



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

PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
June 7, 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
April 5, 2023 meeting not held lack of quorum
Special Meeting April 12, 2023
Regular Meeting May 3, 2023

6. STAFF REPORT

7. CHAIRMAN'S REPORT

8. OLD BUSINESS

9. Public Hearings (None)

10. NEW BUSINESS

- a. Ryan Geddes Jr for Premiere Properties LLC- 243 Echo Lake Road, site plan modification, The Ledges @ Echo Lake - elimination of one building and conversion of two buildings from townhouses to one and two bedroom units.

11. INFORMAL DISCUSSION

- a. Mark Lovley for Lovley Development for preliminary discussion on a proposed residential development located at Lovley Drive/Kimberly Lane, Pondview Drive, AKA Highview Estates.
- b. Attorney Stephanie Cummings for ARS Associates for preliminary discussion regarding the possibility of adding indoor storage facilities as a permitted use in the IG-80 Zone (18 Falls Avenue, Oakville, CT)
- c. Attorney Jim Strub for Kelvin Cenkolli preliminary discussion of a potential zone change and text amendments related to property at 1490 Echo Lake Road, Watertown, CT.

12. COMMUNICATIONS AND BILLS

- a. Letter dated May 31, 2023 from Attorney Franklin Pilicy Re: The Renaissance Galleria, LC (Owner) Sealy Property, Request for Zoning Permit as Nonconforming Use.
- b. Town of Middlebury, CT Zoning Text Amendment, July 6, 2023 to create a new allowed use in the R-0 Residential zone for bed and breakfast facilities.
- c. Certified Letter dated May 23, 2023 from DEEP Re: Notification of Non-Compliance Re: Watertown Zoning Regulations (Connecticut Forest Practices Act (FPA) CT General Statutes Section 23-65K with respect to Watertown Zoning Regulations Sections 12.5.1.c, 21.3.1.h and 40.3.6.

13. NEXT MEETING DATE: **August 2, 2023 (No Meeting held in July, 2023)**

14. ADJOURNMENT