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 Policy:

   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
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