Town of Watertown, Connecticut
Land Use Administration
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
office: (860) 945-5266 fax: (860) 945-4706
web: watertownct.org

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

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
June 5, 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
      Reviewed for Commission approval.
   b. Regular Meeting May 1, 2024
      Not yet available

Motion required to table or approve.
6. STAFF REPORT
   a. Zoning Regulations status update; review proposed adoption schedule

7. CHAIRMAN’S REPORT

8. New Business
   a. Site Plan/Special Permit 2024-02 Newport Realty Group, LLC for construction of Turnberry Estates, a 34-unit active adult community on a 24.6-acre parcel located off Pond View Drive in a previously approved ARHB zone Watertown, CT. (Lots 31-50 of Highview Estates Pondview Drive Map 121, Block 84C Lots 31-50, 54

   Date of Receipt: June 5, 2024
   Propose Public Hearing scheduled for: August 7, 2024

b. Borghesi Building and Engineering Co. Inc. as agent for site plan approval for construction of an 80,000 square foot manufacturing facility on Seemar Road, Watertown, CT.

   Date of Receipt: June 5, 2024

c. Referral from Town Council for a report from Planning and Zoning Commission for sale of a 50 foot right of way off Georgetown Drive to Morrone Development LLC under section 8-24 of the Connecticut General Statutes.

9. OLD BUSINESS- None

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

   Date of Receipt: May 1, 2024
   Public Hearing scheduled: June 5, 2024
   CCIWA approval: May 9, 2024

b. John Daddona for subdivision of a 13.9-acre parcel into two lots at 720 Thomaston Road, M72 Block 87 Lot 9, Watertown, CT.

   Date of Receipt: May 1, 2024
   Public Hearing scheduled: June 5, 2024
   CCIWA approval: April 11, 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.

12. NEXT MEETING DATE(S)
   Special Meeting June 18, 2024 Commission review of proposed revised regulations
   No scheduled regular meeting in July
   August 7, 2024 regular meeting

13. Motion for Adjournment
The Planning and Zoning Commission of the Town of Watertown, CT will hold public hearings on Wednesday, June 5, 2024 on the following applications:

Carrier Construction Inc. - for re-subdivision of a 18.649 acre parcel to accommodate six residential lots; with associated roadways and stormwater management structures located on Munson Road, Watertown, CT. Map 37 Block 30 Lot 6A

And

John Daddona- for subdivision of a 13.9-acre parcel into two lots at 720 Thomaston Road, Watertown, CT. Map 72 Block 87 Lot 9

At these hearings interested persons and written communications will be received. Copies of the applications are on file in the Planning and Zoning Office, and in the offices of the Town Clerk- Watertown Municipal Center, 61 Echo Lake Road between the hours of 8:30AM and 4:30PM.

Dated at Watertown, CT this 23rd and 30th day of May, 2024.

Ken Demirs, Secretary
Planning and Zoning Commission