



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 AGENDA
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. 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

3. 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

4. OLD BUSINESS

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

Text of Motion: Table application

Motion made by: R. Antonetti

Second by: D. DiVito

All in favor

5. 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

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)

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.

Text of Motion: Schedule a public hearing for October 4, 2023
Motion made by: D. DiVito
Second by: K. Demirs
All in Favor

6. 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.

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 –

7. STAFF REPORT

Mark Massoud gave a presentation on Accessory Dwelling Units

8. ADJOURNMENT

Text of Motion: Adjourn at 7:30PM
Motion made by: D. DiVito
Second by: K. Demirs
All in Favor