AGENDA

PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
May 1, 2024
6:30PM

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

1. CALL TO ORDER – Welcome to the Meeting

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC PARTICIPATION: Limited to items not listed as public hearings on the agenda.

5. MINUTES
   a. Regular Meeting April 3, 2024

      Motion required to table or approve.
6. STAFF REPORT
   a. Zoning Regulations status update

7. CHAIRMAN’S REPORT

8. OLD BUSINESS- None

9. NEW BUSINESS
   a. JRD Properties, Watertown, LLC, Application for Subdivision Approval, 192 Park Road, Watertown, Extension Request Letter dated April 23, 2024

   b. Carrier Construction Inc. - Six-lot residential subdivision; construction of associated roadways and stormwater management measures on Munson Road, Watertown, CT. Map 37 Block 30 Lot 6A

      Accept application and schedule a public hearing for June 5, 2024
      At the Commission discretion to hold public hearing

   c. John Daddona for subdivision of a 13.9-acre parcel into two lots at 720 Thomaston Road, Watertown, CT.

      Accept application and schedule a public hearing for June 5, 2024
      At the Commission discretion to hold public hearing

10. CONTINUED PUBLIC HEARINGS
    a. Attorney James Strub – Site Plan/Special Permit #2024-04 Burr Hall Farm, LLC for development of a 68.6-acre parcel of land for farming/commercial uses (permanent farm store 2,975 Sq. Ft.) located on Aunt Olive Road, Watertown, CT., Map 167, Block 22, Lot 2.

      Date of Receipt: January 3, 2024
      Date of Public Hearing: February 7, 2024
      Continued Public Hearing May 1, 2024
      (public hearing held open for decision by CCIWA, approved 04/11/2024
      Decision required by May 1, 2024
11. COMMUNICATIONS AND BILLS

a. Memo dated April 16, 2024 from Paul Bunevich Re: Proposed Elimination of Cul-de-sac Islands on Permanent Dead-End Town Roads.

b. CT Federation of Planning and Zoning Agencies Quarterly Newsletter, Spring, 2024, Volume XXV11, Issue 2

12. Informal Discussion - Temporary Special Event

a. Preliminary Discussion Alex Fortuna – The Forsaken Lands Outdoor Haunted Attraction, LLC located on Middlebury Road, Watertown – seasonal attraction.

13. NEXT MEETING DATE: June 1, 2024

14. Motion for Adjournment