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

Chairman Raymond Antonacci called the meeting to order at 6:33PM

1. ROLL CALL

Present: Ray Antonacci, Chairman  
         Richard Antonetti  
         Ken Demirs, Secretary  
         John Nygren  
         Bob Marinaro  
         Dave Pope  

Absent: Lou Cavallo  
        Dan DiVito, Vice-Chairman  
        Joe D’Uva  
        Jack McHugh  

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

Robert Marinaro seated for Dan DiVito  

2. MINUTES  
   a. Regular Meeting April 3, 2024  

      Text of Motion: Approve April 3, 2024 minutes
Motion made by: Ken Demirs  
Second by: Dave Pope  
All in Favor

b. Regular Meeting May 1, 2024

Text of Motion: Table May 1, 2024 minutes  
Motion made by: Ken Demirs  
Second by: Dave Pope  
All in Favor

3. STAFF REPORT

   a. Zoning Regulations status update; review proposed adoption schedule

      Mark Massoud stated the proposed regulations were ready for review by the entire Commission.

      Text of Motion: Schedule a Special Meeting for the Commission to review the proposed regulations on June 18, 2024.  
      Motion made by: Dave Marino  
      Second by: Dave Pope  
      All in Favor

4. New Business

   a. Site Plan/Special Permit 2024-02 Newport Realty Group, LLC for construction of Turnberry Estates a 34-unit active adult community on a 24.6-acre parcel located off Pond View Drive in a previously approved ARHB zone Watertown, CT. (Lots 31-50 of Highview Estates Pondview Drive Map 121, Block 84C Lots 31-50, 54

      Text of Motion: Schedule a Public Hearing for August 7, 2024  
      Motion made by: Dave Pope  
      Second by: John Nygren  
      All in Favor

      Ken Demirs recused himself from this application.

   b. Borghesi Building and Engineering Co. Inc. as agent for site plan approval for construction of an 80,000 square foot manufacturing facility on Seemar Road, Watertown, CT.

      Text of Motion: Schedule a Public Hearing at a Special Meeting on June 18, 2024  
      Motion made by: Dave Pope  
      Second by: Ken Demirs  
      All in Favor
c. Referral from Town Council for a report from Planning and Zoning Commission for sale of a 50 foot right of way off Georgetown Drive to Morrone Development LLC under section 8-24 of the Connecticut General Statutes.

Text of Motion: Approve the referral from the Town Council for sale of a 50 foot right of way off Georgetown Drive to Morrone Development, LLC under Section 8-24 of the Connecticut General Statutes. The proposed action does not violate the Plan of Conservation and Development.
Motion made by: Dave Pope
Second by: Bob Marinaro
All in Favor

Ken Demirs recused himself from this application

5. NEW Public Hearings

a. Carrier Construction Inc. - Six-lot residential re-subdivision; construction of associated roadways and stormwater management measures on Munson Road, Watertown, CT. Map 37 Block 30 Lot 6A

Text of Motion: Close Public Hearing
Motion made by: Richard Antonetti
Second by: Ken Demirs
All in Favor

b. Text of Motion: Approve the application from Carrier Construction Inc. - Six-lot residential re-subdivision; construction of associated roadways and stormwater management measures on Munson Road, Watertown, CT. Map 37 Block 30 Lot in accordance with resolution prepared by Mark Massoud, Administrator For Land Use/Building Services dated June 3, 2024 as amended.
Motion made by: Ken Demirs
Second by: Dave Pope
All in Favor

c. John Daddona for subdivision of a 13.9-acre parcel into two lots at 720 Thomaston Road, M72 Block 87 Lot 9, Watertown, CT.

Text of Motion: Close Public Hearing
Motion made by: Ken Demis
Second by: John Nygren
All in Favor
Text of Motion: Approve an application from John Daddona for subdivision of a 13.9-acre parcel into two lots at 720 Thomaston Road, M72 Block 87 Lot 9, Watertown, CT. in accordance with resolution prepared by Mark Massoud, Administrator For Land Use/Building Services dated May 30, 2024 as amended, and contingent upon site plan approval for Lot 9C and to agree to defer open space to a future subdivision
Motion made by: Ken Demirs
Second by: John Nygren
All in Favor

6. COMMUNICATIONS AND BILLS

   a. Memo dated April 16, 2024 from Paul Bunевич Re: Proposed Elimination of Cul-de-sac Islands on Permanent Dead-End Town Roads.

      Text of Motion: Schedule a public hearing for a text amendment to the Subdivision Regulations for August 7, 2024
      Motion made by: Dave Pope
      Second by: Ken Demirs
      All in Favor

7. Motion for Adjournment

      Text of Motion: Adjourn at 7:48PM
      Motion made by: Ken Demirs
      Second by: Richard Antonetti
      All in Favor