



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
March 1, 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
Ken Demirs, Secretary
Dan DiVito, Vice-Chairman
Lou Esposito
Bob Marinaro
Lou Cavallo
Jack McHugh

Members Absent: Richard Antonetti
Dave Pope
Joe D'Uva

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

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

3. ACCEPTANCE OF MINUTES:

Regular Meeting December 7, 2022
Regular Meeting January 4, 2023
Special Meeting January 25, 2023
Regular Meeting February 1, 2023

Text of Motion: Approve Regular Meeting December 7, 2022,
Regular Meeting January 4, 2023,
Special Meeting January 25, 2023, and
Regular Meeting February 1, 2023

Motion made by: Dan DiVito
Seconded by: Ken Demirs
All in Favor

Staff Report

Discussion of ADU standards for adoption
Food Truck standards

Text of Motion: Mr. Massoud to consult with the Land Use Consultant to
provide a draft of standards for both items.

Motion made by: L Cavallo
Second by: D. DiVito
All in Favor

Text of Motion: Table the motion until staff consults with the land use
consultant regarding cost.

Motion made by: K. Demirs
Second by: R. Antonacci
All in Favor

4. OLD BUSINESS

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

Text of Motion: Approve the four lot subdivision on Lake Winnemaug
Road and Sperry Road, Watertown, CT with stipulations and conditions
in accordance with the resolution dated March 1, 2023 prepared by
Mark Massoud

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

PUBLIC HEARING CONTINUED

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)

The Commission recessed at 8:15PM
The Commission returned at 8:25PM

Text of Motion: Close Public Hearing
Motion made by: D. Marinaro
Second by: L. Cavallo
All in Favor

Text of Motion: Table to the April 5, 2023 Regular Meeting
Motion made by: D. DeVito
Second by: L. Esposito
All in Favor

The Commission recessed at 8:40PM
The Commission returned at 8:45PM

SITE PLAN REVIEW

56 Echo Lake Road LP & MR, LLC site plan application to convert 8,456 of existing Industrial space to residential use

Text of Motion: Approve site plan subject to consideration and resolution of outstanding issues as identified by Land Use Administrator and Town Engineer.
Motion made by: D. Divito
Second by: L. Esposito
All in Favor

5. NEW BUSINESS

PUBLIC HEARING

Consideration of Proposal to Adopt Model Regulations for Planned Development Districts.

Text of Motion: Adopt the Model Regulations for Planned Development Districts as prepared with the resolution dated January 31, 2023 by Mark Massoud.

Motion made by: D. DiVito

Second by: L. Cavallo

All in Favor

SITE PLAN REVIEW

AEPM International LLC, Sabrina Signore, 1125 Main Street proposed mixed use site redevelopment within existing buildings. Map 11A Block 23 Lot 24 in a B-G Zone

Text of Motion: Table to the April 5, 2023 Regular Meeting

Motion made by: D. Marinaro

Second by: L. Cavallo

All in Favor

6. ADJOURNMENT

Text of Motion: Adjourn at 9:25PM

Motion made by: D. Marinaro

Second by: K. Demirs

All in Favor