



# 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

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## **ZONING BOARD OF APPEALS** **WATERTOWN, CONNECTICUT** **REGULAR MEETING MOTIONS**

**March 23, 2022**

**7:00 PM**

**Place:** Watertown Town Hall Council Chambers  
61 Echo Lake Road  
Watertown, Connecticut

### **Call Meeting to Order/ Roll Call**

Members Present: Rick Sarandrea  
Vin Giannetto  
Roger Mitchell  
Jeff Franson  
Phil Roger  
Gary Swingle

Members Absent: Ned Dalton

Others Present: Moosa Rafey, Assistant Administrator for Land Use/ZEO  
Roseann D'Amelio, Secretary

Jeff Franson was seated for Ned Dalton  
Gary Swingle was seated for Phil Roger

### **Public Hearing**

1. Continuation of the Public Hearing from February 23, 2022 for Application #2022-1 of The Taft School for a 40 Ft height variance for installation of 4 light poles 70 Ft high for an existing athletic field at 110 Woodbury Road, Watertown, CT in an R-20 Residential Zoning District.

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Text of Motion: Close the public hearing for Application #2022-1 of The Taft School for a 40 Ft height variance for installation of 4 light poles 70 Ft high for an existing athletic field at 110 Woodbury Road, Watertown, CT in an R-20 Residential Zoning District.

Motion Made by Gary Swingle  
Seconded by Roger Mitchell  
All in Favor

2. Application #2022-3 of Melissa Mazzettini for a variance of Section 32.6.3(d) of the Watertown Zoning Regulations for installation of a second freestanding sign at 27 Siemon Company Drive, Watertown, CT in an IG-20 General Industrial Zoning District.

Text of Motion: Close the public hearing for Application #2022-3 of Melissa Mazzettini for a variance of Section 32.6.3(d) of the Watertown Zoning Regulations for installation of a second freestanding sign at 27 Siemon Company Drive, Watertown, CT in an IG-20 General Industrial Zoning District.

Motion Made by Gary Swingle  
Seconded by: Roger Mitchell  
All in Favor

3. Motor Vehicle Application #2022-3 of Universal Body and Equipment Company, LLC for approval of location for motor vehicle dealer (used equipment) and motor vehicle repairer at 192 Park Road, Watertown, CT in an IR-200 Restricted Industrial Business Zoning District.

Text of Motion: Close the public hearing for Application #2022-3 of Universal Body and Equipment Company, LLC for approval of location for motor vehicle dealer (used equipment) and motor vehicle repairer at 192 Park Road, Watertown, CT in an IR-200 Restricted Industrial Business Zoning District.

Motion Made by Gary Swingle  
Seconded by Roger Mitchell  
All in Favor

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4. Motor Vehicle Application #2022-4 of Waterbury Auto Group, LLC for approval of location for motor vehicle dealer (used cars) and motor vehicle repairer at 55 McLennan Drive, Oakville, CT in an IG-80 General Industrial Business Zoning District.

Text of Motion: Continue the public hearing for Motor Vehicle Application #2022-4 of Waterbury Auto Group, LLC for approval of location for motor vehicle dealer (used cars) and motor vehicle repairer at 55 McLennan Drive, Oakville, CT in an IG-80 General Industrial Business Zoning District.

Motion Made by Gary Swingle  
Seconded by Roger Mitchell  
All in Favor

**Regular Meeting**

**Election of Officers**

1. Chairman
2. Vice-Chairman
3. Secretary

Text of Motion: Table Election of Officers  
Motion Made by Gary Swingle  
Seconded by Roger Mitchell  
All in Favor

**Action on Minutes**

1. Regular Meeting January 26, 2022

Text of Motion Approve Regular Meeting Minutes of January 26, 2022  
Motion Made by Gary Swingle  
Seconded by: Roger Mitchell  
All in Favor

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**Old Business**

1. Application #2022-1 of The Taft School for a 40-Ft height variance for installation of 4 light poles 70 Ft high for an existing athletic field at 110 Woodbury Road, Watertown, CT in an R-20 Residential Zoning District.

Text of Motion: Approve Application #2022-1 of The Taft School for a 40-Ft height variance for installation of 4 light poles 70 Ft high for an existing athletic field at 110 Woodbury Road, Watertown, CT in an R-20 Residential Zoning District.

Motion Made by Gary Swingle  
Seconded by Jeff Franson  
All in Favor

**New Business**

1. Application #2022-3 of Melissa Mazzettini for a variance of Section 32.6.3(d) of the Watertown Zoning Regulations for installation of a second freestanding sign at 27 Siemon Company Drive, Watertown, CT in an IG-20 General Industrial Zoning District.

Text of Motion: Approve Application #2022-3 of Melissa Mazzettini for a variance of Section 32.6.3(d) of the Watertown Zoning Regulations for installation of a second freestanding sign at 27 Siemon Company Drive, Watertown, CT in an IG-20 General Industrial Zoning District.

Motion Made by Gary Swingle  
Seconded by Vin Giannetto  
All in Favor

2. Motor Vehicle Application #2022-3 of Universal Body and Equipment Company, LLC for approval of location for motor vehicle dealer (used equipment) and motor vehicle repairer at 192 Park Road, Watertown, CT in an IR-200 Restricted Industrial Business Zoning District.

Text of Motion: Approve Motor Vehicle Application #2022-3 of Universal Body and Equipment Company, LLC for approval of location for motor vehicle dealer (used equipment) and motor vehicle repairer at 192 Park Road, Watertown, CT in an IR-200 Restricted Industrial Business Zoning District.

Motion Made by: Gary Swingle  
Seconded by Vin Giannetto  
All in Favor

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3. Motor Vehicle Application #2022-4 of Waterbury Auto Group, LLC for approval of location for motor vehicle dealer (used cars) and motor vehicle repairer at 55 McLennan Drive, Oakville, CT in an IG-80 General Industrial Business Zoning District.

If the public hearing is closed on March 23, 2022 then a decision is required by May 27, 2022.

Text of Motion: Table the public hearing for Motor Vehicle Application #2022-4 of Waterbury Auto Group, LLC for approval of location for motor vehicle dealer (used cars) and motor vehicle repairer at 55 McLennan Drive, Oakville, CT in an IG-80 General Industrial Business Zoning District.

Motion Made by: Gary Swingle  
Seconded by: Vin Giannetto  
All in Favor

**Communications and Bills**

None

**Adjournment**

Text of Motion: Motion to Adjourn  
Motion Made by Gary Swingle  
Seconded by Jeff Franson  
All in Favor