



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

April 5, 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 March 1, 2023

6. STAFF REPORT

7. CHAIRMAN'S REPORT

8. OLD BUSINESS

1. Site Plan/ Special Permit #2023-02 submitted by AEPM International LLC, on behalf of Sabrina Signore, 1125 Main Street- proposed mixed use site redevelopment within existing buildings. Map 11A Block 23 Lot 24 in a B-G Zoning District.

Date of Receipt: March 1, 2023

Staff has determined this proposed use to be by special permit and recommends setting a public hearing for the May 3, 2023 meeting.

2. 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).

Public Hearing closed April 5, 2023

Commission decision within 65 days from close of public hearing or by May 5, 2023.

9. NEW BUSINESS

1. Site Plan/Special Permit #2023-01, River Oak Academy, day care center, 795 Straits Turnpike, Watertown, CT Map 165A, Block 257, Lot 50 in a BSC Zoning District.

Date of Receipt: April 5, 2023

Proposed Date of Public Hearing: May 3, 2023

2. Site Plan Modification, Theraplant LLC- 856 Echo Lake Road, Watertown, CT, Map 103, Block 96, Lot 1A, IR-80 zone, reconfigure 1200 square feet of existing space within the facility for manufacturing of edible cannabis products.

Date of Receipt: April 5, 2023

10. COMMUNICATIONS AND BILLS

- a. City of Waterbury, Zoning Commission, Notice of Proposed Zoning Regulation Amendment regarding Cannabis, Public Hearing Wednesday, May 24, 2023 7:00PM Waterbury City Hall

11. INFORMAL DISCUSSION

12. NEXT MEETING DATE: **May 3, 2023**

13. ADJOURNMENT