



# 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**  
**October 4, 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  
Richard Antonetti  
Ken Demirs, Secretary  
Dan Divito, Vice-Chairman  
Bob Marinaro  
Dave Pope  
Lou Cavallo

Members Absent: Lou Esposito  
Joseph D'Uva  
Jack McHugh

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

### 3. ACCEPTANCE OF MINUTES

Regular Meeting August 2, 2023

Text of Motion: Approve August 2, 2023 Regular Meeting minutes

Motion made by: R. Antonetti

Second by: L. Cavallo

All in favor

Regular Meeting September 6, 2023

Text of Motion: Table September 6, 2023 Regular Meeting minutes

Motion made by: R. Antonetti

Second by: L. Cavallo

All in Favor

### 4. STAFF REPORT

PA 23-142 Licensed family and group child care homes. Requires revisions to zoning regulations, recommend set public hearing for November meeting to adopt necessary revisions.

Text of Motion: Schedule a Public Hearing for November 1, 2023

Motion made by: L. Cavallo

Second by: D. DiVito

All in Favor

### 5. OLD BUSINESS

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

Text of Motion: Accept the report submitted by Attorney Paul Jessell and refer to Town Council for acceptance into the Town's roadway system for which a portion of the road bond should be retained, amount to be determined by the Engineering Department.

Motion made by: D. Pope

Second by: L. Cavallo

All in Favor

6. NEW BUSINESS

- A. 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: Table application until the Conservation Commission makes a decision

Motion made by: R. Antonetti

Second by: D. DiVito

All in Favor

B. Public Hearing

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

Date of receipt: September 6, 2023

Public Hearing: October 4, 2023

Next Public Hearing November 1, 2023

Text of Motion: Continue Public Hearing for a final version to be prepared as per a requirement of the application.

Motion made by: D. Divito

Second by: R. Antonetti

All in Favor

K. Demirs recused himself from this application and returned after the vote.

2. 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.

Date of receipt: September 6, 2023

Public Hearing: October 4, 2023

Next Public Hearing: November 1, 2023

Text of Motion: Continue Public Hearing to November 1, 2023

Motion made by: D. DiVito

Second by: D. Pope

All in Favor

7. ADJOURNMENT

Text of Motion: Adjourn at 9:05PM

Motion made by: D. Pope

Second by: D. DiVito

All in Favor