



Town of Watertown, Connecticut

Land Use Administration
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
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THIS MEETING WILL BE AN IN-PERSON MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM FOR LISTEN ONLY. A LINK WILL BE POSTED ON THE DAY OF THE MEETING. PLEASE SEE WWW.WATERTOWNCT.ORG - UNDER THE CALENDAR OF MEETINGS

PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
January 4, 2023
6:30PM

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

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC PARTICIPATION:
LIMITED TO COMMENTS REGARDING ITEMS NOT SPECIFICALLY LISTED ON THE AGENDA.
5. ACCEPTANCE OF MINUTES:

Regular Meeting December 7, 2022

6. STAFF REPORT
7. CHAIRMAN'S REPORT
8. OLD BUSINESS

Continued Public Hearing

- a. Four lot subdivision proposal Lake Winnemaug Road and Sperry Road, Watertown, CT submitted by DiVesta Engineering for Steiner, Inc.
 - Date of Receipt: August 3, 2022
 - Date of initial public hearing: October 5, 2022
 - Continuation of public hearing December 7, 2022
 - Extension letter to January 4, 2023
 - Awaiting decision from CCIWA

 - b. Proposed Sealy Oakville Center Planned Development District: submitted by Attorney Franklin Pilicy:
 - 1) Petition to amend the zoning regulations 2) section 2 Definitions to add "Planned Development District (PDD)" and to amend section 34.14 Drive – Through Facilities, 3) establish the Sealy Oakville Center Planned Development District (SOCPDD)
 - Date of Receipt: November 2, 2022
 - Date of Public Hearing: December 7, 2022
 - Continued Public Hearing: January 4, 2023
 - Referral to land use consultant

 - c. Site Plan application from Ion Bank, 544 Straits Turnpike, Watertown for addition of one EV charging station
 - Date of Receipt: December 7, 2022
 - Continued to January 4, 2023
9. NEW BUSINESS
- a. Waters of Winnemaug Caruso Drive, Watertown, CT Bond Reduction in the amount of \$89,710.00

New Public Hearings

Site Plan Review

Administrative

10. ARTICLES ON THE AGENDA

- a. Four lot subdivision proposal Lake Winnemaug Road and Sperry Road, Watertown, CT submitted by DiVesta Engineering for Steiner, Inc.

Extension letter received from applicant.

Date of Receipt: August 3, 2022

Date of initial public hearing: September 7, 2022

Continuation of public hearing November 2, 2022

Close public hearing- no further action pending decision from CCIWA

- b. Proposed Sealy Oakville Center Planned Development District: submitted by Attorney Franklin Pilicy

1) Petition to amend the zoning regulations 2) section 2 Definitions to add "Planned Development District (PDD)" and to amend section 34.14 Drive – Through Facilities, 3) establish the Sealy Oakville Center Planned Development District (SOCPDD)

Date of Receipt: November 2, 2022

Date of Public Hearing: December 7, 2022

Continued Public Hearing: January 4, 2023

Referral to land use consultant

Date of Receipt: November 2, 2022

Public Hearing: December 7, 2022

Staff recommends motion to continue public hearing pending report from land use consultant

- c. Site Plan from Ion Bank, 544 Straits Turnpike, Watertown for addition of one EV charging station

Recommend approval with staff resolution

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- d. Waters of Winnemaug Caruso Drive, Watertown, CT Bond Reduction in the amount of \$89,710.00

11. COMMUNICATIONS AND BILLS

12. INFORMAL DISCUSSION

- a. Joanna Rogalski and Josh Lecar of NVCOG for a discussion regarding the preparation of the Regional Plan of Conservation and Development
- b. Informal presentation from Kevin Solli of Solli Engineering regarding the potential development of an approximately 200-acre property on Bunker Hill Road (known as the Heritage Development site).

13. NEXT MEETING DATE: **February 1, 2023**

14. ADJOURNMENT