



# 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  
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## Actions Taken

### PLANNING AND ZONING COMMISSION

#### REGULAR MEETING AGENDA

November 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 6:35PM

#### 2. ROLL CALL

Members Present: R. Antonacci, Chairman  
Lou Cavallo  
Ken Demirs, Secretary  
Dave Pope  
Dan DeVito, Vice-Chairman  
Jack McHugh

Members Absent: Richard Antonetti  
Bob Marinaro  
Lou Esposito  
Joe D'Uva

Others Present: Mark Massoud, Administrator For Land Use/Building  
Service  
Cameron Netusch, Land Use Intern  
Carol Allen, Administrative Assistant

Jack McHugh seated for Richard Antonetti

3. MINUTES

Regular Meeting September 6, 2023

Regular Meeting October 4, 2023

Special Meeting October 26, 2023

Text of Motion: Approve Regular Meeting September 6, 2023

Approve Special Meeting October 26, 2023

Table Regular Meeting October 4, 2023

Motion made by: D. DiVito

Second by: J. McHugh

All in Favor

4. OLD BUSINESS

JRD Properties, Watertown LLC, subdivision application for a 4 lot industrial subdivision and construction of 3 new buildings located at 192 Park Road, Watertown, CT Map 90, Block 20, Lot 20 in an IR-200 Zoning District.

Text of Motion: Approve application from JRD Properties, Watertown LLC, subdivision application for a 4 lot industrial subdivision and construction of 3 new buildings located at 192 Park Road, Watertown, CT Map 90, Block 20, Lot 20 in an IR-200 Zoning District in accordance a resolution prepared by Mark Massoud, Administrator For Land Use/Zoning Enforcement Officer dated October 31, 2023.

Motion made by: D. Pope

Second by: K. Demirs

All in Favor

5. Continued Public Hearings

- a. Attorney Franklin Pilicy - Proposed text amendment to add new section 55A: 15-30 Acre Age Restricted Housing Development (ARHb)

Text of Motion: Approve a text amendment submitted by Attorney Franklin Pilicy - Proposed text amendment to add new section 55A: 15-30 Acre Age Restricted Housing Development (ARHb) accordance with a resolution prepared by Mark Massoud, Administrator For Land Use/Zoning Enforcement Officer dated October 27, 2023.

Motion made by: D. Pope

Second by: J. McHugh

All in Favor

- b. Solli Engineering for WPH Holdings, LLC, proposed text amendment 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: Continue Public Hearing to December 6, 2023 in the Watertown Town Hall Town Council Chambers.

Motion made by: D. Divito

Second b: J. McHugh

All in Favor

## 6. New Business

- a. Proposed meeting dates for calendar year 2024

Text of Motion: Approve meeting dates for calendar year 2024.

Motion made by: K. Demirs

Second by: D. Divito

All in Favor

## 7. COMMUNICATIONS AND BILLS

- a. Town of Middlebury text amendment and map change Middlebury Land Development Planned Rental Housing Development Overlay District (PRHD). Public Hearing to be held November 2, 2023
- b. Certifications for 4 hours of training through COG for Bob Marinaro and Ken Demirs, September 21, 2023
- c. CT Statewide Important Farmland Criteria Update from the US Dept of Agriculture dated September 25, 2023

Text of Motion: Accept and file Communications and Bills a, b, and c.

Motion made by: D. Divito

Second by: K. Demirs

All in Favor

## 8. ADJOURNMENT

Text of Motion: Adjourn at 10:00PM

Motion made by: D. DiVito

Second by: J. McHugh

All in Favor