



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
February 1, 2023
6:30PM

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

Members Present: Ray Antonacci
Lou Cavallo
Ken Demirs
Dan DiVito
Lou Esposito
Bob Marinaro
Jack McHugh

Members Absent: Richard Antonetti
Dave Pope
Joseph D'Uva

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

Bob Marinaro seated for Richard Antonetti
Jack McHugh seated for Dave Pope

1. ACCEPTANCE OF MINUTES:

Regular Meeting December 7, 2022
Regular Meeting January 4, 2023

Text of Motion: Table Regular Meeting Minutes December 7, 2023 and
January 4, 2023
Motion made by: D. Divito
Second by: L. Cavallo
All in Favor

2. OLD BUSINESS

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

Hearing closed January 4, 2023
Decision tabled until action from CCIWA

Continued Public Hearing

- 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)

Text of Motion: Continue Public Hearing to the March 1, 2023 Regular Meeting. Attorney Pilicy provided a letter dated February 1, 2023 for an extension of time to complete the Public Hearing to March 1, 2023 to provide a conceptual site plan as part of the application.

Motion made by: Jack McHugh
Second by: L. Cavallo
All in Favor

3. NEW BUSINESS

- a. 56 Echo Lake Road LP & MR, LLC site plan application to convert 8,456 of existing Industrial space to residential use; request for interpretation of zoning regulations

Text of Motion: Approve the interpretation of zoning regulations by a letter provided by Attorney Paul Jessell dated February 1, 2023 and to table the site plan application to the March 1, 2023 Regular Meeting.

Motion made by: D. DeVito
Second by: Lou Cavallo
All in Favor

- b. Consideration of proposal to adopt model regulations for Planned Development Districts.

Text of Motion: Schedule a public hearing for March 1, 2023

Motion made by: D. DeVito

Second by: Lou Cavallo

All in Favor

4. ADJOURNMENT

Text of Motion: Adjourn at 7:26PM

Motion made by: D. DiVito

Second by: L. Cavallo

All in Favor