



# 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

**THIS MEETING WILL BE AN IN-PERSON MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM FOR LISTEN ONLY. A LINK WILL BE POSTED ON THE DAY OF THE MEETING. PLEASE SEE [WWW.WATERTOWNCT.ORG](http://WWW.WATERTOWNCT.ORG) - UNDER THE CALENDAR OF MEETINGS**

## **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 long 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



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## Town of Watertown Connecticut Public Hearings Legal Notice

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 22, 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 o 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 25<sup>th</sup> day of January, 2024 and 1<sup>st</sup> day of February, 2024.

Ken Demirs, Secretary  
Planning and Zoning Commission