



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 - UNDER THE CALENDAR OF MEETINGS

**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
March 1, 2023
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. ACCEPTANCE OF MINUTES:
Regular Meeting December 7, 2022
Regular Meeting January 4, 2023
Special Meeting January 25, 2023
Regular Meeting February 1, 2023

6. STAFF REPORT

Discussion of ADU standards for adoption

7. CHAIRMAN'S REPORT

8. OLD BUSINESS

- a. Proposed Four lot subdivision Lake Winnemaug Road and Sperry Road, Watertown, CT submitted by DiVesta Engineering for Steiner, Inc.

Extension letter received from applicant.

Date of Receipt: August 3, 2022

Date of public hearing: October 5, 2022

Hearing closed January 4, 2023

Decision tabled until action from CCIWA

CCIWA decision rendered February 9, 2023

Consider decision with staff resolution

PUBLIC HEARING CONTINUED

Proposed Sealy Oakville Center Planned Development District:
submitted by Attorney Franklin Pilicy:

1) Petition to amend the zoning regulations 2) section 2 Definitions to add "Planned Development District (PDD)" and to amend section 34.14 Drive - Through Facilities, 3) establish the Sealy Oakville Center Planned Development District (SOCPDD)

Date of Receipt: November 2, 2022

Public Hearing opened December 7, 2022

Special Meeting held January 25, 2023

Public Hearing continued to: March 1, 2023: Applicant granted time extension of 56 out of 65 days.

Available options:

Close public hearing no further extensions available.

Commission can decide action at any time but required within 65 days or by May 5, 2023.

SITE PLAN REVIEW

56 Echo Lake Road LP & MR, LLC site plan application to convert 8,456 of existing Industrial space to residential use

Date of Receipt: February 1, 2023

Consider decision with staff resolution

9. NEW BUSINESS

PUBLIC HEARING

Consideration of Proposal to Adopt Model Regulations for Planned Development Districts.

SITE PLAN REVIEW/SPECIAL PERMIT #2023-01

AEPM International LLC, Sabrina Signore, 1125 Main Street proposed mixed use site redevelopment within existing buildings. Map 11A Block 23 Lot 24 in a B-G Zone

Date of Receipt: March 1, 2023

10. COMMUNICATIONS AND BILLS

Connecticut Land Use Law For Municipal Land Use Agencies, Boards and Commissions, **Virtual Seminar**, Saturday March 11, 2023 9:00AM-4:00PM

CT Federation of Planning and Zoning Agencies Quarterly Newsletter and Conference to be held **in person** at the Aqua turf Country Club on March 23, 2023 at 5:00PM

Please respond to Carol if you would like to attend registration still open

11. INFORMAL DISCUSSION

Discussion of ADU standards for adoption

12. NEXT MEETING DATE: **April 5, 2023**

13. ADJOURNMENT

TOWN OF WATERTOWN
Planning and Zoning Commission
Legal Notice

The Planning and Zoning Commission of the Town of Watertown, CT will hold a Public Hearing on a proposed model Planned Development District on Wednesday, March 1, 2023 at 6:30PM in the Town Hall Council Chambers, 61 Echo Lake Road, Watertown, CT.

The purpose of the new Regulations are intended to permit modification of the strict application of the standards and provisions of these Regulations to accomplish the purposes set forth in the Plan of Conservation and Development in accordance with Section 8-23 of the CGS, be flexible to allow for innovative design techniques, accommodate uses and encourage creative approaches to development, promote economic development to meet community needs, and result in a development that demonstrates a high regard for design that is compatible with the historic cultural and geographic qualities of Watertown.

At this hearing interested persons and written communications will be received. A copy of the proposed regulations are on file in the Planning and Zoning Office, Watertown Municipal Center, 61 Echo Lake Road, Watertown, CT and also in the office of the Town Clerk, 61 Echo Lake Road, Watertown, CT 06795 between the hours of 8:30AM and 4:30PM.

Dated in Watertown, CT this 16th day and 23rd day of February, 2023.

Ken Demirs, Secretary
Planning and Zoning Commission