Actions Taken
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
May 1, 2024
6:30PM

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

1. CALL TO ORDER –
   Chairman Raymond Antonacci called the meeting to order at 6:30PM

2. ROLL CALL

Present: Ray Antonacci, Chairman
         Ken Demirs, Secretary
         Dan DiVito, Vice-Chairman
         John Nygren
         Dave Pope
         Lou Cavallo
         Joe D’Uva
         Jack McHugh

Absent: Richard Antonetti
        Bob Marinaro

Others Present: Mark Massoud, Administrator for Land Use, Building Services
                Paul Bunевич, Town Engineer
                Carol Allen, Administrative Assistant
3. MINUTES
   a. Regular Meeting April 3, 2024

      Text of Motion: Table
      Motion made by: K. Demirs
      Second by: D. DiVito
      All in Favor

4. NEW BUSINESS
   a. JRD Properties, Watertown, LLC, Application for Subdivision Approval, 192 Park Road, Watertown, Extension Request Letter dated April 23, 2024

      Text of Motion: Accept Letter Extension Request dated April 23, 2024
      Motion made by: D. DiVito
      Second by: K. Demirs
      All in Favor

   b. Carrier Construction Inc. - Six-lot residential subdivision; construction of associated roadways and stormwater management measures on Munson Road, Watertown, CT. Map 37 Block 30 Lot 6A

      Text of Motion: Accept application and schedule a public hearing for June 5, 2024
      Motion made by: K. Demirs
      Second by: J. McHugh
      All in Favor

   c. John Daddona for subdivision of a 13.9-acre parcel into two lots at 720 Thomaston Road, Watertown, CT.

      Text of Motion: Accept application and schedule a public hearing for June 5, 2024
      Motion made by: D. DiVito
      Second by: K. Demirs
      All in Favor

5. 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.
Text of Motion: Close Public Hearing
Motion made by: J. McHugh
Second by: L. Cavallo
All in Favor

Text of Motion: Approve Site Plan/Special Permit #2024-04 Burr Hall Farm, LLC
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. in accordance with a resolution dated January 11,
2024, updated April 26, 2024 by Mark Massoud, Administrator For Land
Use/Building Services
Motion made by: D. DiVito
Second by: L. Cavallo
All in Favor

6. COMMUNICATIONS AND BILLS

   a. Memo dated April 16, 2024 from Paul Bunevich Re: Proposed Elimination of
       Cul-de-sac Islands on Permanent Dead-End Town Roads.

       The Commission tabled Communications and Bills until the June 5, 2024
       Regular Meeting

7. Informal Discussion - Temporary Special Event

   a. Preliminary Discussion Alex Fortuna – The Forsaken Lands Outdoor Haunted
      Attraction, LLC located on Middlebury Road, Watertown – seasonal
      attraction.

      The applicant made a preliminary presentation of his plan for a seasonal
      attraction. The Commission suggested he submit a site plan application.

8. Motion for Adjournment

   Motion to adjourn: at 8:15PM
   Motion made by
   Seconded by:
   All in Favor