



Town of Watertown, Connecticut

Land Use Administration
Watertown Municipal Center
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PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MIINUTES
September 6, 2023
6:30PM

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

1. CALL TO ORDER

Chairman Ray Antonacci called the meeting to order at 6:35PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Members Present: Richard Antonetti
Ray Antonacci, Chairman
Ken Demirs, Secretary
Joe D'Uva
Robert Marinaro
Dan DiVito, Vice-Chairman
Jack Mchugh
Dave Pope

Members Absent: Lou Cavallo
Lou Esposito

Others Present: Mark Massoud, Administrator For Land Use/Building Services
Carol Allen, Administrative Assistant

Bob Marinaro sat in for Lou Esposito
Joe D'Uva sat in for Lou Cavallo

4. PUBLIC PARTICIPATION – none.

5. EXECUTIVE SESSION – Chairman Raymond Antonacci stated we are tabling; we are not going to have an executive session.

6. ACCEPTANCE OF MINUTES

Regular Meeting August 2, 2023

Text of Motion: Table August 2, 2023 minutes

Motion made by: J. D'Uva

Second by: K. Demirs

All in Favor

7. STAFF REPORT – The staff report was moved to the end of the meeting for a chance to discuss it in depth.

8. CHAIRMAN'S REPORT – none.

9. OLD BUSINESS

Request from Robert LaFlamme for acceptance of approximately 1,500 linear feet of roadway at Caruso Drive, Watertown, CT.

Chairman Raymond Antonacci stated I understand we are not ready to approve yet, we are going to table that for now.

Text of Motion: Table application

Motion made by: R. Antonetti

Second by: D. DiVito

All in favor

10. NEW BUSINESS

- a. Guerrera Construction for Earth Materials Activity application to stockpile and process approximately 10,000 cubic yards of clean fill material/crush rock at 371 Platt Road, Watertown, CT Map 76, Block 9, Lot 60

Chairman Raymond Antonacci stated I understand that Inland/Wetlands has approved that or doesn't have jurisdiction of that question and this is for construction of the road. We have all the information we need here. I will leave it to Mark to explain the situation, I think we might need erosion control bond.

Mark Massoud, Administrator for Land Use/Building Services stated this project is in association with the town project for the reconstruction for Guernsey Town Road. The contractor Guerrera Construction has identified Kalenauskas farms as a suitable location for both processing material and stockpiling. From my understand Kalenauskas Farms will take a certain amount of that material and use it in the farm operations and the rest will be processed on the site and transported back to the job for reuse. We came to that conclusion in terms of being able to approve it later today. I don't have a resolution but suggest you can approve it under a site plan but require a bond for on site erosion control measures to be set by the Engineering Department. The other condition would be an adherence to appropriate earth material conditions.

Text of Motion: Approve application under a site plan with the requirement that an erosion and sedimentation bond be set by the Engineering Department and adhere to the appropriate earth material conditions.

Motion made by: D. DiVito

Second by: R. Antonetti

All in Favor

- b. Attorney Franklin Pilicy - Proposed text amendment to add new section 55A: 20-30 Acre Age Restricted Housing Development (ARHb)

Attorney Franklin Pilicy stated we are seeking a public hearing be scheduled for the next meeting date.

Chairman Raymond Antonacci stated I believe the next hearing date is for October 4, 2023.

Attorney Franklin Pilicy stated the existing regulations provide for this type of housing in two different area requirements. We are seeking to do the exact same type of housing within a twenty-to-thirty-acre parcel which is not provided for in your existing regulations. We are sticking with what is already only for it to occur in a lot or parcel within a twenty-to-thirty-acre size, that is the only change.

Text of Motion: Schedule a public hearing for October 4, 2023

Motion made by: D. DiVito

Second by: J. D'Uva

All in Favor

Ken Demirs recused himself from this application and returned after the vote.

- b. Solli Engineering for WPH Holdings, LLC, to establish the Bunker Hill Road Planned Development District (BHRPDD) on parcels located on Bunker Hill Road & New Wood Road, Parcels: Map 158 Block 45 Lot 118A, Map 151 Block 45 Lot 12, and Map 165 Block 45 Lot 116.

Chairman Raymond Antonacci stated text amendment application requires a public hearing, staff needs the application complete and we are scheduling a public hearing. Recommended date of public hearing is October 4, 2023.

Luke Morrow, Professional Engineering stated we are looking to establish what we call Bunker Hill Road Planned Development District (BHRPDD) and establish a Planned Development Zone for three parcels totaling about 300 acres. Just south of Bunker Hill Road, to the east of Middlebury Road and then to the west of Commercial Street. I believe the development was approved for a multi-family or was resubmitted for an application some years ago nothing came to fruition with that. We are working with a new team looking to establish both a multi-family component of about 150 or so units and then also an industrial sub-division as well. It will kind of serve as a transition between the single-family residential lots to the west and then the industrial that abuts on the east side. There is a lot of information, narratives everything that is required for zone change, text amendment, a set of plans for conceptual master plan approval with some grading, utilities, landscaping design on there. We submitted a preliminary traffic study for everyone's review to summarize what we presume the traffic impacts would be. (A slide of the area for the project was shown.)

Richard Antonetti asked if these were age restricted housing?

Luke Morrow, Solli Engineering, Professional Engineering answered no age restriction on the housing. We are calling for ten percent affordable as part of the reg amendment other than that no restriction.

Dan DiVito asked what would be the proposed square footage of the units?

Luke Morrow, Solli Engineering, Professional Engineering answered probably single to two-bedroom units, it will be a mix of apartment style. It will be between twenty-four to thirty-six apartments per building. Probably in the range of six hundred to a thousand square feet.

Dan DiVito asked what price point are you thinking?

Luke Morrow, Solli Engineering, Professional Engineering answered we have not gone to that level of detail yet. We essentially are trying to get through the process to bring this to market, right now that type of use is not allowed in the zone.

Ken Demirs stated I think you mentioned earlier there was a previous project that was approved here, I think you said multifamily use. I am pretty sure it was age restricted condo units. These units you are talking about are these going to be for rent or for sale?

Luke Morrow, Solli Engineering, Professional Engineering answered as I understand it for sale, that has not been completely square away.

Ken Demirs stated because I think the last time you were in front of us it was strictly rentals.

Luke Morrow, Solli Engineering, Professional Engineering answered there could be a mix for rental and sale.

Chairman Raymond Antonacci stated the commission does not dictate where it is rentals or for sale.

Luke Morrow, Solli Engineering, Professional Engineering stated it will be as the market dictates.

Dan DiVito asked is there any thought about doing age restricted, that is what it was before I think we would be leaning towards it.

Luke Morrow, Solli Engineering, Professional Engineering answered the intent right now was not part of our application however I can go back and talk to the applicants to see if that is something they would consider. Mr. Morrow asked for a percentage?

Ken Demirs asked I am assuming these are pretty big buildings with elevators?

Luke Morrow, Solli Engineering, Professional Engineering answered yes.

Ken Demirs noted so it could be age restricted.

Luke Morrow, Solli Engineering, Professional Engineering stated hearing the commission, is it something I can bring back to the client and we can discuss that at the hearing.

Text of Motion: Schedule a public hearing for October 4, 2023

Motion made by: D. DiVito

Second by: K. Demirs

All in Favor

11. Public Hearing

a. Site Plan/Special Permit #2023-03 from Erik Markiewicz for a 6,000 Sq. Ft. building for a construction company and associated outdoor storage located at 0 Echo Lake Road Map 104, Block 91, Lot15B located in an IR-80 Zoning District.

Carol Allen, Administrative Assistant read public hearing notice.

Attorney Franklin Pilicy stated the applicant did provide evidence of notice sent in accordance with Article 10 of your regulations. This is a straight forward application for a contractor's yard for related uses on property that is in a proper zone, similar to development in that area. We are not aware of any outstanding issues and would be happy to answer any questions. We respectfully ask that the public hearing be closed and the commission consider approval tonight.

Chairman Raymond Antonacci stated I would seat Jack McHugh as a member of this commission for the purpose of this public hearing on behalf of David Pope since David has recused himself. That gives us five members which is a quorum.

Chairman Raymond Antonacci stated we have a road that is in excess of the seven percent grade but the Engineering Department recommended approval because of the extreme sloping of the site. We are going to need a motion to accept that larger grade which is 9.6 percent.

Text of Motion: Close the Public Hearing

Motion made by: J. McHugh

Second by: D. DiVito

All in Favor

Text of Motion: Accept the 7% grade per a memo from Town Engineer, Paul Bunevich, dated August 17, 2023.

Motion made by: R. Antonetti

Second by: D. DiVito

All in Favor

Text of Motion: Approve the application per resolution dated September 1, 2023 by Mark Massoud, Administrator For Land Use, Building Services.

Motion made by: J. McHugh

Second by: R. Antonetti

All in Favor

Ken Demirs recused himself from this application

Dave Pope recused himself from this application and left the meeting

Jack McHugh was seated as a regular member for the remainder of the meeting.

STAFF REPORT

Mark Massoud reported:

1. He met with NVCOG, they have reorganization and have enhanced services to the town. I have a rundown what is available to the town and I specifically talked about the Affordable Alternative Housing Plan that is in production. They suggested they could help to get that back on track and I have sent a copy of the first draft and will be meeting with them towards the end of September to come up with a plan to move it forward.
2. I just received an email today about our line permitting system, the company ICC is 90% built out and I believe I am going to choose some dates for the

company to start interacting staff to view the buildout and to make suggestions and get training.

3. The town has contracted for CRM software which is an online program that assists the town for taking and tracking a variety of things but is mainly for complaints and issue oriented. They would be training staff in the next few weeks and that should be online in the next two months as wells.
4. The Zoning Sub-committee for the revision of the regulations has been on track and we are meeting on Friday to continue to make a draft for the commission, the target date is the end of the year.
5. The commission has expressed an interest in moving forward with the Accessory Dwelling Units. At the end of last year, the commission decided to opt out of the provisions that were instituted recommended by the state legislature. What I did was to rework the memo that I provided to you back when you opted out. I have listed the ADU requirements which are current restrictions that limit the use of ADU's.

Dan DiVito, Ken Demirs and David Pope wanted to serve on the sub-committee to come up a Aset of provisions that would be workable for the commission's review.

12. COMMUNICATIONS AND BILLS – none.

13. NEXT MEETING DATE: October 4, 2023

14. ADJOURNMENT

Text of Motion: Adjourn at 7:30PM

Motion made by: D. DiVito

Second by: K. Demirs

All in Favor

Ken Demirs

Secretary

