



Carol Allen, Administrative Assistant

Jack McHugh seated for Richard Antonetti  
Bob Marinaro seated for Lou Esposito

4. Election of Officers

Raymond Antonacci read a resignation letter from Richard Antonetti as Chairman but retaining the position as a member of the commission.

a. Consider waiving biennial election requirement

Raymond Antonacci I would like consider waiving the biennial election requirement due to Richard's resignation and require a motion.

Text of Motion: Waive biennial election requirement  
Motion made by: K. Demirs  
Second by: D. Divito  
All in Favor

b. If waived request nominations from the floor

Text of Motion: Jack McHugh nominated Ray Antonacci as Chairman, Dan Divito as Vice-Chairman and Ken Demirs as Secretary  
Motion seconded by: D. Pope  
All in Favor

c. Voting for nominations

Raymond Antonacci asked for nominations.

Jack McHugh I would like to nominate Raymond Antonacci as Chairman.

Jack McHugh I would like to nominate Dan DiVito as Vice-Chairman.

Jack McHugh I would like to nominate Ken Demirs as Secretary.

Text of Motion: Jack McHugh voted for the above nominations  
Second by: D. DiVito  
All in Favor

**PUBLIC PARTICIPATION:**

Catherine Camara, 31 Cottage Place: Ms. Camara talked about the Ct. Statues 124 Section 8-8 in regards to appeals.

5. ACCEPTANCE OF MINUTES:

Regular Meeting December 7, 2022

Text of Motion: Table December 7, 2022 regular minutes

Motion made by: Jack McHugh

Second by: D. Divito

All in Favor

**STAFF REPORT:**

Mark Massoud reported:

Accomplishments for the year 2022

1. The revising of zoning regulations.
2. Strides in putting together an Affordable Housing Plan.
3. Getting the E-Permit system implemented.

Developmental proposals - 2022

1. The Heritage Development Site on Bunker Hill.
2. Echo Lake Road for warehouse use.
3. Oakville Sealy proposal.

Projects for 2023

1. Budget preparations
2. Revised Zoning Regulations.
3. E-Permit System.
4. Uniformity and staff operations across the board within the Land Use Department.

**CHAIRMAN'S REPORT:**

Chairman Raymond Antonaccci reported:

This year we are looking to do a lot of challenges with: Affordable Housing, Air BNB's and Vrbo, electric charging stations, Accessory Uses with the state statute and working on the new zoning regulations.

Tonight, I have made some changes to the agenda to try out for simplicity and clarity. The first change is on the bottom of each item on the agenda I have put the options for the action that we can take. I am also considering taking articles on the agenda which is number 11 off the agenda and make decisions on the items as they come up rather than waiting to the end of the meeting.

“I Wish everyone a Happy New Year”.

OLD BUSINESS: none.

**Public Hearings Continued:**

- a. Four lot subdivision proposal Lake Winnemaug Road and Sperry Road, Watertown, CT submitted by DiVesta Engineering for Steiner, Inc.

Christopher Steiner: Mr. Steiner submitted for the record two letters dated 11/30 and 12/28 from Cynthia Robinowitz, Executive Director of Soil & Wetlands Scientist, Northwest Conservation District. Mr. Steiner also submitted the JMM Wetlands Consulting letters dated 9/2 and 11/9 for the record, which are the wetlands reports given to the Conservation Commission.

Mr. Seiner pointed out to the commission, on Cynthia Robinowtiz’s letter dated on 12/28<sup>th</sup>, she states a recommendation to the Conservation Commission that a clearly marked conservation easement be installed to show the limits of further activity in order to protect the wetlands and buffers as much as possible. With that we are proposing a conservation easement demarcating with a split rail fence and or large boulders surrounding the wetlands area and this is more for lot 4 which is on the western end of the property. Mr. Steiner submitted a map showing the demarcated wetlands area with a boulder wall and split rail fence, provided to the Conservation Commission in November.

Mark Massoud, Administrator for Land Use/Building Services commented on the Inland/Wetlands Agency is still debating and deliberating the impacts to wetlands and water courses and have not yet made their decision. The applicant wanted to submit the updated information to the commission because the public hearing has been open since October, the allotted number of extensions is now up. This is a way to get that information into the record while the public hearing is still open. Staff would recommend that the public hearing be closed you still have 65 days to consider the merits of the application. With that information you could wait for the determination of the Wetlands Agency and then have further discussion on the merits of the application from the Planning & Zoning point of view.

Text of Motion: Close Public Hearing  
Motion made by: K. Demirs  
Second by: Jack McHugh  
All in favor

b. 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)

Chairman Raymond Antonacci stated we are still awaiting a report from the Land Use Consultant. Staff has recommended tabling this matter and continuing the public hearing and asked if we could get an extension in writing to formalize that.

Attorney Pilicy stated the applicants consent to an extension until the next regular meeting of the Planning & Zoning Commission which is the first Wednesday of February 2023.

Text of Motion: Table and continue to the February 1, 2023 meeting. Attorney Franklin Pilicy verbally granted an extension of 28 days to the February 1 regularly scheduled meeting.

Motion made by: K. Demirs  
Second by: D. Divito  
All in Favor

c. Site Plan application from Ion Bank, 544 Straits Turnpike, Watertown for addition of one EV charging station

Kevin Sisco, Design Engineer with Bohler Engineering stated we submitted the site plan review to the commission for one EV charging station that is servicing two parking stalls. Mr. Sisco had additional information on the units stating the station will be free to be used by anyone, it is a level two charging station that will charge up to 25 mph depending on the vehicle. The software in the unit allows for you to set regulations as needed limiting the hours of use whatever you deem fit. The increase in asphalt is 86 square feet allowing for ADA accessibility.

Mark Massoud, Mark Massoud, Administrator for Land Use/Building Services stated you have a revised resolution in front of you incorporating two or three

conditions of approval of what we just spoke about and you are free to add any other conditions that you may deem fit.

Text of Motion: Approve Site Plan application from Ion Bank, 544 Straits Turnpike, Watertown for addition of one EV charging station in accordance with resolution dated December 6, 2022 revised January 4, 2023

Motion made by: D. DiVito

Second by: D. Pope

All in Favor

#### 10. NEW BUSINESS

- a. Waters of Winnemaug Caruso Drive, Watertown, CT Bond Reduction in the amount of \$89,710.00

Paul Bunevich, Town Engineer stated this is an update since August 17<sup>th</sup> of the work that was done up on Caruso Drive and the Waters of Winnemaug Subdivision, paving the final course, curbing and grading of the shoulders and installation of stone wall in lieu of guide rail. This is a partial release of the remaining bond amount about half of what's left he still has some work to do in the final As-Builds to submit.

Text of Motion: Approve the bond reduction for Waters of Winnemaug in the amount of \$89,710.00.

Motion made by: J. McHugh

Second by: D. Pope

All in Favor

#### COMMUNICATION AND BILLS – NONE.

#### d. INFORMAL DISCUSSION

- a. Informal presentation from Kevin Solli of Solli Engineering regarding the potential development of an approximately 200-acre property on Bunker Hill Road (known as the Heritage Development site)

Kevin Solli, Licensed Professional Engineer in the State of Connecticut with Solli Engineering: Mr. Solli talked about the redevelopment of the property on Bunker Hill Road known as the Heritage Development site previously approved for a residential development. He talked about the site having challenges with

wetlands and topographic constraints requiring quite a bit of infrastructure for the development and based on market conditions and structural requirements it made the project nonviable from a financial standpoint.

Mr. Solli talked about proposing a development with a combination of multifamily development with industrial uses. He reviewed a map with the commission, they are considering maintaining and splitting the mix of uses with the family use on Bunker Hill Road with access of that road and the extension of New Wood Road would create additional lots which could be developed independently with industrial uses such as warehouse, storage uses agricultures and other types of facilities that would be best suited for this development. Mr. Solli wanted to solicit some feedback from the commission and talk about the potential zoning mechanism that we would be looking to employ here to pursue this proposed development with a number of different planning tools the commission might consider. Which are the PDD development district or a transition zone.

Chairman Raymond Antonacci suggested in regards to the PDD would be a reasonably good fit for this proposal. We have a land use consultant who is familiar with the PDD across the state and that might be something worth looking into. If you have alternatives, I believe the commission would be very open to alternatives also. I do like your suggestion of working as a team.

- b. Joanna Rogalski and Josh Lecar of NVCOG for a discussion regarding the preparation of the Regional Plan of Conservation and Development

Josh Lecar, NVCOG gave a presentation giving an introduction to the Naugatuck Valley Council of Governments reaching out to boards to familiarize and give the opportunity to interact. Our purpose is to help with the bigger picture and work on issues that impact across the region with Economic Development, Public Safety, Shared services and maximize the impact with our region and its elected officials have by speaking together with one voice.

NEXT MEETING DATE: February 1, 2023

e. ADJOURNMENT

Text of Motion: Adjourn at 7:50PM  
Motion made by: D. Divito  
Second by: L. Cavallo  
All in Favor

Ken Demirs  
Secretary

