the following.
- a. Single-family detached buildings.
- 55A.2.3 The maximum permitted density shall be three (3) units per gross acre.
- 55A.2.4 An ARHb development requires a minimum parcel size of fifteen (15) acres.
- 55A.2.5 An ARHb development parcel size shall not exceed thirty (30) acres.
- 55A.2.6 An ARHb development shall be developed pursuant to CGS Chapter 828, the Connecticut Common Interest Ownership Act.
- 55A.2.7 All dwelling units constructed along existing Town roads shall be single family detached with a minimum setback of 50ft (from a Town road).
- 55A.2.8 An ARHb development may be phased.

55A.3 Dimensional Requirements

Building separation	no less than 20 ft.
Setback from roads	No less than 35 ft. excluding driveway
Setback from residential boundary	50 ft. (The Commission may permit a lesser setback by a majority vote)
Setback from Industrial Boundary	75 ft.
Maximum building height	35 ft.
Maximum Building coverage	15%
Maximum Impervious Surface Coverage	25%

55A.4 Site Plan and Special Permit

An ARHb development application shall be subject to Special Permit and Site Plan approvals in accordance with Sections 8 and 9 of these Regulations, and the following additional standards and requirements.

- 55A.4.1 Each residential unit shall have a private outside space of at least 50 square feet, such as a terrace, deck, patio, or courtyard adjoining and directly accessible to the residential unit.
- 55A.4.2 The Commission shall confirm that the architecture is themed, that the exterior building materials are of good quality, and that the elevations are residential in character. There shall be no mechanical equipment, except solar collectors, on the roofs visible from the ground. Mechanical equipment and refuse containers shall be screened from view on at least three sides. The Site Plan application shall include conceptual images of each of the proposed housing types, demonstrating a consistent architectural theme and a consistent application of good quality exterior siding and roofing materials, which shall be subject to approval by the Commission at the time of Site Plan approval.
- 55A.4.3 All driveways and access roads shall be set back no less than 20 feet from all property lines, excepting as required for access roads to connect with town roads. The Commission shall have the authority to permit a lesser setback by a majority vote. At no time shall on street parking be permitted within the development and shall be so signed.
- 55A.4.4 The ARHb site shall be served by public water and public sewer. Fire hydrants to meet fire marshal specifications. Electric, telephone, and cable connections shall be installed underground. All water and sewer mains within the road system shall be owned and maintained by the Watertown Water and Sewer Authority. All water and sewer laterals from the roadways to the buildings will be owned and maintained by the community.
- 55A.4.5 A minimum of two (2) off-street resident parking spaces shall be provided for each dwelling unit and located in proximity to each unit, at least one (1) of

which shall be located within an enclosed garage. A minimum of two (2) off-street visitor parking spaces shall be provided for every four (4) dwelling units. Driveway parking spaces may be counted as either resident or visitor parking spaces.

55A.4.6 The roadway system shall be private. The Community Association shall be responsible for the maintenance, repair and replacement of the road system and shared driveways. Primary collector roads shall be twenty-four (24) feet in width, secondary arterial roads shall be eighteen (18) feet in width and shared driveways shall be fourteen (14) feet in width. The roadway and driveway plan shall meet the approval of the Commission. The profile of the primary collector road shall be constructed to Town standards to require a 12-inch gravel base and 4 inches of asphalt. Suitable pedestrian walkways and trails shall be provided.

55A.4.7 All road and storm drainage facilities within the Development shall be constructed in accordance with Best Management Practices (BMP's) for storm water quality and management, as specified in Section 30. Sheet flow techniques and roadside swaling shall be encouraged over curbing, catch basins, and manholes. The storm water management plan shall provide for a zero increase in peak runoff from the site. All road and storm drainage facilities within the development shall be maintained, repaired, and replaced by the Homeowners' Association. An annual report of said maintenance and repairs shall be provided The Homeowners' Association to the Town Engineer. (Effective date 5/15/15)

55.4.8 Twenty-five (25%) percent of the site shall be set aside as contiguous public open space. A conservation restriction area may be included in determining the percentage. At least 25% of the minimum required public open space shall not be designated as wetlands or have greater than a 25% slope. In addition, at least another 10% of the site shall be designated as private open space. Water quality basin areas and conservation restriction areas may be included in determining the percentage of private open space. At least 25% of the minimum requested private open space shall not be designated as wetlands or have greater than a 25% slope.

55A.5 Homeowners' Association and Deed Restrictions

A homeowner's association (common interest ownership association per CGS Chapter 828) for the ARHb development must be established to the satisfaction of the Commission and in accordance with Connecticut Law. The association documentation must be recorded on the land records of the Town of Watertown and must, at a minimum, contain the age, occupancy, and other restrictions and limitations contained in this ARHb regulation. The association shall be responsible for ensuring compliance with said restrictions. The restrictions as to age and number of occupants shall be specifically included as an encumbrance on the deed of each unit to be recorded on the land records.



August 30, 2023

Town of Watertown
Planning & Zoning Commission
61 Echo Lake Road
Watertown, CT 06795

**RE: Bunker Hill Road Planned Development District (BHRPDD) Application
 Petition for Text Amendment – Environmental Impact Statement
 Bunker Hill Road & New Wood Road
 Watertown, CT 06795
 Project Number: 22102801**

Member of the Planning & Zoning Commission,

The following summarizes the potential environmental impacts of the proposed Text Amendment as required by Section 60.2.5 of the Town of Watertown Zoning Regulations:

- 60.2.5(a) The likely impact of potential development resulting from the zoning amendment on the characteristics of the surrounding neighborhood, addressing such issues as congestion on public streets, harmony with surrounding development and effect on property values, and overall neighborhood stability.

It is anticipated that the proposed industrial subdivision will have an overall positive impact on the area, bringing responsible economic growth in the form of development on currently vacant properties. The industrial subdivision is consistent with the properties on New Wood Road to the east. New Wood Road will act as the primary access point to the industrial portion of the development. This is a low-volume, dead-end road only used for access to local industrial businesses. We do not expect any significant increase in traffic congestion or significant adverse operating impacts on the area roadway network.

The multi-family residential portion of the project will be accessed from Bunker Hill Road. Considering the residential nature of the Bunker Hill Road corridor, the proposed multifamily use will be in harmony with the surrounding uses and will form a transition zone between the single-family residential uses to the north and west and the industrial uses to the east. We do not expect any significant increase in traffic congestion or significant adverse operating impacts on the area roadway network associated with multifamily development.

- 60.2.5(b) How the proposed amendment is consistent with the objectives of the Town Plan of Conservation and Development.

The proposed development will result in economic benefits and growth for the Town. The development will be constructed with careful consideration for wetlands located on the site, the development will be designed to minimize impacts to any sensitive areas and preserve large open green spaces throughout the site.

501 Main Street, Suite 2A
Monroe, CT 06468
Office: (203) 880-5455

11 Vanderbilt Avenue, Suite 240
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www.SolliEngineering.com

The Future Land Use Plan presented within the Plan of Conservation and Development (POCD) identifies these parcels for both light industrial and village density residential, which includes multifamily homes. The POCD calls for expanded housing options within the town and recommends zoning regulations that are less restrictive for multi-family development. The Future Regional Form Map within the POCD also identifies the subject parcels as Growth Areas that can accommodate the bulk of future regional growth.

The POCD prioritizes development within areas serviced by public utilities. The parcels are located within the water and sewer authority service areas, making them prime locations for development from a utility perspective. Water and sewer service, along with other utility services, are available within nearby streets, allowing for future development on these properties without the need for large scale utility line extensions.

- 60.2.5(c) The extent to which any sensitive environmental features may be disturbed and what measures shall be taken to mitigate these impacts. Consideration shall be given to steep slopes, (including erosion control), wetlands, drainage ways and vegetation, and any other land feature considered to be significant.

Impacts to sensitive environmental features, such as wetlands, will be minimal and are generally limited to areas required for roadways and for access to the properties. The development will preserve and protect existing wetlands areas and will provide mitigation as necessary to offset any impacts.

The proposed soil erosion and sediment controls will be developed in accordance with the Town of Watertown Requirements as well as the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, prepared by the Connecticut Council on Soil and Water Conservation in cooperation with the Connecticut Department of Environmental Protection. The soil erosion and sediment control measures that will be proposed as part of this project include geotextile silt fences (with haybale backing when necessary), sediment traps, temporary diversion swales, construction entrance, dust control measures, stone check dams, and inlet protection for existing and proposed drainage features.

The project will be constructed with consideration for existing vegetation and will aim to minimize tree removal. New vegetation and plantings will be installed as part of the future development plans to ensure the design is aesthetically pleasing. Conceptual Landscaping plans have been submitted as part of the application materials.

- 60.2.5(d) The impact of the potential development resulting from the proposed amendment on the water supply, sanitary sewer, and storm drainage systems of the Town and an indication of improvements that may be required.

The site will be serviced by public water and sanitary sewer. These utilities are available on New Wood Road and in Bunker Hill Road. Further coordination with local utility companies will be required as individual site plans are brought forward in the future; however, industrial development flows are typically minimal and we do not expect that the development will overtax the existing utility infrastructure within the area. As part of the individual site plan applications for each development, a detailed drainage analysis and system design will be performed to ensure water quality and runoff rates will not have an adverse impact on the on-site wetland systems. Conceptual Utility and Grading Plans have been submitted as part of the application materials.

- 60.2.5(e) Analysis of vehicular and pedestrian traffic impact on the street system and proposed methods of handling situations where the street system is found to be inadequate.
- The overall development scheme is not expected to generate a significant increase in traffic volumes that would adversely impact the local roadway network. Generally, industrial and residential uses have a significantly lower trip generation, than a commercial development of a similar size. A detailed traffic impact study will be provided, if required, for the individual uses, as they come online; however, it is not expected that any off-site traffic mitigation will be required. A preliminary traffic assessment has been included as part of the application materials.**
- 60.2.5(f) Analysis of how the potential development resulting from the proposed amendment would affect various Town services such as police, fire, schools, and recreation.
- It is expected that there will be no adverse effects to the various Town services.**
- 60.2.5(g) Adverse impacts which cannot be avoided.
- There are no adverse impacts that cannot be avoided.**
- 60.2.5(h) Alternatives to the proposed action.
- There are no alternatives proposed for the parcels under consideration. Previous attempts to develop the properties in the past have not proceeded due to the extent of wetlands on-site and topographic issues. The current master plan before the Commission has been being designed with consideration of environmental impacts, topographic challenges and construction cost premiums.**
- 60.2.5(i) Mitigation proposed for adverse impacts.
- The development will be designed to minimize environmental impacts to greatest extent feasible. Any environmentally sensitive areas, such as wetlands, that are impacted from the development will be mitigated as needed. We do not anticipate the need for any traffic related off-site mitigation measures as part of the overall development plan, as the uses chosen will not generate a significant amount of additional traffic that will adversely impact the local roadway network.**

We look forward to working with you to review this application.

Respectfully,

Solli Engineering, LLC



Luke Mauro, P.E., PTOE
Senior Project Manager



Kevin Solli, P.E., PTOE
President/CEO

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Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency
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SITE PLAN APPROVAL/SPECIAL PERMIT

#2023-03

Name and mailing address of Applicant Erik Markiewicz 190 Calender Road Watertown, CT 06795 Phone: (203) 509-4533	Location of Property Echo Lake Road Watertown, CT 06795
Name and address of Owner Erik Markiewicz 190 Calender Road Watertown, CT 06795	Zone IL80 non-conforming? N/A Map 104 Block 91 Lot 15B

and

erik@thecomplete.co
donna@thecomplete.co

Description of Existing Use/Property	
Type of Use	Vacant Land
Size of property	399,498.4 sqft
Buildings	6000 sqft
Parking	12
other important features	out side storage
Signage(# of signs & square feet)	N/A

Description of Proposed Use

Uses	1000 SF outside storage
Buildings	Construction Company
Parking	12
Signage(# of signs & square feet)	N/A
Number of Employees	15

Where applicable, number of:

Hotel/Motel Rooms	N/A	Convalescent Home	N/A
Hospital/Clinic Beds	N/A	Occupants of Assembly Hall	N/A
Water & Sewer to be provided by		Water	
Professional Engineer/Surveyor name and address Ken Wolff 203 263 7447 39 Sherman Hill Rd. Meriden, CT		Date Submitted	Date Rec'd
Phone: ()		Project Number	Fee:
Signature of Applicant		Signature of Owner	
Date 8/2/2023		Date 8/2/2023	

Print name

Revised 2/05

Print name



TOWN OF WATERTOWN
CONNECTICUT

06795

Town of Watertown
Public Works Department
Watertown Town Hall
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(860) 945-5240
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August 17, 2023

To: Mark Massoud, Administrator for Land Use and Building Services/ZEO

From: Paul Bunevich, Town Engineer

RE: Proposed Industrial Building
Assessor's Map 104 Block 91 Lot 15B
0 Echo Lake Road
Watertown, Connecticut

I have reviewed the Site Plans (7 sheets) dated 8/04/2023, and the Engineering Report dated August 10, 2023, both by Ronald Wolff P.E. for the above referenced project. I have the following comments for your consideration:

- 1) The site is accessed by a twenty foot wide gravel driveway. A portion of the drive has a slope in excess of the seven percent maximum grade as allowed by Section 34.8.3 of the Watertown Zoning Regulations, by less than the ten percent which can be allowed by a majority affirmative vote of the Planning and Zoning Commission. Due to the excess grading, some in rock, required to adhere to the seven percent grade, I have no objection to the Commission allowing the proposed grades as shown on the Plan.
- 2) The Sight Line Diagram shows 405 feet of intersection sight line in both directions from the proposed driveway. This are the recommended values for sight line distance on a Commercial Street, which is acceptable to this office.
- 3) The driveway must have a paved bituminous concrete apron from the edge of the road to the street line (approximately eleven feet).
- 4) After reviewing the storm water runoff/infiltrator and Water Quality Volume calculations, it appears that the Engineer has incorporated sufficient drainage improvements to provide for the requirements as set forth in the 2004 Connecticut Stormwater Quality Manual. Any future increase in impervious area must be compensated by additional measures as required by the Manual.
- 5) The cut slope in the rear of the building parking area has a portion of the graded slope which exceeds the fifteen foot maximum allowed without a reverse slope bench, per the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control. The proposed swale should be adjusted so that this requirement is met. In addition a small riprap splash pad should be proposed where the swale meets existing grade.

If you have any questions please let me know.

Cc: C. Allen
R. Wolff



Wetland Delineation • Wetland Assessment & Permitting • Wildlife & Botanical Surveys • Fisheries & Aquatics • GIS Mapping

August 8, 2023

Eric Markiewicz
196 Callender Road
Watertown, CT

RE: *Wetland and Watercourse Delineation Report*
Echo Lake Road, Map 104, Block 91, Lot 15B

Mr. Markiewicz,

At your request, I conducted an inspection on the above-referenced property on April 24, 2023. The purpose of the inspection was to delineate Connecticut jurisdictional wetlands and watercourses. The inspection was conducted by a soil scientist according to the requirements of the Connecticut Inland Wetlands and Watercourses Act (P.A. 155).

Inland wetlands include soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey as may be amended from time to time, of the National Resources Conservation Service (NRCS). Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: *(A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.*

The examination of Site soils was conducted by evaluating the upper 24" of the soil profile with an auger. **No wetlands or watercourses occur on the Site.**

The Site consists of ridges on the north and south sides of the separated by a narrow valley through the center running roughly east to west. The ridges consist of boulder strewn shallow to bedrock soils of the Hollis-Chatfield rock outcrop complex. The central valley consists of Sutton soils.

The Hollis series consists of shallow, well drained and somewhat excessively drained soils formed in a thin mantle of glacial till derived mainly from gneiss, schist, and granite. They are nearly level to very steep upland soils on bedrock controlled hills and ridges. Depth to hard bedrock ranges from 10 to 20 inches. Bedrock outcrops vary from few to many.

The Chatfield series consists of moderately deep, well drained, and somewhat excessively drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Crystalline bedrock is at depths of 20 to 40 inches. The soils formed in a moderately thick mantle of glacial till overlying granite, gneiss, or schist bedrock. Rock outcrops are rare to common and are limited to the more resistant bedrock.

The Sutton series consists of very deep, moderately well drained loamy soils formed in friable till. They are nearly level to strongly sloping soils on till plains and low ridges, typically in mid to low slope positions. Sutton soils have a seasonal high water table at a depth of about 18-42" from mid-fall through mid-spring.

The Site is entirely forested, apart from the easternmost site boundary. Along that boundary, the bordering property is cleared, and the topography is significantly disturbed by cuts and fills. A drainage ditch was noted on that property, near the subject Site, draining north into a low swale along the filled access road. The water settles and infiltrates along the Site boundary.

If you have any questions regarding these findings, please feel free to contact me.

Respectfully submitted,



Eric Davison
Wetland Scientist
Registered Soil Scientist
eric@davisonenvironmental.com
www.davisonenvironmental.com

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BENJAMIN A. SAAVEDRA
bsaavedra@prwpc.com
Also Admitted in MA

August 30, 2023

AUG 30 2023

Hand Delivered

Received Planning and Zoning Office

Mark Massoud
Zoning Officer
Planning & Zoning Commission
61 Echo Lake Road
Watertown, CT 06795

**Re: 0 Echo Lake Road
Site Plan Approval/Special Permit
Applicant Erik Markiewicz
Environmental Impact Statement**

Zoning Officer Massoud:

This letter shall constitute the Environmental Impact Statement and Statement of Compliance with Comprehensive Plan of Development.

- a. The likely impact of potential development resulting from the Special Permit on characteristics of the surrounding neighborhood, addressing such issues as congestion on public streets, harmony with surrounding development and effect on property values, and overall neighborhood stability.

There is no likely impact of the proposed development on the characteristics of the surrounding neighborhood, addressing such issues as congestion on public streets, harmony with surrounding development and effect on property values, and overall neighborhood stability. The use is consistent with the Zoning District and existing established development in the district.

- b. How the proposed Zoning applications is consistent with the objectives of the Town Plan of Conservation and Development.

The proposed Zoning application is consistent with the town plan of conservation and development ("Plan"). The Zoning applications call for expansion of economic

development and at the same time preserves the characteristics of the subject neighborhood. The Application addresses the goal of economic development.

- c. The extent to which any sensitive environmental features may be disturbed and what measures shall be taken to mitigate these impacts. Consideration shall be given to steep slopes, (including erosion control), wetlands, drainage ways and vegetation and any other land feature considered to be significant.

There will be no impact on sensitive environmental features.

- d. The impact of the potential development resulting from the proposed amendment on the water supply, sanitary sewer and storm drainage system the Town and an indication of improvements that may be necessitated.

The proposed building will be served by Public Water and on-site septic system. All drainage impacts will be met in accordance with the Town of Watertown standards.

- e. Analysis of vehicular and pedestrian traffic impact on the street system and proposed methods of handling situations where the street system is found to be inadequate.

There will be no impact on vehicular or pedestrian traffic.

- f. Analysis of how the potential development resulting from the proposed amendment would affect various Town services such as police, fire, schools and recreation.

There will be no significant impact on various Town services such as police, fire, schools and recreation.

- g. Adverse impacts which cannot be avoided.

The applicant is not aware of any adverse impacts.

- h. Alternatives to the proposed action.


No alternative is being proposed at this time.

- i. Mitigation proposed for adverse impacts.

There are no adverse impacts.

If you have any questions and/or concerns please contact the undersigned at your convenience.

PILICY RYAN & WARD, P.C.

By 
Franklin G. Pilicy, Esq.