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

Actions Taken

PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
May 3, 2023
6:30PM

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

1. CALL TO ORDER

Chairman Raymond Antonacci called the meeting to order at 6:30PM

2. ROLL CALL

Members Present: Ray Antonacci, Chairman
Richard Antonetti
Ken DeMirs, Secretary
Dan DiVito, Vice-Chairman
Lou Esposito
Bob Marinaro
Dave Pope
Lou Cavallo
Jack McHugh

Members Absent: Joseph D’Uva

Others Present: Mark Massoud, Administrator for Land Use,
Building Services
Paul Bunevich, Town Engineer
Carol Allen, Administrative Assistant
3. ACCEPTANCE OF MINUTES

Regular Meeting March 1, 2023
Regular Meeting April 5, 2023 (meeting not held lack of quorum)
Special Meeting April 12, 2023

Text of Motion: Table minutes
Motion made by: D. Divito
Second by: K. Demirs
All in Favor

4. OLD BUSINESS

a. 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).

Text of Motion: Move Old Business to the end of the agenda
Motion made by: D. Divito
Second by: R. Antonetti
All in favor

5. Public Hearings (New)

a. Site Plan/Special Permit #2023-01, River Oak Academy Child Daycare Center, 795 Straits Turnpike, Watertown, CT Map 165A, Block 257, Lot 50 in a BSC Zoning District.

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

Text of Motion: Waive the reading of the resolution and adopt the written resolution with all conditions prepared by Mark Massoud, Administrator of Land Use/Building Services dated April 27, 2023

Motion made by: K. Demirs
Second by: D. Divito
All in Favor
b. Site Plan/ Special Permit #2023-02 submitted by AEPM International LLC, on behalf of Sabrina Signore, 1125 Main Street- proposed mixed use site redevelopment within existing buildings. Map 11A Block 23 Lot 24 in a B-G-1 Zoning District.

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

Text of Motion: Waive the reading of the resolution and adopt the written resolution with all conditions prepared by Mark Massoud, Administrator of Land Use/Building Services dated April 27, 2023

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

6. NEW BUSINESS

a. Site Plan Modification, Theraplant LLC- 856 Echo Lake Road, Watertown, CT, Map 103, Block 96, Lot 1A, IR-80 zone, reconfigure 1200 square feet of existing space within the facility for manufacturing of edible cannabis products.

Text of Motion: Waive the reading of the resolution and adopt the written resolution with all conditions prepared by Mark Massoud, Administrator of Land Use/Building Services dated May 2, 2023

Motion made by: K. Demirs
Second by: L. Cavallo
Aye: Ray Antonacci, Ken DeMirs, Dan DiVito, Lou Esposito, Dave Pope, Lou Cavallo

Nay: Richard Antonetti
Abstention: 0
On a vote of 6 in favor, 1 Nay, 0 abstention, the motion is approved.

7. INFORMAL DISCUSSION

Ryan Geddes Jr for Premiere Properties LLC- 243 Echo Lake Road, potential revision of site plan development- elimination of one building and conversion of two buildings from townhouse to one and two bedroom units.
No motion made Mr. Geddes will come back to the Commission with new plans for one and two bedroom units.

Ken Demirs recused himself from this application and returned at the end of the conversation

The Commission took a break at 7:20PM and returned at 7:30PM

8. OLD BUSINESS

a. Proposed Sealy Oakville Center Planned Development District: submitted by Attorney Franklin Piliy:

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).

Text of Motion: Approve the original resolution which includes one restaurant with drive through facility dated April 27, 2023 prepared by Mark Massoud.
Motion made by: R. Antonetti
Second by: K. Demirs

Nay: R. Antonacci, D. DeVito, L. Esposito

On a vote of 4 in favor and 3 opposed, the motion failed to pass as a minimum 2/3rds of the voting members (5 ayes) required to pass.

Text of Motion: Delete the regional warehouse distribution center from the alternate resolution dated April 21, 2023 by Mark Massoud
Motion made by: D. Divito
Second by: R. Antonacci
All in Favor

Motion passed

Text of Motion: Limit the size of each unit to 30,000 Sq. Ft. from the alternate resolution dated April 21, 2023 by Mark Massoud.
Motion made by: D. Divito
Second by: R. Antonacci
Aye: K. Demirs, D. Divito, R. Antonacci
Abstain: R. Antonetti, L. Cavallo, D. Pope, L. Esposito,
Motion failed

Text of Motion: Approve the resolution with amendments as voted.
Motion made by: R. Antonacci
Second by: D. Divito

Aye:  D. DeVito, R. Antonacci
Nay:  K. Demirs, L. Esposito, R. Antonetti
Abstain: D. Pope, L. Cavallo

On a vote of 2 in favor, 3 opposed and 2 abstentions, the motion failed to pass

The application failed to pass

9. ADJOURNMENT

Text of Motion: Adjourn at 8:45PM
Motion made by: L. Cavallo
Second by D. DeVito
All in Favor