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TO: Plan Commission
 DATE: September 9th, 2024
 SUBJECT: 553-555 Milford Street – Preliminary Certified Survey Map (CSM)

A request by Mike Martin, agent for Buzdum Trust, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0541-022

SITE DETAILS:

Parent Parcel Acres: 0.726 acres

Proposed Lot Size(s): Lot 1 – 0.31 acres (13,528 S.F.), Lot 2 – 0.37 acres (16,190 S.F.)

Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot CSM to subdivide an existing parcel that contains two existing single-family homes. Lot 1 on the proposed Certified Survey Map will be 60.03ft wide rather than the required 75ft. A variance to this requirement for Lot 1 was granted by the Zoning Board of Appeals on August 27th, 2024. Lot 2 will be 97.59ft wide and conform to the ordinance requirements. The proposed lots are located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. The existing ROW for Milford Street is sufficient in this location.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary CSM.
2. Approve the preliminary CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the City of Watertown Plan Commission:
 - a. A note shall be added to the CSM indicating the Airport Approach Protection Zone elevation of 968 feet above mean sea level.
 - b. The CSM signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.

ATTACHMENTS:

- Application materials.