



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
February 1, 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:
6. STAFF REPORT

- A. Consideration of model Planned Development District Regulations
- B. Bunker Hill and Commercial Street former Heritage Development site
- C. Importance of upcoming land use seminars

7. CHAIRMAN'S REPORT

8. OLD BUSINESS

- A. Proposed four lot subdivision Lake Winnemaug Road and Sperry Road, submitted by DiVesta Engineering for Steiner, Inc.

Extension letter received from applicant.

Date of Receipt: August 3, 2022

Date of public hearing: October 5, 2022

Hearing closed January 4, 2023

Table decision until action from CCIWA or until March 1, 2023 meeting

Continued Public Hearing

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

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

Public Hearing opened December 7, 2022

Special Meeting held January 25, 2023

Public Hearing continued to: February 1, 2023: Applicant granted time extension of 28 days

New correspondence received from applicant in support of above application

1. Letter dated January 26, 2023 Amendment to Sealy Application to Remove Reference to Zoning Regulations Section 34.14; Drive-Through Facilities
2. Letter dated January 26, 2023," Summary review of application #1 and application #2

Available options:

- a. Close public hearing; Commission can decide action at any time but required within 65 days or by April 5, 2023.
- b. Continue public hearing with applicant granted extension of time for further deliberations and revisions.

- c. Applicant can withdraw application pending Commission adoption of proposed Planned Development District Regulations

9. NEW BUSINESS

- A. 56 Echo Lake Road LP & MR, LLC site plan application to convert 8,456 of existing Industrial space to residential use; request for interpretation of zoning regulations:

“Residential use limited to twenty-five (25%) per cent of the total square footage of the building. (Effective 9/11/20)”

- a) Town Attorney opinion on regulation interpretation.
- b) Available options:
 - i. Accept town attorney recommendation and table for staff review
 - ii. Accept other Commission declaration regarding standard in question and table for staff review.

- B. Consideration of proposal to adopt model regulations for Planned Development Districts.

- i. Consider scheduling public hearing on proposed regulation for March 1, 2023

10. COMMUNICATIONS AND BILLS

- A. Letter dated January 26, 2023 from Attorney Franklin Pilicy Order of Transcript of Public Hearing Session for December 07, 2022 and January 25, 2023
- B. Connecticut Land Use Law For Municipal Land Use Agencies, Boards and Commissions, **Virtual Seminar**, Saturday March 11, 2023 9:00AM-4:00PM
- C. CT Federation of Planning and Zoning Agencies Quarterly Newsletter and Conference to be held **in person** at the Aqua turf Country Club on March 23, 2023 at 5:00PM

Please respond to Carol at the February 1, 2023 meeting.

11. INFORMAL DISCUSSION

- 12. NEXT MEETING DATE: **March 1, 2023**

13. ADJOURNMENT