



# 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  
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**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**

## AGENDA

### PLANNING AND ZONING COMMISSION

#### REGULAR MEETING AGENDA

December 6, 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 October 4, 2023

Regular Meeting November 1, 2023

6. STAFF REPORT

- a. Zoning Regulations status update

7. CHAIRMAN'S REPORT

8. OLD BUSINESS

9. Continued Public Hearings

- a. 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

Public Hearing continued to December 6, 2023

10. New Public Hearings (None)

11. New Business

- a. Attorney James Strub for a Zone Change application, 1490 Echo Lake Road, Watertown, CT from IR-80 to IG-80, Map 105, Block 91, Lot 3.

Date of Receipt: December 6, 2023

Date of Public Hearing: January 3, 2024

- b. Attorney James Strub for a text amendment to the Zoning Regulations, 1490 Echo Lake Road, Watertown, CT Section 26.2.2 IG-80 District Uses and Structures Permitted by Special Permit. Add New: Section 26.2.2 j. Masonry supply business when located within 750 feet of Route 8. which use may be conducted along with other complementary IG-80 uses on a given site.

Date of Receipt: December 6, 2023

Date of Public Hearing: January 3, 2024

Page 3

- c. COMMUNICATIONS AND BILLS
- d. NEXT MEETING DATE: January 3, 2024
- e. ADJOURNMENT