

**Town of Watertown Zoning Board of Appeals
Regular Meeting
June 3, 2009**

Members Present: Charles Fluno, Chairman
Tom Hanley
Fred Lanham
Bob Wormwood

Members Absent: Brandon Cooney

The regularly scheduled meeting of the Zoning Board of Appeals was called to order at 5:30 p.m. by Mr. Fluno.

Motion 15-09: Motion by Mr. Hanley, seconded by Mr. Wormwood to accept the minutes of the May 6, 2009 meeting as written and distributed.

Ayes All: Motion Carried.

Public Hearing – Kathy St.Croix – 16444 US Route 11 – Area variance to the required 3 acres for multifamily dwellings.

Legal notice has been posted in the newspaper and evidence that adjacent property owners were notified.

The public hearing was opened at 5:31 p.m.

Fred Phinney and Mrs. Barker, both of US Route 11 were present. Mr. Phinney spoke on behalf of both parties. They both own property adjacent to the St. Croix's land. They are very pleased with the work that the St. Croix's have done on this property. This property has been a mess for many years and the St. Croix's have cleaned it up nicely. Mr. Phinney urged the Board to grant the variance. Should the variance not be granted, Mr. Phinney would gift them enough land to meet zoning requirements.

The public hearing was closed at 5:35 p.m.

Mr. & Mrs. St. Croix presented their proposed plans to remodel the former Hillside Motel into 3 single-family dwellings.

Motion 16-09: Motion by Mr. Hanley, seconded by Mr. Wormwood to grant an area variance on the required 3 acres for multifamily dwellings to Kathy St. Croix, 16444 US Route 11.

Ayes All: Motion Carried.

Mr. St. Croix was referred to the Town of Watertown Planning Board for site plan approval.

Public Hearing – Chris Goutremout – County Route 165 – Variance to ten-foot planting strip of thick evergreen growth at least 8 feet high between business and residential properties.

Legal notice has been posted in the newspaper and evidence that adjacent property owners were notified.

The public hearing was opened at 5:36 p.m. No one from the public wished to speak. The public hearing was closed at 5:36 p.m.

Mr. Goutremout presented proposed plans to install a 3-½ foot privacy fence between the properties. Discussion followed.

Motion 17-09: Motion by Mr. Hanley, seconded by Mr. Wormwood to grant a variance to Christ Goutremout on the ten-foot planting strip of thick evergreen growth at least 8 feet in height for the installation of a 60' privacy fence. The 1st 40 feet is to be 6' in height and the remaining 20' is to be 3' in height.

Ayes All: Motion Carried.

Mr. Goutremout was referred to the Town of Watertown Planning Board for site plan approval.

Public Hearing – Widrick Auto Sales – US Route 11 – Variance to side lot setback of 20' for the construction of an addition to the existing building.

Legal notice has been posted in the newspaper and evidence that adjacent property owners were notified.

The public hearing was opened at 5:50 p.m. No one from the public wished to speak. The public hearing was closed at 5:50 p.m.

Don Clark, on behalf of Widrick Auto Sales, presented proposed plans for the construction an addition to the existing building. Discussion Followed.

Motion 18-09: Motion by Mr. Wormwood, seconded by Mr. Lanham to grant a variance to the side lot setback of 20' for the construction of a 14' X 20' addition to Widrick Auto Sales, US Route 11.

Ayes All: Motion Carried.

Gerald Kostyk – Helen Keyes Estate – 25746/25752 County Route 160 – Area variance request to the required 15,000 square foot lot size.

Gerald Kostyk, Bernier Carr & Associates, on behalf of Dick Capone, Attorney for the Helen Keyes Estate, presented proposed plans for a 2-lot subdivision at 25746/25752 County Route 160. The proposed plans calls for a 2 lot-subdivision. Lot 1 lacks the required 15,000 square feet.

Motion 19-09: Motion by Mr. Hanley, seconded by Mr. Lanham to schedule a Public Hearing for Gerald Kostyk for property owned by the Estate of Helen Keyes, 25746/25752 Country Route 160 for Wednesday, July 1, 2009 at 5:30 p.m.

Ayes All: Motion Carried.

Mr. Kostyk was instructed to contact the Town Clerk's office for a list of adjacent property owners to notify of the public hearing.

Motion 20-09: Motion by Mr. Hanley, seconded by Mr. Lanham to adjourn the meeting at 6:00 p.m.

Ayes All: Motion Carried.

Susan C. Burdick
Secretary