



Town of Watertown, Connecticut

Land Use Administration
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
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ACTIONS TAKEN

PLANNING AND ZONING COMMISSION
REGULAR MEETING
September 7, 2022
6:30PM

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

PLEDGE OF ALLEGIANCE

CALL TO ORDER

Vice-Chairman Ray Antonacci called the meeting to order at 6:30PM

ROLL CALL

Members Present: Raymond Antonacci, Vice-Chairman
Ken Demirs
Dan DiVito
Bob Marinaro
Dave Pope
Lou Cavallo, Secretary
Jack McHugh

Members Absent: Richard Antonetti, Chairman
Lou Esposito
Joseph D'Uva

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

Bob Marinaro sat in for Richard Antonetti
Jack McHugh sat in for Lou Esposito

Text of Motion: Add to the agenda Articles on Agenda (for possible action) after New Public Hearings and move staff report after Articles on the Agenda

Motion made by: K. Demirs

Second by: D. Pope

All in Favor

ACCEPTANCE OF MINUTES:

Regular Meeting August 3, 2022

Text of Motion: Approve August 3, 2022 minutes

Motion made by: L. Cavallo

Second by: D. DiVito

All in Favor

New Business

1. Site Plan/Special Permit #2022-06 Bed and Breakfast accommodation in the R70 District at 184 Platt Road, Watertown, CT Map 97 Block10 Lot 30b
Matt Taylor

Text of Motion: Schedule a Public Hearing for October 5, 2022

Motion made by: D. Pope

Second by: B. Marinaro

All in Favor

New Public Hearings

1. Site Plan/Special Permit #2022-04 Bed and Breakfast accommodation in the R12.5 District at 153 Deforest Street, Watertown, CT Map 99A Block61 Lot 1 Daniel Galindo

Text of Motion: Close the Public Hearing
Motion made by: D. DiVito
Second by: D. Pope
All in Favor

2. Michael Terelmes for Site Plan/Special Permit #2022-05 to operate Bed and Breakfast accommodation in the R12.5 District at 45 Eddy Street Oakville, CT Map 113A Block 135 Lot 2

Text of Motion: Table application to the October 5, 2022 meeting
Motion made by: K. Demirs
Second by: D. Pope
All in Favor

3. Attorney James Strub on behalf of Venture Real Estate Enterprises LTD; Petition to amend the zoning regulations section 27.3.1 uses; add self storage facilities with multiple buildings to the IR-80 zoning district.

Text of Motion: Close the Public Hearing
Motion made by: K. Demirs
Second by: D. DiVito
All in Favor

4. Attorney James Strub on behalf of Venture Real Estate Enterprises LTD; 146 Frost Bridge Road Petition for amendment to the zoning map from R-12.5 to IR-80. Map 116A Block 93 Lot 7

Text of Motion: Close the Public Hearing
Motion made by: K. Demirs
Second by: D. DiVito
All in Favor

5. Attorney James Strub on behalf of Kim Keegan for a two lot resubdivision of 13.04 acres parcel at 340 Bryant Road Watertown, CT in the R-90 District Map 23 Block 28 Lot 6B

Text of Motion: Accept letter of withdrawal
Motion made by: D. DiVito
Second by: K. Demirs
All in Favor

6. Divesta Engineering for Steiner, Inc. application for 4 lot subdivision, Lake Winnemaug Road and Sperry Road, Watertown, CT Map 141, Block 20-06

Public Hearing postponed until October 5 2022 pending decision from CCIWA

Text of Motion: Postponed to the October 5, 2022 meeting
Motion made by: K. Demirs
Second by: D. DiVito
All in Favor

Articles on Agenda (Ready for Possible Action)

1. Site Plan/Special Permit #2022-04 Bed and Breakfast accommodation in the R12.5 District at 153 Deforest Street, Watertown, CT Map 99A Block61 Lot 1 Daniel Galindo

Text of Motion: Approve Site Plan/Special Permit #2022-04 Bed and Breakfast accommodation in the R12.5 District at 153 Deforest Street, Watertown, CT Map 99A Block61 Lot 1 Daniel Galindo in accordance with Mark Massoud's resolution dated August 9, 2022
Motion made by: K. Demirs
Second by: D. Pope
All in Favor

2. Michael Terelmes for Site Plan/Special Permit #2022-05 to operate Bed and Breakfast accommodation in the R12.5 District at 45 Eddy Street Oakville, CT Map 113A Block 135 Lot 2

Text of Motion: Table application from Michael Terelmes for Site Plan/Special Permit #2022-05 to operate Bed and Breakfast accommodation in the R12.5 District at 45 Eddy Street Oakville, CT Map 113A Block 135 Lot 2

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

3. Attorney James Strub on behalf of Venture Real Estate Enterprises LTD; Petition to amend the zoning regulations section 27.3.1 uses; add self storage facilities with multiple buildings to the IR-80 zoning district.

Text of Motion: Approve application from Attorney James Strub on behalf of Venture Real Estate Enterprises LTD; Petition to amend the zoning regulations section 27.3.1 uses; add self storage facilities with multiple buildings to the IR-80 zoning district in accordance with resolution by Mark Massoud dated August 12, 2022

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

4. Attorney James Strub on behalf of Venture Real Estate Enterprises LTD; 146 Frost Bridge Road Petition for amendment to the zoning map from R-12.5 to IR-80. Map 116A Block 93 Lot 7

Text of Motion: Approve an application by Attorney James Strub on behalf of Venture Real Estate Enterprises LTD; 146 Frost Bridge Road Petition for amendment to the zoning map from R-12.5 to IR-80. Map 116A Block 93 Lot 7 in accordance with a resolution from Mark Massoud dated August 12, 2022

5. Attorney James Strub on behalf of Kim Keegan for a two lot resubdivision of 13.04 acres parcel at 340 Bryant Road Watertown, CT in the R-90 District Map 23 Block 28 Lot 6B

Text of Motion: Accept letter of withdrawal

Motion made by:

Second by:

All in Favor

6. Divesta Engineering for Steiner, Inc. application for 4 lot subdivision, Lake Winnemaug Road and Sperry Road, Watertown, CT Map 141, Block 20-06

Text of Motion: Postpone Public Hearing to October 5, 2022 pending decision from CCIWA

Motion made by: K. Demirs

Second by: D. DiVito

All in Favor

STAFF REPORT

1. Update on Zoning Regulation Revisions
2. Report on Accessory Dwelling Units and revised statutes
3. Update on Affordable/Alternative Housing Plan
4. Bed and Breakfast and AirBNB
5. Food Trucks

Mark Massoud gave an update on the progress of items under staff report.

ADJOURNMENT

Text of Motion: Meeting adjourned at 8:55PM

Motion made by: D. DiVito

Second by: K. Demirs

All in Favor