REVISED
AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
February 7, 2024
6:30PM

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

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ELECTION OF OFFICERS
5. PUBLIC PARTICIPATION
   LIMITED TO COMMENTS REGARDING ITEMS NOT SPECIFICALLY LISTED ON THE AGENDA
6. MINUTES
   Regular Meeting January 3, 2024
7. STAFF REPORT
   a. Zoning Regulations status update

8. CHAIRMAN’S REPORT

9. OLD BUSINESS

10. NEW BUSINESS
    a. 8-24 Approval - Capital Improvement Budget
        Jerry Lukowski Director of Public Works
        Recommendation to Town Council
    b. CT Federation of Planning and Zoning Agencies Quarterly Newsletter and
       Annual Conference Information – Date: Thursday March 28, 2024, Aqua Turf, Southington, CT.

       New Requirement – all commission members must obtain four hours of training per year (this session will count toward one hour of training)

11. NEW PUBLIC HEARINGS
    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., Map 167, Block 22, Lot 2.

       Date of Receipt: January 3, 2024
       Date of Public Hearing: February 7, 2024

    b. Application #2024-05 of the Town of Watertown Department of Public Works for
       replacement of an existing triple R.C.P culvert with a new 40 Ft ling 6’X4’ reinforced concrete culvert and discharge of storm runoff in floodplain area at 0 Knight Street, Watertown.

       Date of Receipt: January 3, 2024
       Date of Public Hearing: February 7, 2024

12. COMMUNICATIONS AND BILLS
    a. An Ordinance for Improvements to Paper Streets, Unimproved Roads, and
       Private Streets – Application for Town Participation – Portion of Munson Road
    b. City of Waterbury – Proposed Zoning Regulation Amendment to allow any legal nonconforming and lawfully permitted medical cannabis dispensary facility
located in the General Industrial IG District the option to convert to a Cannabis Establishment Hybrid Retailer use. Applicant: Caring Nature, LLC

c. NEXT MEETING DATE: March 6, 2024

d. ADJOURNMENT
The Planning and Zoning Commission of the Town of Watertown, CT will hold public hearings on February 7, 2024 on the following applications:

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, Map 167, Block 12, Lot 2.

AND

Application #2024-05 of the Town of Watertown Department of Public Works for replacement of an existing triple culvert with a new 40 ft 6’X4’ reinforced concrete culvert located within a flood prone area at 0 Knight Street.

At these hearings interested persons and written communications will be received. Copies of the applications are on file in the Planning and Zoning Office, and in the Town Clerk’s Office, Watertown Municipal Center, 61 Echo Lake Road between the hours of 8:30AM and 4:30PM.

Dated at Watertown, CT this 25th day of January, 2024 and 1st day of February, 2024.

Ken Demirs, Secretary
Planning and Zoning Commission