



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
January 3, 2024
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
 Bob Marinaro
 Dave Pope
 Lou Cavallo
 Joseph D'Uva
 Jack McHugh

Members Absent: Richard Antonetti
 Lou Esposito

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

Bob Marinaro was seated for Lou Esposito
Joe D'Uva was seated for Richard Antonetti

3. MINUTES

Regular Meeting October 4, 2023
Regular Meeting November 1, 2023
Regular Meeting December 6, 2023

Text of Motion: Approve Minutes, October 4, 2023, November 1, 2023, and December 6, 2023

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

4. New Business

- a. Attorney James Strub – Site Plan/Special Permit #2023-04 Burr Hill Farm, LLC for development of a 68.6-acre parcel of land for farming/commercial uses (permanent farm store 2,975 Sq. Ft.) located on Aunt Olive Road, Watertown, CT.

Text of Motion: Schedule a Public Hearing for February 7, 2024 for Site Plan/Special Permit #2023-04

Motion made by: D. DiVito
Second by: B. Marinaro
All in Favor

- b. Town of Watertown, Site Plan/Special Permit #2023-05, 0 Knight Street, stormwater discharge in floodplain.

Text of Motion: Schedule a Public Hearing for February 7, 2024 for Site Plan/Special Permit #2023-05

Motion made by: D. DiVito
Second by: B. Marinaro
All in Favor

5. NEW PUBLIC HEARINGS

- a. Attorney James Strub for a Zone Change application, 1490 Echo Lake Road, Watertown, CT from IR-80 to IG-80, Map 105, Block 91, Lot 3.
- b. Attorney James Strub for a text amendment to the Zoning Regulations, 1490 Echo Lake Road, Watertown, CT Section 26.2.2 IG-80 District Uses and Structures Permitted by Special Permit. Add New: Section 26.2.2 j. Masonry supply

business when located within 750 feet of Route 8. which use may be conducted along with other complementary IG-80 uses on a given site.

Text of Motion: Close Public Hearings for 5a and 5b

Motion made by: D. Divito

Second by: D. Pope

All in Favor

Text of Motion: Approve an application from Attorney James Strub for a Zone Change application, 1490 Echo Lake Road, Watertown, CT from IR-80 to IG-80, Map 105, Block 91, Lot 3 and

A text amendment to the Zoning Regulations, 1490 Echo Lake Road, Watertown, CT Section 26.2.2 IG-80 District Uses and Structures Permitted by Special Permit. Add New: Section 26.2.2 j. Masonry supply business when located within 750 feet of Route 8. which use may be conducted along with other complementary IG-80 uses on a given site in accordance with an approval prepared by Mark Massoud, Administrator For Land Use, Building Offices

Motion made by: D. DiVito

Second by: D. Pope

All in Favor

6. ADJOURNMENT

Text of Motion: Adjourn at 6:30PM

Motion made by: D. Pope

Second by: K. Demirs

All in Favor