AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
March 6, 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. PUBLIC PARTICIPATION: Limited to comments regarding items not specifically listed on the agenda.
5. MINUTES
   Regular Meeting January 3, 2024
   Regular Meeting February 7, 2024
   Motion required: accept or table
6. STAFF REPORT
   a. Zoning Regulations status update
   b. NVOOG informational session- Short Term Rentals
   c. CT Federation of Planning and Zoning Agencies Quarterly Newsletter and Annual
      Conference Information – Date: Thursday March 28, 2024, Aqua Turf,
      Southington, CT. (this session will count toward one hour of training)

7. CHAIRMAN’S REPORT

8. OLD BUSINESS- None

9. NEW BUSINESS
   a. Letter dated March 4, 2024 from Emily Jones, Civil One requesting an
      extension of 30 days to fulfill the conditions of the Planning and Zoning
      approval granted on November 1, 2023 for JRD Properties-Watertown, LLC for
      192 Park Road, Watertown, CT.

10. CONTINUED PUBLIC HEARINGS
   a. Attorney James Strub – Site Plan/Special Permit #2024-04 Burr Hall 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
      Continued Public Hearing March 6, 2024
      No Commission action prior to decision by CC/IWA
      Recommendation to extend public hearing, request letter of extension from
      applicant.

   b. Application #2024-05 of the Town of Watertown Department of Public Works for
      replacement of an existing triple reinforced concrete pipe (rcp) culvert with a
      new 40’x6’x4’ reinforced concrete culvert, and discharge of storm runoff in
      floodplain area at 0 Knight Street.

      Date of Receipt: January 3, 2024
      Date of Public Hearing: February 7, 2024
      Continued Public Hearing: March 6, 2024
      Approved by CC/IWA
      Staff report issued w recommendation for approval
11. COMMUNICATIONS AND BILLS
   a. Correspondence from Franklin Pilicy dated February 9, 2024 to Town Manager, Public Works Director to participate in improvement of Munson Road, request to meet with Town Council Public Works Committee. Refer to previous correspondence from Attorney Pilicy dated October 31, 2023 to PZ Commission to endorse town participation in improvement to Munson Road under the provisions of the Paper Street/Unimproved Road Ordinance. Staff referred to Public Works Director for comment and advisement.
   b. NEXT MEETING DATE: April 3, 2024

12. Motion for Adjournment
March 4, 2024

Mr. Ray Antonacci, Chairman
Watertown Planning & Zoning Commission
61 Echo Lake Road
Watertown, CT 06795

Re: Subdivision Map Filing – JRD Properties – Watertown, LLC
192 Park Road, Watertown
Extension Request

Dear Mr. Antonacci:

We are submitting this letter on behalf of JRD Properties-Watertown, LLC to respectfully request that the commission grant the applicant an extension of 30 days to fulfill the conditions of the Planning & Zoning approval granted on November 1, 2023. The applicant’s team is currently working to coordinate the signing of the mylar with all team members as soon as possible and appreciates your understanding.

Very truly yours,

[Signature]

Emily M. Jones, P.E.

cc. Attorney Patrick McGrath, Esq.
    Mark Massoud, Director of Land Use and Building Services
To: Town of Watertown Planning and Zoning Commission

From: Mark Massoud, Administrator for Land Use/Zoning Enforcement Officer
Cameron Natusch Land Use Intern

Date: January 30, 2024

Re: Burr Hall Farm LLC Lavender Farm

Current Conditions
The parcel of 0 Aunt Olive Road bordering the town of Middlebury is 68.56 acres consisting of 5 agricultural fields, a large wooded area, Hop Brook, and paths for farming equipment.

Proposal
Burr Hall Farm LLC is proposing a farming and agritourism use. The developer proposes the addition of 3 more agricultural fields with one being used as a bee conservancy with bee hives. In total there would be 25.95 acres of agricultural fields, not including a 2.2-acre butterfly sanctuary. Connecting the fields would be a gravel access way to the north east crossing Hop Brook, to be used for agricultural equipment in combination with the current paths. Additional pedestrian/cart paths would be added to allow tourist and worker access to some fields.
Access for the agritourism side would come from Aunt Olive Road via a gravel drive ending in a gravel parking lot consisting of 50 spaces. This parking lot would be connected to the rest of the site via walking paths. Buildings on the site include; a farm stand (2,975sf) (height 10ft 10in) surrounded by an elevated wood deck, milling and lavender barn (15,825sf) (height 25ft 7in), and a bee and butterfly barn (4,455sf) (height 18ft 2in).

Additional Notes
- Owner has stated that the proposed fertilizer use would be lime to increase the pH of the soil.
- Parcel would not include an eatery, but would allow picnicking on the property.
- Busy season would be late spring to late summer when the lavender is in bloom, though the farm stand would still be in operation during the winter.
• Applicant is seeking USDA certification.
• Farm store would sell: produce, honey, lavender oils made on property, edible lavender fruit and berry jams from on site orchards, would seek organic certification.
  o (Majority of products will be produced on site, with other associated CT products also being sold)
• The old gun club nearby seems to no longer be in operation.
• Currently meets all permanent farm store regulations for Watertown

Challenges
• The deck surrounding the farm stand would intrude into the sites side yard setback, applicant should adjust design as to prevent this intrusion.
• No lighting is currently proposed, outdoor lighting shall be shown including a photometric plan.
• Parking space numbers are at the discretion of the commission.
• Hours of operation should be discussed.
• IWA public hearing still in progress, so no decision can be currently made.
• Applicant may consider adding additional New England style architectural design elements to the buildings and site.
• Will nearby Watertown Land Trust trails be affected?
• An orchard was proposed, but can not be found on the site plan.
February 7, 2024

Watertown Planning and Zoning Commission
61 Echo Lake Road
Watertown, CT 06795
Attn: Mark Massoud, Administrator for Land Use/Zoning Enforcement Officer

Town of Watertown
Public Works Department
61 Echo Lake Road
Watertown, CT 06795
Attn: Paul Bunevich, Town Engineer

Re: Burr Hall Farm LLC
Farm Property on Aunt Olive Road
Map 167 Block 22 Lot 2
Farm Store Permanent – Organic Farm Including Lavender
Operations Update

Dear Mr. Massoud, Mr. Bunevich and Commissioners:

This firm represents Burr Hall Farm LLC, which is the owner of the above-referenced property. As you know, Burr Hall Farm has applied for a permanent Farm Store located on the property.

This office is in receipt of Mr. Massoud’s review letter dated January 30, 2024, and Mr. Bunevich’s review letter dated February 1, 2024. Many of the items raised in the reviews are correct or will be addressed at the Public Hearing. I write to clarify a couple of important items.

The Farm needs to be a viable business. Accordingly, the permanent Farm Store’s operational details are very important.

Year-Round Operations/Busy Season

The property and the Farm Store are proposed to be open year-round. However, the busy season for the Farm Store will coincide with the proposed access to the Farm (and other agricultural fields), which will be during the months of June, July, August, and September. Pursuant to the Farm Store Permanent regulation “The number of parking spaces required shall be determined by the Commission guided by appropriate parking standards …” The 50-space parking lot has been designed to accommodate this
four-month busy season. In the off-season months, a parking lot of 15 or even 10 spaces would accommodate the expected visitor count.

Please see Mr. Bunevich's letter dated February 1, 2024, which states that the applicant has stated that operations will be limited to a 4-month operating window. The 4-month window discussed was meant to cover the busy season when a bump in traffic is expected. During the other 8 months the Farm Store will still be open. However, it is expected that traffic to and from the store during the off season will be significantly lower.

Hours of Operation:

The applicant reserves the right to have the store open daily between the hours of 10:00 am and 9:00 pm all year.

We will do our best to answer additional questions at the Public Hearing.

Thank you.

Sincerely,

James Strub
Attorney for the Applicant

Cc:     Grace Parke Fremlin, General Manager
        Bram Yoffie, Farm Manager
To: Moosa Rafey, Assistant Administrator for Land Use/WEO

From: Paul Bunevich, Town Engineer

Date: February 1, 2024

Subject: Burr Hall Farm
Proposed Lavender Farm
0 Aunt Olive Road
Watertown

Having reviewed revised Plans and Stormwater Management Report Addendum #1, both dated January 10, 2024, by Civil 1 for the above referenced project, I have the following comments for your consideration:

1) The Engineer has answered all of my comments in my previous letters of January 8, 2024 and January 11, 2024, with the following exceptions:
   a) The Stormwater Addendum does not show calculations for the riprap outlet channel protection for the concrete box farm road crossing.
   b) The Plans do not show any improvements to Aunt Olive Road. The applicant has stated that the operation of the farm stand will be limited to the late spring and summer months, essentially a 4 month operating window. This will be an overall lesser impact on the road traffic than was previously anticipated. The Public Works Department will consider an overlay of 2 to 4 inches of processed gravel and/or bituminous pavement millings (millings available at no charge to the Applicant at the Watertown Transfer Station) in the roadway as a sufficient upgrade of the travel way to the site. No widening of the existing roadbed is required, therefore no increase in the activity in the Upland Review Area is anticipated by this requirement.

I have no further comments on this project, pending the submission of SLR’s third party review. Further comments may be forthcoming when that report is available. If you have any questions please contact me.

Cc: E. Jones, Civil1
    M. Massoud
    R. Damelio
• Applicant is seeking USDA certification.
• Farm store would sell: produce, honey, lavender oils made on property, edible lavender fruit and berry jams from on site orchards, would seek organic certification.
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## Town of Watertown Connecticut
Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266
Website: www.watertownct.org
Fax: (860) 945-4706

### SITE PLAN APPROVAL/SPECIAL PERMIT

**Name and mailing address of Applicant:**
- Bar Hill Farm, LLC
  - 61 North Liberty Street
  - Watertown, CT 06795
  - Phone: (860) 945-6363

**Location of Property:**
- 25A Aud Oil Road
  - (Map: 167, Block 32, Lot 2)

**Zone:** R70 non-conforming

### Description of Existing Use/Property

- **Type of Use:** Vacant Land. Fields currently used for farming
- **Size of Property:** 62.9 Acres
- **Buildings:** None
- **Parking:** None
- **Other important features:** Existing Farm Access

### Description of Proposed Use

- **Uses:** Cantaloupe Farm / Farm Store Permit
- **Buildings:** Farm Store Permit
- **Parking:** 50 spots
- **Signage(If of signs & square feet):** None

### Where applicable, number of:

- Hotel/Motel Rooms: 0
- Hospital/Clinic Beds: 0
- Convalescent Home: 0
- Occupants of Assembly Hall: 0

### Water & Sewer to be provided by:

- Professional Engineer/Surveyor name and address:
  - 61 North Liberty Street
  - Watertown, CT 06795
  - Phone: (860) 945-6363

- Date Submitted: 6/6/04
- Date Filed: 6/6/04
- Project Number: 93-060-296

### Signatures

- **Applicant:** [Signature]
- **Owner:** [Signature]
- **Date:** 6/6/04

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**Print name:** [Signature]
**Print name:** [Signature]
**Date:** [Signature]
AUTHORIZATION

December 27, 2023

Watertown Land Use Office
Planning and Zoning Commission (PZC)
Conservation Commission/Inland Wetlands Agency (CCIWA)
61 Echo Lake Road
Watertown, CT 06795

Re: Burr Hall Farm L.L.C (Owner and Applicant)
0 Aunt Olive Road, Watertown, CT 06795 M/B/L 107-22-2 (Property)
Land Use Applications

Dear Commissioners and Land Use Staff:

Burr Hall Farm L.L.C (the Owner and Applicant) are the owners of property known as 0 Aunt Olive Road, Watertown (the Property). The Applicant intends to submit applications to various land use commissions.

The Applicant hereby authorizes the following individuals and their respective companies to appear before the PZC and/or CCIWA on their behalf.

Emily Jones, P.E.
Director of Engineering
Civil L, Inc.
Civil Engineering, Site Engineering, Surveying, and Permitting
43 Sherman Hill Rd, Ste. D-101
Woodbury, CT 06798
(203) 266-9778

James R. Strub
Senior, Cassidy & McDonough, P.C.
41 Church Street
Waterbury, CT 06702
jstrub@clawyers.com
(203) 737-9261

Further, the Applicant appoints James R. Strub as their attorney and agent to sign and submit Land Use Applications on the Applicant’s behalf.

Thank you.

Sincerely,
Burr Hall Farm L.L.C.

By Its
General Manager
To: Town of Watertown Planning and Zoning Commission

From: Mark Massoud, Administrator for Land Use/Zoning Enforcement Officer
       Cameron Natusch Land Use Intern

Date: January 30, 2024

Re: Burr Hall Farm LLC Lavender Farm

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Additional Notes
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- Parcel would not include an eatery, but would allow picnicking on the property.
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February 7, 2024

Wentworth Planning and Zoning Commission
61 Echo Lake Road
Wentworth, CT 06795
Attn: Mark Massoud, Administrator for Land Use/Zoning Enforcement Officer

Town of Wentworth
Public Works Department
61 Echo Lake Road
Wentworth, CT 06795
Attn: Paul Bunevich, Town Engineer

Re: Burr Hall Farm LLC
Farm Property on Aunt Olive Road
Map 167 Block 22 Lot 2
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James Strub
Attorney for the Applicant

Cc: Grace Parke Fremlin, General Manager
    Bram Yoffie, Farm Manager
To: Moosa Rafey, Assistant Administrator for Land Use/WEO

From: Paul Bunевич, Town Engineer

Date: February 1, 2024

Subject: Burr Hall Farm

Proposed Lavender Farm

0 Aunt Olive Road

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SITE PLAN APPROVAL/SPECIAL PERMIT 2024-

Name and mailing address of Applicant:

767 Forestville Rd
Woodbury, CT 06798
Phone: (203) 268-3366

Name and address of Owner:

767 Forestville Rd
Woodbury, CT 06798

Location of Property:

61 Armor Drive
Lot 18

Zone: R70 non-conforming

Map: 167, Block 22, Lot 1

Type of Use:

Variable wind—fields entirely used for farming

Size of property:

6.59 acres

Buildings:

None

Parking:

None

Other important features:

Existing Farm Access

Description of Proposed Use:

Uses:

Commercial Farming

Buildings:

Farm Supply Building (4,500 sq. ft.)

Parking:

42 spaces

Signage (size & square feet):

F-1

Number of Employees:

4 in the winter, 25 in the summer

Where applicable, number of:

Hotel/Motel Rooms:

N/A

Cottages:

N/A

Condominiums:

N/A

Homes:

N/A

Where Water & Sewer to be provided by:

Professional Engineer/Geologist name and address:

Dave Smith
767 Forestville Rd
Woodbury, CT 06798
Phone: (203) 268-0272

Data Sheet:

Date Submitted: 2024-07-01
Date Filed: 2024-07-01
Date Plan Approved: 2024-07-01
Date Plan Rejected: 2024-07-01

Project Number:

260-000

Signature of Applicant:

Date:

Signature of Owner:

Date:

Print Name:

Peer Stoff

Print Name:

Peer Stoff
AUTHORIZATION

December 27, 2023

Watertown Land Use Office
Planning and Zoning Commission (PZC)
Conservation Commission/Inland Wetland Agency (CCIWA)
61 Echo Lake Road
Watertown, CT 06795

Re: Burr Hall Farm L.L.C (Owner and Applicant)
0 Aunt Olive Road, Watertown, CT 06795 M/B/L 167-22-2 (Property)
Land Use Applications

Dear Commissioners and Land Use Staff:

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The Applicant hereby authorizes the following individuals and their respective companies to appear before the PZC and/or CCIWA on their behalf:

Emily Jones, P.E.,
Director of Engineering
Civil 1, Inc.
Civil Engineering, Site Engineering, Surveying, and Permitting
43 Sherman Hill Rd, Ste. D-101
Woodbury, CT 06798
(203) 266-0778

James R. Stroh
Secor, Casey & McPartland, P.C.
41 Church Street
Waterbury, CT 06702
JStroh@ctlawyers.com
(203) 757-9351

Further, the Applicant appoints James R. Stroh as their attorney and agent to sign and submit Land Use Applications on the Applicant’s behalf.

Thank you.

Sincerely,
Burr Hall Farm L.L.C.

By its
General Manager
Sent by certified mail

February 14, 2024

Gerald Lukowski, Director
Department of Public Works
61 Echo Lake Road
Watertown Connecticut 06795

Dear Mr. Lukowski:

The Conservation Commission/Inland Wetland Agency of the Town of Watertown at a
regular meeting held on February 8, 2024 voted to approve Application #2024-2 subject
to conditions to conduct regulated activities associated with the replacement of an
existing triple R.C.P. culvert with a new 40' long 6'X4' reinforced concrete box culvert
at 0 Knight Street, Watertown, CT.

Legal Notice of Approval will appear in the Town Times on February 15, 2024. Your
permit is enclosed. Please feel free to contact me if you have any questions concerning
this permit.

Sincerely,

[Signature]
Moosa M. Rashid
Wetlands Enforcement Officer
Conservation Commission/Inland Wetland Agency Permit #2024-2
Located at 0 Knight Street, Watertown Connecticut

This approval permit refers to your application to conduct regulated activities in the Town of Watertown.

The Conservation Commission/Inland Wetland Agency of the Town of Watertown has considered Application #2024-2 with due regard for the matters listed in Section 10 of the Inland Wetlands and Watercourses Regulations of the Town of Watertown. The Commission has found that the proposed activities as shown on a set of plans titled "Knight Street Culvert Replace Existing Undersized Culvert to Meet 50YR Storm Requirements Project Number 153-WTN-XXX-2023 prepared by Town of Watertown Department of Public Works Division of Engineering" as specified and conditioned below conform to the purpose and provision of said section.

The regulated activities consist of the following:

1. Total excavation of 90.6 C.Y. of material in the watercourse
2. Total deposition of 158 C.Y. of material in the watercourse
3. Total wetland/watercourse area to be impacted 2,040 Sq. Ft
4. Total upland review area to be impacted 13,120 Sq. Ft

The Commission approved those regulated activities with the following motion:

1. The permittee shall notify Wetlands Enforcement Officer in writing at least three business days prior to the commencement of work onsite and upon its completion.

2. If the approved activities are not initiated on or before February 8, 2029, said activities shall cease and, if not previously revoked or specifically renewed or extended, this permit shall be invalid. Any request to renew or extend the expiration date of a permit should be filed in accordance with Section 11 of The Regulations.

3. All work and all regulated activities conducted pursuant to this approval shall be consistent with the terms and conditions of this permit.

4. This permit is not transferable without the written consent of the Conservation Commission/Inland Wetland Agency.
5. Erosion and sediment control measures shall be installed and maintained at the site in such an operable condition as to prevent the pollution of wetlands and watercourses.

6. Best management practices shall be employed to control erosion and sedimentation and to prevent pollution of the watercourse.

7. If the activity approved by the inland wetlands permit also involves activity on a project that requires zoning approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.

8. There shall be no other onsite disturbance except what is proposed in the application and approved by the Agency.

This authorization constitutes the permit required by Section 22a-42 of the Connecticut General Statute, as amended.
To: Watertown Planning and Zoning Commission
From: Mark Massoud, Administrator for Land Use and Building Services
Date: February 5, 2024
Re: Site Plan and Special Permit Standards Review
Knight St. Watertown, CT 06795

SUMMARY OF PROPOSAL

The Town of Watertown proposes the replacement of an existing culvert on Knight St. near Main St. with a new culvert. The culvert would be located in the stream, and a flood prone area.

The box culvert would replace the existing one, and would include sediment on the bottom as to help replicate the stream bottom. The replacement will also allow the culvert to meet the 50 year storm requirements from the state.

Commission Purview

53.7 of the Watertown Zoning Regulations dictates that for flood prone areas "The Commission may grant a Special Permit for any use, including public utilities and/or structures, subject to the following", the following have been summarized:

"53.7.1 The proposed use will not be detrimental to public health, safety, and welfare; and will not detract from the purpose of these Regulations"

53.7.2 "will not overload any public water, drainage, or sewer system or any other municipal system"

53.7.3 technical evaluation must demonstrate that the encroachment into the floodway will not result in any increase in flood levels during the base flood discharge.

53.7.4 "Structures and improvements shall be designed to cause the least possible impediment to the flow of floodwater and debris."

53.7.5 If there is any reduction in the water holding capacity of the flood plain, it "shall be compensated by the deepening and widening of the flood plain, prior to issuance of a Building Permit."

RESOLUTION

WHEREAS: The Watertown Planning and Zoning Commission (hereinafter “Commission”) received a combined application for site plan approval under section 8, and for special
permit under section 9 of the zoning regulations for the construction of a culvert on Knight
Street, located in the B-G, the following maps and diagrams were received;

1. Plan Sheet, sheet number P-1
2. Plan and Profile, sheet number PP-1
3. Culvert Details, sheet number D-1
5. Watertown Handling Plan, sheet number WH-1
6. Culvert Details, sheet number D-3

WHEREAS: The Commission finds the application in conformity with the intent of the Town
Plan of Conservation and Development as shown from the submitted Environmental Impact
Statement;

WHEREAS: The Commission finds the arrangement of structures and uses on the site is
appropriate to the site;

WHEREAS: The Commission has found no sensitive land features or historically significant
buildings or site features that would preclude redevelopment of the subject parcel;

WHEREAS: The Commission has reviewed the location and size of the proposed use; the
nature and intensity of the operations associated with the proposed use; and the size, shape
and character of the site and finds it appropriate;

WHEREAS: The Commission has reviewed the existing and future character of the
neighborhood in which the use is proposed to be located and the compatibility of the
proposed use with the neighborhood and found that the improvements will allow continued
use of the site and minimize the impact upon the nearby residences;

Therefore, the Watertown Planning and Zoning Commission approves the application with
the following conditions of approval

1. All outstanding items listed in the memo from the Town Engineer dated December
   29, 2023;
2. The Town of Watertown shall provide final drawings for approval subject to the
   standards set forth in section 8.15.1 of the Zoning Regulations;
3. The Town of Watertown shall meet all standards listed in section 53.7 of the
   Watertown Zoning Regulations;
   Dated February 5, 2024
   Approved
# Town of Watertown Connecticut
Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-2266
Website: www.watertownct.org

## SITE PLAN APPROVAL/SPECIAL PERMIT

<table>
<thead>
<tr>
<th>Name and mailing address of Applicant</th>
<th>Location of Property</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name and address of Owner</th>
<th>Zone</th>
<th>non-conforming</th>
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</thead>
<tbody>
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<table>
<thead>
<tr>
<th>Map</th>
<th>Block</th>
<th>Lot</th>
</tr>
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<tbody>
<tr>
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## Description of Existing Use/Property

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Size of Property</th>
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<table>
<thead>
<tr>
<th>Buildings</th>
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<td></td>
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</table>

<table>
<thead>
<tr>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Other important features</th>
</tr>
</thead>
<tbody>
<tr>
<td>20,000 sq. ft. commercial</td>
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## Description of Proposed Use

<table>
<thead>
<tr>
<th>Uses</th>
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<table>
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<th>Parking</th>
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<table>
<thead>
<tr>
<th>Number of Employees</th>
</tr>
</thead>
<tbody>
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</table>

<table>
<thead>
<tr>
<th>Signage of signs &amp; square feet</th>
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</thead>
<tbody>
<tr>
<td>3,000 sq. ft.</td>
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Where applicable, number of:

<table>
<thead>
<tr>
<th>Hotel/Hotel Rooms</th>
<th>Convalescent Home</th>
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<table>
<thead>
<tr>
<th>Hospital/ Clinic Beds</th>
<th>Occupants of Assembly Hall</th>
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</thead>
<tbody>
<tr>
<td></td>
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<table>
<thead>
<tr>
<th>Water &amp; Sewer to be provided by</th>
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<td></td>
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<tr>
<th>Professional Engineer/Surveyor name and address</th>
<th>Date Submitted</th>
<th>Fee</th>
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<table>
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<tr>
<th>Phone: (918)</th>
<th>Project Number:</th>
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</tbody>
</table>

Signature of Applicant: [Signature]
Date: [Date]
Signature of Owner: [Signature]
Date: [Date]

Print name: [Print name]
Print name: [Print name]
TOWN OF WATERTOWN
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING

KNIGHT STREET CULVERT
PLACE EXISTING UNDERSIZED CULVERT TO MEET 50YR STORM REQUIREMENTS

DESIGN
PROFILE HORIZ. X IN = X FT VERT. X IN = X FT
SCALES
LOCATION PLAN
OTHER SCALES AS NOTED
TO BE MAINTAINED BY WATERTOWN

PROJECT NUMBER 153-WTN-XXX-2023

GENERAL NOTES
1. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND LIABILITY FOR DAMAGES CAUSED BY HIS OPERATIONS TO PROPERTY OWNED OR MAINTAINED BY THIRD PARTIES OR TO SERVICE CONNECTIONS THEREOF, INCLUDING縱TO REPAIRS TO THE ORIGINAL CONDITION OR TO THE ENGINEER’S SPECIFICATIONS.
2. GATE VACUUM ACCESS SHALL BE PROVIDED TO ALL BUILDINGS AND RESIDENCES AT THE END OF EACH WORKING DAY.
3. ALL ELEVATIONS ON THIS PROJECT ARE BASED ON APPROXIMATE USES DATA.

TOWN COUNCIL
MARY ANN ROSA
(CHAIRPERSON)
KEVIN DEMPS
(VICE CHAIRPERSON)
ROBERT DESIENEA
ANTHONY DZIOMA
JONATHAN RANSBY
CHRIS A. NOVAK
ROBERT REILLY
GARY J. LAFERTY
RACHEL FILIP

TOWN OF WATERTOWN
TOWN MANAGER
MARK BARTOS
DIRECTOR OF PUBLIC WORKS
GERALD LUKASZEWICZ
TOWN ENGINEER
PAUL BURDINEK P.E.
PROPOSED NEW 6" DIA. MANHOLE/DOUBLE C-CB TYPE I

112" 30" HOPE PIPE GOING THRU THE SOUTH WEST HEAD WALL.
REPLACE STREAM SEGMENTATION/STREAMED OUT AREA
WITH ONE FOOT OF NATURAL STREAM BED

4" (100mm) GRANULAR FILL FOR MODERATE/MEDIUM-ECOLOGIC RP-BAP
AND 12" (300mm) FOR STANDARD RP-BAP

generally (separation) should

FIELD CONDITION WARRANT

STREAMED LINING END LOCATION

XAD 833
13°10'58.00" W
41°56'59.32" N

10" ELONG

XAD 833
74°30'29.40" N
41°56'59.32" N

START 10" PIPE

XAD 833
13°10'58.00" W
41°56'59.32" N

STREAMED LINING END LOCATION

XAD 833
13°10'58.00" W
41°56'59.32" N

STREAMED LINING END LOCATION

XAD 833
13°10'58.00" W
41°56'59.32" N

STREAMED LINING END LOCATION

XAD 833
13°10'58.00" W
41°56'59.32" N
To: Watertown Planning and Zoning Commission

From: Paul Bunevich, Town Engineer

Date: December 29, 2023

Subject: Site Plan/Special Permit Application
Work in a Flood Prone Area
Knight Street Culvert Replacement
Watertown, CT

Dear Commissioners:

Per Zoning Regulations Section 53.7, the Watertown Public Works Department is submitting an application for the above project to comply with the Regulations for work within the 100 Year Floodplain of Steele Brook. The work involves a proposed concrete box culvert designed to replace a decaying multi-pipe culvert in Knight Street which is prone to flooding and deterioration of the roadway surface. The new culvert will pass the 50 year storm with one foot of freeboard, which is the Watertown Subdivision requirement for a culvert under a roadway with a drainage area of less than one square mile (actual drainage area ≈ 36.2 Acres).

This approval for this work in a flood prone area is a requirement of an application the Town of Watertown made to the Federal Emergency Management Agency (FEMA) for a grant to replace the existing culvert within a flood prone area.

If you have any questions on this matter, please do not hesitate to contact me.

Sincerely,

Paul Bunevich P.E.
Watertown Town Engineer
Ray Antonacci, Chairman

Watertown Planning and Zoning Commission
61 Echo Lake Road
Watertown, CT 06795

Dear Mr. Antonacci,

I regret I cannot attend the March 8th P&Z meeting in person due to a previous commitment. I would like to provide the following comments for the record. At the February 7, 2024 Planning and Zoning (P&Z) Commission Meeting, Attorney Franklin Policy introduced an Application for Town Participation in regard to paving a portion of Munson Road in conjunction with a proposed seven-lot subdivision. Policy’s application states that the developer is agreeable to “cost sharing”, including paying for the paving materials.

Town ordinance 01-08-79-77 specifically states that the town should take “into consideration public convenience and necessity and not merely the benefit of a few private individuals.” I have strong objections to taxpayer funding of any new or improved infrastructure designed to benefit this development of seven homes. The developer bought the property KNOWING it was located on an unimproved road, subdivided it and has already sold out all seven lots. Why should the town now agree to the developer’s request? Did the developer plan on taking this course of action all along? What is the benefit to the town and townspeople in paving 640 feet of Munson Road? Does this benefit the greater population or only the seven homeowners? Would the developer cancel their plans to build these 7 homes if the town says “no” to paving the 640 feet of road, even though all seven lots are already sold to buyers?

In my opinion, P&Z should not agree to the developer’s request nor forward it on to the Town Council. This project does not meet the threshold of “public convenience and necessity” specified in the town ordinance. Watertown taxpayers should not foot the bill to pave a section of an unimproved street so that a developer can build seven residences.

Sincerely,

Richard Rozanski
February 9, 2024

Mark Raimo
Town Manager
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795

Jerry Lukowski
Public Works Director
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795

RE: An Ordinance for Improvement to Paper Streets,
Unimproved Roads, and Private Streets
Application for Town Participation
Portion of Munson Road
Request for Meeting with Town Council Public Works Committee

This office represents Carrier Construction ("Carrier"). Carrier is proposing a six-lot subdivision off the eastern portion of Munson Road. There is a seventh lot proposed to be located at the far west end of Munson Road. This application is presently before the Watertown Wetlands Agency. It is anticipated a formal subdivision application will be filed in several months after completion of Wetlands Agency proceedings.
Munson Road has been a Town of Watertown public highway since January 4, 1954. Munson Road is listed within said Ordinance as an Unimproved Dirt Road. Munson Road is listed on the State of Connecticut Department of Transportation Town Road Aid Report.

Said application was filed with the Land Use Office on October 21, 2023. Said application appeared on the Planning & Zoning Commission Agenda on February 7, 2024. Carrier respectfully requests that this application be forwarded to the Town Council Public Works Committee and Department of Public Works for review and discussion. Carrier respectfully requests an opportunity to meet with the Public Works Committee and the Director of Public Works to discuss this application. It would seem to me that if the Town Council is not prepared to fund the needed improvements to Munson Road, that the Department of Public Works may in the alternative provide some "in kind" assistance.

If you have any questions regarding this matter, please contact the undersigned at your earliest convenience.

Respectfully,

[Signature]

Attorney Franklin G. Pilicy
PILICY RYAN & WARD, P.C.
ATTORNEYS AT LAW

FRANKLIN G. PILICY
FPilicy@prwc.com
Also Admitted in MA

WILLIAM W. WARD
BillWard@prwc.com
Fellow, College of Community
Association Lawyers

THOMAS MCKIRBY
TMckirby@prwc.com

CHARLES A. RYAN
Cryan@prwc.com
Also Admitted in MA

JILLIAN A. JUDD
Jjudd@prwc.com

BENJAMIN A. SAAVEDRA
BSaavedra@prwc.com
Also Admitted in MA

DONALD J. KLINGZE, AS OP COUNSEL

235 Main Street
Watertown, Connecticut 06795
Phone (860) 274-0018
Fax (860) 274-0061

1318 Bedford Street
Stamford, Connecticut 06905
Phone (203) 974-1151
Fax (203) 975-1821

October 31, 2023

HAND DELIVERED

Planning and Zoning Commission
Of the Town of Watertown
61 Echo Lake Road
Watertown, CT 06795

Mark Massoud
Zoning Officer
Town of Watertown
61 Echo Lake Road
Watertown, CT 06795

RE: An Ordinance for Improvements to Paper Streets,
Unimproved Roads, and Private Streets
Application for Town Participation
Portion of Munson Road

This application is filed pursuant to Town of Watertown Ordinance concerning
improvements to unimproved road-Munson Road. The pertinent sections of the ordinance are
restated as follows.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
WATERTOWN:

Section 1: An application may be made to the Planning and Zoning Commission by a
person owning property within the Town of Watertown for the purpose of having the Town
of Watertown participate in the improvement and/or reconstruction of a street or road
located within the Town of Watertown.

Section 2. Definitions

(c) Unimproved dirt roads – An unimproved dirt road is any Town road for
which the Town performs minimal maintenance, such as grading, culvert replacement or the
removal of mud holes. The Town performs maintenance upon which a right

October 31, 2023
of way still exist.

Section 3. Application shall be made on a form prescribed by the Planning and Zoning Commission.

The Application must be made to the Zoning Enforcement Officer requesting the Town consider participation in the improvement and/or reconstruction of a particular street or road. No application shall be heard which does not contain the following information:

(a) The specific name of the street or road to be considered.

INFORMATION SUBMITTED: Ron Wolff of Wolff Engineering has provided the following information. See letter from Wolff Engineering dated October 19, 2023 is enclosed and incorporated herein.

(b) The name of the applicant, who shall be an owner of record of a piece or parcel of land abutting said street or road; the owner of record shall be identified by reference to the column and page of the owner’s deed recorded in the Town Clerk’s Office, Land Records.

INFORMATION SUBMITTED: The applicant is Carrier Construction. Carrier Construction is the Owner of Records of a parcel of land abutting Munson Road. The Deed to Carrier Construction is dated June 27, 2008 and Recorded in Volume 1612 at Page 61 of the Watertown. Copy of Deed as recorded in the Town Clerk’s Office is enclosed and incorporated herein.

(c) The purpose for which the application is being made and the reason why the Town should participate in the improvement and/or reconstruction of such street or road.

INFORMATION SUBMITTED: Munson Road was accepted by the Town Council into the Watertown Highway System on January 4, 1954 as an unimproved road. Munson Road is currently listed on the state of Connecticut Department of Transportation Town Road Aid report as an unimproved road and the town is reimbursed annually as such. Therefore, the adjoining lots may be developed in accordance with applicable zoning regulations. The town will continue to provide a minimum of maintenance, as determined by the town. Letter from Roy Cavanaugh, Director of Public Works, dated December 9, 2016 is enclosed and incorporated herein.

Section 4. The street or road which is the subject of the application may be inspected by the Planning and Zoning Commission, the Zoning Enforcement Officer, the Town Engineer and the Superintendent of the Water and Sewer Authority. If an inspection of the street or road has been conducted, the report shall be submitted to the Planning and Zoning Commission. The Planning and Zoning Commission shall approve or disapprove the application. The Planning and Zoning Commission shall take into consideration in reaching its decision, the following:

(a) The feasibility of constructing such street or road.
(b) The topography of such street or road.
(c) The type of soils, whether wetlands are involved.
(d) Whether or not there is proper funding available to perform such work (when applicable) as determined by the Town Council.
(e) And any other facts that may bear on the public interest and general welfare of the Town.

INFORMATION SUBMITTED: Wolff Engineering has prepared a preliminary design and a preliminary cost estimate of improvements. The preliminary design and preliminary cost estimate are enclosed and incorporated herein.

Munson Road has been an unimproved public highway in the Town of Watertown since 1954, a period of almost 70 years. Over time, the physical condition of Munson Road has somewhat improved resulting in increased use of Munson Road for public transport. It is reasonably anticipated that if Munson Road is further improved, it could serve as an important connection between Plungis Road and Linkfield Road. This general area of Watertown has been significantly further developed during the past several decades resulting in increased demand for fully improved and year-round use of Munson Road.

Carrier Construction, the Owner of the property abutting Plungis Road is proposing a seven (7) lot subdivision off Plungis Road at a location close to Linkfield Road. Wolff Engineering has prepared a preliminary subdivision map. A copy of the subdivision map is enclosed and incorporated herein.

Section 6: When the Planning and Zoning Commission approves an unimproved dirt road as defined in Section 2(c) for improvement, the following specifications and cost policy shall be followed:

(a) The same specifications as outlined under Paved Streets, Section 5(a), would apply, except the entire cost of such improvement and/or reconstruction will be borne by the Town of Watertown, if the Town Council approves and funds the project.

(b) In considering whether to layout or improve a public highway, the Town shall apply any and all provisions of applicable State Law – including but not limited to taking into consideration public convenience and necessity and not merely the benefit of a few private individuals; the expense of construction and maintenance of a new or improved road; the ability or inability of the Town to bear the financial burden and any other circumstances pertaining to the Town’s ability or inability to layout or improve the public highway in question.

INFORMATION SUBMITTED: Carrier Construction is seeking to proceed in accordance with this Ordinance. Specifically, Carrier Construction is seeking Town participation in improving a 630 linear foot section of Munson Road from Linkfield Road westerly to the proposed Subdivision Road. The Subdivision Road will be constructed to Town standards and will become a
public road. It is not financially feasible for Carrier Construction to proceed with this project without Town participation with respect to Munson Road improvements as discussed. Carrier Construction is seeking to negotiate a cost sharing for said work. It may be possible for the Town to contribute a certain level of equipment and manpower to "box out" the road and install the drainage. Carrier Construction would provide all materials including asphalt.

Summary

Carrier Construction is requesting that the Planning and Zoning Commission and the Zoning Officer process this Application in accordance with the provisions of the ordinance.

If you have any questions or concerns, please contact the undersigned at your convenience.

PILICY RYAN & WARD, P.C.

[Signature]

Franklin G. Pilley, Esq.

Enclosures:

1. Letter from Wolff Engineering dated October 19, 2023
2. Copy of Deed as recorded in the Town Clerk's Office
3. Letter from Roy Cavanaugh, Director of Public Works, dated December 9, 2016
4. Wolff Engineering preliminary design & cost estimate
5. Wolff Engineering preliminary subdivision map
To: Mr. Mark Massoud  
Administrator of Land Use/Zoning Enforcement Officer  
Town of Watertown  
61 Echo Lake Road  
Watertown, CT 06795

Re: Munson Road Improvements  
Watertown, CT

Dear Mr. Massoud,

Munson Road is currently identified as an Unimproved Dirt Road in the "Town of Watertown Ordinance for Improvements to Paper Streets, Unimproved Roads and Private Streets". It is proposed to improve approximately 630 linear feet of the east end of Munson Road to provide a twenty-two foot wide (curb to curb) roadway. Two catch basins are proposed at the low point in the roadway at station 3+84 for street drainage. The existing cross culvert for the watercourse crossing at roadway station 3+84 will be lengthened and upgraded with a larger diameter culvert pipe.

Attached is a cost estimate and preliminary Roadway Improvement Plan for your reference. Should you have any questions or require additional information, please do not hesitate to call me at tel. 203.263.7447.

Very Truly Yours,

[Signature]

WOLFF ENGINEERING  
Ronald P. Wolff, P.E.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT, CHARLES F. LABAS, JR. of 610 Linkfield Road, Watertown, Connecticut; for the consideration of FOUR HUNDRED SIXTY THOUSAND AND 00/100 ($460,000.00) DOLLARS

Received to my full satisfaction of CARRIER CONSTRUCTION, INC. of 155 Redstone Hill Road, Unit 73, Bristol, Connecticut

Do give, grant, bargain, sell and confirm unto the said CARRIER CONSTRUCTION, INC. its successors and assigns,

That certain piece or parcel of land with all improvements thereon situated on the westerly side of Linkfield Road in the Town of Watertown, County of Litchfield and State of Connecticut, more particularly bounded and described as follows:

NORTHERLY: by lands formerly of Thomas Peddy and Myron Jones and wife;
EASTERLY AND SOUTHERLY: by highways;
WESTERLY: by land formerly of Thomas Peddy and highway;

Said parcel contains 26 acres more or less.

Being a portion of the premises set out in Volume 120, Page 165, on the state of Charles Labashauskas a/k/a Costner Labashauskas and in Volume 280, Page 43 on the Estate of Helen M. Labashauskas a/k/a Aline Labashauskas. Also the same premises conveyed to Charles F. Labas by Elizabeth Humston by Quit Claim Deed dated September 1, 1983 and recorded September 2, 1983 in Watertown Land Records Volume 344, page 277-8.

Excluding therefrom the following parcel of land conveyed to Edward J. Silks and Aldona Silks as set out in Volume 120, Page 80, and Volume 116, Page 399 of the Watertown Land Records described as follows:

A certain piece or parcel of land situated in said Town of Watertown on the westerly side of Linkfield Road, bounded and described as follows:

Commencing at point in the westerly line of said Linkfield Road, said point being located in the northerly line of Munson Road, thence running northerly along the westerly line of said Linkfield Road, 156.29 feet to the northeasterly corner of the land herein conveyed; thence running westerly at right angles to last described line, 287.47 feet to the northwesterly corner of the land herein conveyed; thence running southerly in a line forming an interior angle of 89° 25' with last described line, 187.03 feet to the northerly line of said Munson Road; thence running easterly in a line forming an interior angle of 85° 39' with last described line, 132.06 feet to an angle in the northerly line of said Road; thence continuing easterly in a line forming an exterior angle of 170° 20' with last described line, 354.06 feet; thence running northeasterly in a line forming an interior angle of 158° 27' with last described line 23.96 feet to point and place of beginning, bounded:

Northerly and Westerly: on land of Costner Labashauskas and Helen Labashauskas;
Easterly: by Linkfield Road; and
Southerly: by Munson Road.

[Signatures: Town Clerk of Watertown]
Being the same premises conveyed to Charles F. Labas, Jr. by Charles F. Labas by quit claim deed dated October 24, 1964 and recorded in Volume 372 at Page 50 of the Watertown Land Record.

Said premises are subject to:

1. Building lines, if established, and any and all provisions of any building zone and planning ordinance enacted by the Town of Watertown, and any and all provisions of any wetlands ordinance, municipal regulation, or public or private law.


Grantee herein agrees to assume pay the taxes due the Town of Watertown on the Grand List of October 1, 2007 and thereafter.

To Have and To Hold the above granted and bargained premises, with the appurtenances thereof, unto the said grantee, and its assigns forever, to it and its own proper use and behoof.

And also, I the said grantor do for myself, my heirs, executors and administrators, covenant with the said grantee, his assigns, that at and until the enrolling of these presents, I am well seized of the premises, as a good indefeasible estate IN FEE SIMPLE; and I have good right to bargain and sell the same in manner and form as is above written, and that the same is free from all encumbrances whatsoever, except as above stated.

And Furthermore, I the said grantor do by these presents bind myself and my heirs forever to WARRANT AND DEFEND the above granted and bargained premises to the said Grantee, its heirs, successors and assigns, against all claims and demands whatsoever, except as above stated.

In Witness Whereof, I hereby set my hand and seal this 27th day of June, 2008.

Signed, Sealed and Delivered in the presence of

[Signature]

Charles F. Labas, Jr.

STATE OF CONNECTICUT:

COUNTY OF HARTFORD:

On this the 27th day of June, 2008, before me, Sean C. Butterfly the undersigned officer, personally appeared Charles F. Labas, Jr., known to me (or satisfactorily proved) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereby set my hand and official seal.

Sean C. Butterfly
Commissioner of the Superior Court
To: Paul Jessell, Town Attorney

From Ray Cavanaugh, Director of Public Works

RE: Munson Road Status

This memo is to confirm that Munson Road was accepted by the Town Council into the Watertown Highway System on January 4, 1954 as an unimproved road. Munson Road is currently listed on the state of Connecticut Department of Transportation Town Road Aid report as an unimproved road and the town is reimbursed annually as such. Therefore, the adjoining lots may be developed in accordance with applicable zoning regulations. The town will continue to provide a minimum of maintenance, as determined by the town. Please do not hesitate to contact this office if you have any questions regarding this correspondence.

File: Street - Munson Road
<table>
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<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Rate</th>
<th>Amount</th>
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<tbody>
<tr>
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<td>L.S.</td>
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<td>$12,000.00</td>
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<td>Strip and Stockpile Topsoil</td>
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<td>L.E.</td>
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<td>$5,000.00</td>
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<tr>
<td>Construction Entrance</td>
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<td>L.E.</td>
<td></td>
<td>$1,000.00</td>
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<td>$5.00</td>
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<td>L.E.</td>
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<td>$1,600.00</td>
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<td>Formation of Subgrade</td>
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<td>12&quot; Gravel Base</td>
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<tr>
<td>2-1/2&quot; Bituminous Concrete - Class 1</td>
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<td>$115.00</td>
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<tr>
<td>1-1/2&quot; Bituminous Concrete - Class 2</td>
<td>145</td>
<td>TON</td>
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<td>$125.00</td>
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<tr>
<td>Bituminous Concrete Lip Deline</td>
<td>1,360</td>
<td>FT</td>
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<td>$18.00</td>
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<tr>
<td>Tack Coat</td>
<td>1</td>
<td>L.E.</td>
<td></td>
<td>$200.00</td>
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<tr>
<td>Modified Spray Apron</td>
<td>1</td>
<td>EA</td>
<td></td>
<td>$500.00</td>
</tr>
<tr>
<td>Furnish and Place Topsoil</td>
<td>1,660</td>
<td>YD</td>
<td></td>
<td>$10.00</td>
</tr>
<tr>
<td>Trench Establishment</td>
<td>1,250</td>
<td>YD</td>
<td></td>
<td>$2.50</td>
</tr>
<tr>
<td>Signings and Pavement Markings</td>
<td>1</td>
<td>L.E.</td>
<td></td>
<td>$500.00</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td></td>
<td>$182,865.00</td>
</tr>
<tr>
<td><strong>15% Miscellaneous and Contingency</strong></td>
<td></td>
<td></td>
<td></td>
<td>$27,330.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td>$201,195.00</td>
</tr>
</tbody>
</table>
TOWN OF WATERTOWN
CONNECTICUT
ORDINANCE NO. 01-08-79-77
AN ORDINANCE FOR IMPROVEMENTS TO PAPER STREETS,
UNIMPROVED ROADS AND PRIVATE STREETS

BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF WATERTOWN:

Section 1. An application may be made to the Planning and Zoning Commission by a person owning property within the Town of Watertown for the purpose of having the Town of Watertown participate in the improvement and/or reconstruction of a street or road located within the Town of Watertown. These provisions and regulations of this ordinance shall not be applicable to paper streets, unimproved roads, and private streets within the Lake Winnemaug Estates, an area that is noted on "Plan of Lake Winnemaug Estates American Development Co., Watertown, Connecticut", J. E. Smith, S. C. Walker, Engineers. Scale 1" = 100', dated June 2, 1947.

Section 2. Definitions -
(a) Shall - The term "shall" is mandatory and not directory.

(b) Paper Streets - A paper street is any street appearing on a subdivision map which has been officially filed and recorded in the Watertown Town Clerk's Office and which street has not been physically improved or constructed. Such streets are deemed to be dedicated for the public use but not accepted by the Town.

(c) Unimproved dirt roads - An unimproved dirt road is any Town road for which the Town performs minimal maintenance, such as grading, culvert replacement or the like; or a Town road for which the Town performs no maintenance, yet upon which a right of way still exist.

(d) Private Street - A private street is any street remaining in individual or association ownership and upon which the Town performs no maintenance.

Section 3. Application shall be made on a form prescribed by the Planning and Zoning Commission.

The Application must be made to the Zoning Enforcement Officer requesting the Town consider participation in the improvement and/or reconstruction of a particular street or road. No application shall be heard which does not contain the following information:

(a) The specific name of the street or road to be considered.

(b) The name of the applicant, who shall be an owner of record of a piece or parcel of land abutting said street or road; the owner of
record shall be identified by reference to the volume and page of
the owner's deed recorded in the Town Clerk's Office.

(c) The purpose for which the application is being made and the
reason why the Town should participate in the improvement and/or
reconstruction of such street or road.

Section 4. The street or road which is the subject of the applica-
tion may be inspected by the Planning and Zoning Commission, the
Zoning Enforcement Officer, the Town Engineer and the Super-
intendent of the Water and Sewer Authority, if an inspection of the
street or road has been conducted, the report shall be submitted to
the Planning and Zoning Commission. The Planning and Zoning
Commission shall approve or disapprove the application. The Planning
and Zoning Commission shall take into consideration in reaching its
decision, the following:

(a) The feasibility of constructing such street or road.

(b) The topography of such street or road.

(c) The type of soils, whether wetlands are involved.

(d) Whether or not there is proper funding available to perform
such work (when applicable) as determined by the Town Council.

(e) Any other facts that may bear on the public interest and
general welfare of the Town.

Section 5. When the Planning and Zoning Commission approves a paper
street for improvement and/or reconstruction, the following
specifications and cost policy shall be followed:

(a) Paper streets shall meet the following minimum
specifications:

(1) A minimum paved width of 28 feet.

(2) A minimum grade of 1%.

(3) A base containing a minimum of 12 inches of bank run
gravel in accordance with the Town of Watertown's subdivision
specifications.

(4) The pavement shall contain one course, two inches
compacted thickness of Class I bituminous concrete per the Town of
Watertown subdivision specifications.

(5) The length of the street extension shall be a minimum of
one half of the proposed building lot frontage. The turning area
shall be at a minimum of "hammerhead" area of adequate geometric
design to accommodate turning for a single axle truck. The turning area shall be constructed with the same cross section materials as that of the street.

(6) The storm drainage shall be placed where practical and as recommended by the Town Engineer.

(7) The water and sanitary sewers shall be installed in accordance with the policy of the Watertown Water and Sewer Authority or the Watertown Fire District depending on the location of the street.

Cost to be borne by the applicant.

(1) Clearing and roadway excavation.

(2) Furnishing, installing and rolling bank run gravel base.

(3) Installing storm drainage, if needed.

(4) The submission of a building lot plan to the Planning and Zoning Commission.

(c) Cost to be borne by the Town.

(1) The engineering plan showing layout profiles and grade.

(2) Field layout of grades and drainage, if needed.

(3) Furnishing drainage materials, if needed.

(4) Furnishing and installing one course of 2" bituminous concrete pavement.

Section 6. When the Planning and Zoning Commission approves an unimproved dirt road as defined in Section 2 (c) for improvement, the following specifications and cost policy shall be followed:

(a) The same specifications as outlined under Paper Streets, Section 6 (a), would apply, except the entire cost of such improvement and/or reconstruction will be borne by the Town of Watertown, if the Town Council approves and funds the project.

(b) In considering whether to layout or improve a public highway, the Town shall apply any and all provisions of applicable State Law including but not limited to taking into consideration public convenience and necessity and not merely the benefit of a few private individuals; the expense of construction and maintenance of a new or improved road; the ability or inability of the Town to bear the financial burden and any other circumstances pertaining to the Town's ability or inability to layout or improve the public highway in question.
Section 2. When the Town approves a private street as defined in Section 2 (d) for improvement, the following specifications and policies shall be followed:

(a) The same specifications as applicable to public streets, Section 5 (a) would apply, except the entire cost would be borne by the applicant.

(b) This policy shall cover only existing private streets at the time of the adoption of this ordinance.

(c) The street shall be dedicated by the applicant for acceptance by the Town.

Section 8.

(a) The Official List of Streets.

The policy outlined under the provisions of this ordinance shall affect all streets that are listed and filed with the Town Clerk of the Town of Watertown on the day of adoption of this ordinance and which streets are named in Addendum 1 which is attached to this ordinance.

(b) Errors and Omissions Clause.

The Planning and Zoning Commission may consider other streets for inclusion on the list that are not listed in Addendum 1 which is made a part hereof, provided the applicant can satisfactorily show that the omitted street fits the guidelines and conditions as outlined in this ordinance.
# ADDENDUM 1

## PAPER STREETS, DIRT ROADS, ETC.

### A. PAPER STREETS

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auburn Street</td>
<td>Buckingham Street westerly to Dead End</td>
</tr>
<tr>
<td>Amberst Street</td>
<td>Winthrop Street easterly to Norway Street</td>
</tr>
<tr>
<td>Augusta Street</td>
<td>End of Pavement westerly to 135' west of Lisbon Street.</td>
</tr>
<tr>
<td>Bangor Street</td>
<td>Buckingham Street westerly to 120' west of Lisbon Street.</td>
</tr>
<tr>
<td>Bates Avenue</td>
<td>Homer Avenue westerly to Roger Avenue.</td>
</tr>
<tr>
<td>Birch Street</td>
<td>Edge Road northerly to Dead End (100').</td>
</tr>
<tr>
<td>Booth Avenue</td>
<td>End of Pavement easterly to 100' east of Nilson Avenue.</td>
</tr>
<tr>
<td>Brook Street</td>
<td>West Street easterly to 130' east of Atwood Street.</td>
</tr>
<tr>
<td>Bruce Street</td>
<td>Theirs Street northerly and southerly to Dead ends.</td>
</tr>
<tr>
<td>Burton Street</td>
<td>Off Collins Street.</td>
</tr>
<tr>
<td>Carmel Hill Road</td>
<td>End of Pavement easterly to West Street.</td>
</tr>
<tr>
<td>Carter Street</td>
<td>Eaton Street easterly to Dead End.</td>
</tr>
<tr>
<td>Center Street</td>
<td>Hillside Avenue easterly to Dead End.</td>
</tr>
<tr>
<td>Chase Street</td>
<td>End of pavement southerly to Brook Street.</td>
</tr>
<tr>
<td>Circuit Avenue</td>
<td>Eaton Street easterly to Freeman Street.</td>
</tr>
<tr>
<td>Cliff Street</td>
<td>Grandview southerly to Grandview.</td>
</tr>
<tr>
<td>Cobb Street</td>
<td>Jason Avenue easterly to Dead End (160').</td>
</tr>
<tr>
<td>Collins Street</td>
<td>Horin Street northerly to Jenks Street.</td>
</tr>
<tr>
<td>Crestwood Avenue</td>
<td>End of pavement easterly to Greenwood.</td>
</tr>
<tr>
<td>Cummings Avenue</td>
<td>Lake Road southerly to Dead End (100').</td>
</tr>
<tr>
<td>Dalton Street</td>
<td>Eaton Street easterly to Dead End.</td>
</tr>
<tr>
<td>Eaton Street</td>
<td>Camp Street southerly to Dead End.</td>
</tr>
<tr>
<td>Edgewood Road (Oakville)</td>
<td>Sylvan Lake Road southerly to Dead End.</td>
</tr>
<tr>
<td>Elm Street</td>
<td>End of Pavement northerly to Dead End.</td>
</tr>
<tr>
<td>Englewood Avenue</td>
<td>Davis Street northerly &amp; easterly to Colonial Street.</td>
</tr>
<tr>
<td>Eustis Street</td>
<td>Hillcrest Avenue westerly to Chestnut Avenue.</td>
</tr>
<tr>
<td>Evelyn Street</td>
<td>End of Pavement southerly to Parkman Street.</td>
</tr>
<tr>
<td>Fay Street</td>
<td>End of Pavement southerly to Dead End.</td>
</tr>
<tr>
<td>Frederick Street</td>
<td>Sylvan Lake Road northerly to Milliken Street.</td>
</tr>
<tr>
<td>Freeman Street</td>
<td>Hungerford Avenue southerly to Dead End.</td>
</tr>
<tr>
<td>Gorham Street</td>
<td>Sylvan Lake Road northerly to Dead End.</td>
</tr>
<tr>
<td>Haven Street</td>
<td>Augusta Street southerly to Dead End (100').</td>
</tr>
<tr>
<td>Hazel Street</td>
<td>Main Street, Oakville, northerly to Dead End.</td>
</tr>
<tr>
<td>Heath Street</td>
<td>End of Pavement northerly to Elm Street.</td>
</tr>
<tr>
<td>Edgy Street northerly to Dead End (100').</td>
<td></td>
</tr>
</tbody>
</table>
36. High Street
37. Houlton Street
38. Houlton Street
39. Hubbell Avenue
40. Hughes Avenue
41. Jenkins Street
42. John Street
43. Krantz Street
44. Lake Street
45. Lancaster Street
46. Linden Avenue
47. Lisbon Street
48. Macomber Street
49. Marti Road
50. Meadow Lane
51. Milliken Street
52. Morin Street
53. Morin Street
54. Mount Vernon Avenue
55. Mount Vernon Avenue
56. Naples Street
57. Nicolls Street
58. Nilson Avenue
59. North Street (Oakville)
60. Oak Street
61. Orchard Avenue
62. Overlook Avenue
63. Parkman Street
64. Phillips Drive
65. Pond Street
66. Portland Street
67. Ripley Street
68. Rockland Avenue
69. Rockland Avenue
70. Roger Avenue
71. Russell Avenue
72. Saco Street
73. Short Street

Edge Road northerly to Dead End (100').
End of pavement northerly to Saco Street.
Augusta Street southerly to Dead End (100').
End of Pavement northerly to Colonial Street.
Flagg Avenue westerly to Taft Avenue.
End of Pavement easterly to Dead End.
Bates Avenue southerly to Warner Avenue.
Jordan Avenue westerly to Waterbury Town Line.
North Street northerly to Sylvan Lake Road.
End of Pavement westerly to Clermont Street.
End of Pavement westerly to Roger Avenue.
Saco Street southerly to Dead End 100' south of Augusta Street.
Eaton Street easterly to Freeman Street.
Hickory Lane easterly to Litchfield Road.
End of pavement easterly to West Street.
Eaton Street easterly to Dead End.
End of Pavement westerly to Buckingham Street.
Cobb Street easterly to Freeman Street.
Russell Avenue easterly to Capewell Ave.
Moreland Avenue westerly to Dead End.
Camp Street northerly to Aldorizio St.
Sylvan Lake Road northerly to Dead End.
Carson Avenue northerly to Booth Avenue.
Botelle Street easterly to Dead End.
Edge Road northerly to Dead End (100').
Morro Street northerly and westerly to Dead End.
Saugus Avenue easterly to Pullen Avenue (T/L).
Bustis Street easterly to Dead End.
Bunker Hill Road northerly & easterly to Francis Ann Drive.
End of Pavement southerly to Dead End.
Gorham Street westerly to 100' west to Lisbon Street.
Orient Street easterly to Winthrop St.
Beardsley Avenue northerly to Millcrest Avenue.
Shelter Hill Avenue easterly to Edgewood Road.
Linden Avenue southerly to Bates Avenue.
Mount Vernon Avenue southerly to Dead End.
Buckingham Street westerly to 90' west of Lisbon Street.
Pleasant View Avenue easterly to Dead End.
74. Slade Street  End of Pavement easterly to Dead End.
75. Spring Street  End of pavement southerly to Dead End.
76. Spring Hill Avenue  Melrose Avenue easterly to Saugus Avenue.
77. Stanley Avenue  End of Pavement easterly to Dead End.
78. Sylvan Lake Road  Old Colonial easterly to Naugatuck River.
79. Taft Avenue  Hazelhurst northwesterly to Hillcrest Avenue.
80. Tarbell Avenue  Eddy Street northerly to Dead End (100').
81. Theirs Street  Freeman Street easterly and southerly to Dead End.
82. Tucker Avenue  End of Pavement northerly to Eddy Street.
83. Tyler Street  Theirs Street easterly to Bruce Street.
84. Unnamed  Ledgewood Road northerly to Dead End.
85. Unnamed  West Road northerly to F (150').
86. Unnamed  Riverside Street westerly to Dead End.
87. Unnamed  unnamed above - northerly and southerly to Dead End.
88. Unnamed  Clermont Street northerly to Dead End.
89. Werner Avenue  Chestnut Avenue westerly to John Street.
90. Wedgewood Drive  End of Pavement to Property Line.
91. West Street  Prospect Street southerly to Brook Street.
92. Williams Avenue  Mount Vernon Avenue southerly to Plainfield Drive.
93. Winthrop Street  Parkman Street northerly to Dead End.
94. Winthrop Street  Burnham Street southerly to Ripley Street.
95. Wyeth Avenue  French Street southerly to Phelps Avenue.
96. Zoor Avenue  End of pavement southerly and easterly.
97. West Street  Vicinity of Route 8/Frost Bridge Road.
98. West Valley Street  Vicinity of Route 8/Frost Bridge Road.
99. Woodland Avenue  Vicinity of Route 8/Frost Bridge Road.

B. Unimproved Dirt Road

<table>
<thead>
<tr>
<th>Road</th>
<th>Location</th>
<th>Approx. Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Franson Road</td>
<td>Noted on Official Town</td>
<td>1900'</td>
</tr>
<tr>
<td>2. Hollow Road</td>
<td>Noted on Official Town</td>
<td>1800'</td>
</tr>
<tr>
<td>3. Lake Winnemaug Road</td>
<td>Noted on Official Town</td>
<td>1000'</td>
</tr>
<tr>
<td>4. McVeigh Road</td>
<td>Noted on Official Town</td>
<td>2200'</td>
</tr>
<tr>
<td>5. Morin Street</td>
<td>Noted on Official Town</td>
<td>150'</td>
</tr>
<tr>
<td>6. Munson Road</td>
<td>Noted on Official Town</td>
<td>2000'</td>
</tr>
<tr>
<td>7. Old Baird Road</td>
<td>Noted on Official Town</td>
<td>650'</td>
</tr>
<tr>
<td>8. Scoville Road</td>
<td>Noted on Official Town</td>
<td>950'</td>
</tr>
<tr>
<td>No.</td>
<td>Road Name</td>
<td>Description</td>
</tr>
<tr>
<td>-----</td>
<td>----------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>9.</td>
<td>Spruceswood Road</td>
<td>Noted on Official Town Aid Road Map</td>
</tr>
<tr>
<td>10.</td>
<td>Town Line Highway</td>
<td>Noted on Official Town Aid Road Map</td>
</tr>
<tr>
<td>11.</td>
<td>Artillery Road</td>
<td>Portion between Middlebury Road and Hamilton Avenue</td>
</tr>
<tr>
<td>12.</td>
<td>Aunt Olive Road</td>
<td>Sand Bank Road to Town Line</td>
</tr>
<tr>
<td>13.</td>
<td>Black Rock Road</td>
<td>End of Pavement easterly to</td>
</tr>
<tr>
<td>14.</td>
<td>Bryantt Road</td>
<td>Black Rock Park</td>
</tr>
<tr>
<td>15.</td>
<td>Butternut Lane</td>
<td>End of Pavement westerly to</td>
</tr>
<tr>
<td>16.</td>
<td>French Mountain Rd.</td>
<td>End of Pavement westerly to</td>
</tr>
<tr>
<td>17.</td>
<td>Gilbert Road</td>
<td>White Birch Camp to Dead End</td>
</tr>
<tr>
<td>18.</td>
<td>Killorin Road</td>
<td>End of Pavement northerly to an abandoned highway</td>
</tr>
<tr>
<td>19.</td>
<td>Old Army Road</td>
<td>formerly known as Fig Lane</td>
</tr>
<tr>
<td>20.</td>
<td>Old Colonial Road</td>
<td>End of Pavement westerly to</td>
</tr>
<tr>
<td>21.</td>
<td>Old Smith Road</td>
<td>End of Pavement easterly to</td>
</tr>
<tr>
<td>22.</td>
<td>Unnamed</td>
<td>End of Pavement northerly to</td>
</tr>
<tr>
<td>23.</td>
<td>Linkfield Road</td>
<td>Bassett Road northerly to</td>
</tr>
</tbody>
</table>

C. Private Streets

<table>
<thead>
<tr>
<th>No.</th>
<th>Road Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Caruso Drive</td>
<td>Lake Winnemaug Road northerly to Dead End</td>
</tr>
<tr>
<td>2.</td>
<td>Contour Court</td>
<td>Fails Terrace northerly to Dead End</td>
</tr>
<tr>
<td>3.</td>
<td>Everitt Lane</td>
<td>Davis Street northerly to Sills Drive.</td>
</tr>
<tr>
<td>4.</td>
<td>Heminway Court</td>
<td>Main Street (Wn.) westerly to Dead End.</td>
</tr>
<tr>
<td>5.</td>
<td>Meadow Lane</td>
<td>Middlebury Road easterly to Dead End.</td>
</tr>
<tr>
<td>6.</td>
<td>Pecci Drive</td>
<td>Litchfield Road easterly to Dead End.</td>
</tr>
<tr>
<td>7.</td>
<td>Ridge Court</td>
<td>Falls Terrace westerly to Dead End.</td>
</tr>
<tr>
<td>8.</td>
<td>Rockland Court</td>
<td>Welton Street westerly to Rockland Avenue.</td>
</tr>
<tr>
<td>9.</td>
<td>Seymour Court</td>
<td>Litchfield Road northerly to Dead End.</td>
</tr>
<tr>
<td>10.</td>
<td>Sharmn Lane</td>
<td>Falls Terrace northerly to Dead End.</td>
</tr>
<tr>
<td>11.</td>
<td>Skyhollow Court</td>
<td>Buckingham Street westerly to Dead End.</td>
</tr>
<tr>
<td>12.</td>
<td>Unnamed</td>
<td>Woolson Street easterly to Dead End.</td>
</tr>
<tr>
<td>13.</td>
<td>Welton Street</td>
<td>Main Street (Oak.) northerly to Rockdale Court.</td>
</tr>
</tbody>
</table>
Dated at Watertown, Connecticut this 8th day of January, 1979.

James B. Nollen, Jr., Chairman
Watertown Town Council

Adopted by Town Council
at Regular Meeting of
January 8, 1979