



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

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

November 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. MINUTES

Regular Meeting September 6, 2023
Regular Meeting October 4, 2023
Special Meeting October 26, 2023

6. STAFF REPORT

- Zoning Regulation review
- PA 23-142 Licensed family and group child care homes

7. CHAIRMAN'S REPORT

8. OLD 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.

Date of Receipt October 4, 2023

Continued to November 1, 2023

9. Continued Public Hearings

- a. 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

Continued to November 1, 2023

- b. 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

Special meeting/site walk October 26, 2023

Public Hearing continued to November 1, 2023

10. New Public Hearings (None)

11. New Business

- a. Proposed meeting dates for calendar year 2024

12. COMMUNICATIONS AND BILLS

- a. Town of Middlebury text amendment and map change Middlebury Land Development Planned Rental Housing Development Overlay District (PRHD). Public Hearing to be held November 2, 2023
- b. Certifications for 4 hours of training through COG for Bob Marinaro and Ken Demirs, September 21, 2023
- c. CT Statewide Important Farmland Criteria Update from the US Dept of Agriculture dated September 25, 2023

13. NEXT MEETING DATE: December 6, 2023

14. ADJOURNMENT