TOWN OF WATERTOWN
PUBLIC WORKS DEPARTMENT

Capital Improvement Program (CIP)
2024
Year of Accomplishments
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INTRODUCTION
TO THE PUBLIC WORKS
DEPARTMENT

The Department of Public Works encompasses the Highway Division, the Transfer Station, the Engineering Department, and the Water & Sewer Department.

Highway Garage

The Highway Division of the Public Works Department is responsible for various seasonal operations ranging from snow removal to street sweeping, roadway maintenance, sidewalk repairs, signs and guardrails, drainage work, roadside mowing, and tree trimming/removal.

Responsibilities of this department include:

⇒ Maintenance of 145 miles of accepted paved roads
⇒ 30 miles of storm sewers
⇒ 28 detention basins
⇒ 37 miles of sidewalks
⇒ 4,503 catch basins
⇒ 4 dams
⇒ 26 bridges/culverts, and 6 bridges over 20 feet
Engineering
The Engineering Department is comprised of the Town Engineer, an Assistant Town Engineer and Engineer Technicians. This division of Public Works is responsible for project planning and oversight of construction, tree removal, and paving work in the town.

Water & Sewer
The Watertown Water and Sewer Authority operates with a staff of 8 employees to services approximately 4,500 customers. Our Administration staff is responsible for customer service, billing, collections, scheduling, budget and all administrative duties. Operations is tasked with annual hydrant flushing & repairs, water & sewer pipe repairs, water & sewer inspections, weekly water compliance samples, inspection & testing of backflow prevention devices, and CBYD (Call Before You Dig) tickets.

Responsibilities of this department include:

⇒ 70 miles of water main
⇒ 3 water booster stations
⇒ 2 water storage tanks
⇒ 650 hydrants
⇒ 60 miles of sanitary sewer pipes
⇒ 7 sewer lift stations
⇒ 2,000 manholes

Transfer Station
The Transfer Station is open year-round, serving Watertown residents and assisting with the disposal of solid waste, bulk waste, and recyclables.
WOOLSON STREET BRIDGE

Woolson Street Bridge, Watertown, Circa 1890's

PROJECT NAME: Woolson Street Bridge Replacement

STATE PROJECT # 9153-4409

PROJECT DESCRIPTION:
After state inspection, it was found that Woolson Street Bridge was in need of replacement for safety and to improve traffic conditions. Replacement of the bridge will provide safer and more efficient travel.

FUNDING:
MUNICIPAL: $1,455,330
STATE MATCH: $1,455,330

TIMELINE:
START: Spring of 2023
COMPLETION: Spring of 2024 (estimated)

DESIGNER:
SLR

CONTRACTOR:
Dayton Construction

Revised 2/1/2024 2:08 PM
GUERNSEYTOWN ROAD
RECONSTRUCTION

Guernseytown Road, Watertown

PROJECT NAME: Guernseytown Road Reconstruction

STATE PROJECT # L153-0003

PROJECT DESCRIPTION:
The realignment of the intersection of Guernseytown Road and West Road, for improved sightlines and increased safety. The project is a part of the broader vision of creating a safer, more accessible community

FUNDING:
LOTCP Grant: The project is 100% state funded with approximately $4,300,000 under the Local Transportation Capital Improvement Program (LOTCP) by the State of Connecticut Department of Transportation (DOT)

TIMELINE:
START: Summer of 2023
COMPLETION: Fall of 2024 (estimated)

DESIGNER:
Weston & Sampson

CONTRACTOR:
Guerrera Construction
PAVEMENT REHABILITATION

<table>
<thead>
<tr>
<th>$5.5 Million Per Year—5 Year Plan</th>
<th>To Road Surface Rating (RSR) of 100</th>
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</thead>
<tbody>
<tr>
<td>$3.8 Million Per Year—10 Year Plan</td>
<td>Request: $5 Million Bond Every Other Year</td>
</tr>
</tbody>
</table>

PROJECT NAME: Road Study/Pavement Rehabilitation

PROJECT DESCRIPTION:

The Town of Watertown retained BETA Group, Inc. (BETA) to provide pavement management services to better maintain the Town’s roadway network. This comprehensive study was undertaken with the goal of establishing an extensive database of roadway surface conditions to produce a prioritized list of improvements.

Road Surface Rating (RSR) for Watertown’s Town maintained roadway network was 60.81. The state average RSR is 72 and the Town of Watertown is planning to bring our score up to the state average.

FUNDING:

A multi-year Capital Improvement Plan (CIP) has been put into motion in order to obtain this goal. Funding has been secured through Town Bonding and American Rescue Plan Act (ARPA). The plan will be available on the town website showing the current roads to be worked on in the future.
PAVEMENT REHABILITATION

Hungerford Avenue, Watertown

PROJECT NAME: Various Pavement Rehabilitation Projects

PROJECT DESCRIPTION:
Following the BETA Road Study, the Public Works Department began a program to improve road conditions over time. It was found that $45 million would be needed to repair or replace every road in town. The improvement plan will take a decade with a majority of funding going towards milling and paving, and full depth reconstruction with improvements to drainage, where applicable. Preventative maintenance for preservation of roads in more acceptable condition will consist of skim/shim paving, crack sealing, chip sealing, and fog sealing. Priority will be placed on the most damaged, and highly traveled roads based on the BETA study. Continued residential support for funding will be imperative to keep the program running.

FUNDING:

BONDING: $5,000,000; Budget Referendum November 2022
$2,500,000 (50%); allocated to date

ARPA: $1,500,000
STEELE BROOK GREENWAY

PROJECT NAME: Steele Brook Greenway

STATE PROJECT # 153-125

PROJECT DESCRIPTION:
Extension of existing trail by approximately 3,800 feet from Unico Field to French Street where it connects to gravel path at Siemon Company. A new prefabricated pedestrian bridge to be installed over Steele Brook. Minor drainage adjustments, fencing, landscaping, and paved surface to ADA Standards.

FUNDING:
GRANT AWARD: $489,900; State/Federal
MUNICIPAL MATCH: $122,475; 20%

DESIGNER:
Weston & Sampson
PROJECT NAME: Naugatuck River Greenway

PROJECT DESCRIPTION:

The Naugatuck River Greenway Routing Study recommended a route through Watertown as part of a 44-mile regional greenway project in the Central Naugatuck Valley Region. A study was conducted and is aligned with surrounding towns with similar plans.

It is the goal of the Naugatuck River Greenway (NVG) and the Town of Watertown to offer non-motorized, accessible pathways that provide access along the public river in support of activities such as fishing and biking. Funding has been secured in the amount of $2.4 Million for design. The segment is from Frost Bridge to the Branch Brook/Thomaston line, to the future Thomaston Greenway segment.

Watertown is in discussion with Waterbury and NVCOG about extending southerly link with Waterbury Greenway.

FUNDING:

CT DEEP: $300,000; Permit & Studies—Professional Consultant
In-House Design
MAIN STREET
Improvements in Oakville/Watertown

The Town of Watertown has a broad vision for the future of Main Street from Oakville, through downtown Watertown. Beyond beautification, the goal is to create a safer and more accessible community. There are several projects that have begun to take shape to support this initiative.

Main Street, Watertown
MAIN STREET

Rectangular Rapid Flashing Beacons (RRFB)
Traffic Light at Mobil Station Driveway
Sidewalk from Starbucks to St John’s Wall

PROJECT NAME: Main Street Operational & Safety Improvement Project

STATE PROJECT # 153-124

PROJECT DESCRIPTION:
Various projects including a light head that will be installed at the intersection of Woodruff at the Mobil Station, Rectangular Rapid Flashing Beacons (RRFB's) that will be added to enhance pedestrian safety along Main Street, and an addition of a sidewalk to run from Starbucks to the St. John’s School wall. Utilizing the Road Safety Audit (RSA) study for safety improvement.

FUNDING:
GRANT AWARDS: $128,000; 2020 STEAP grant
MUNICIPAL MATCH: $128,000

DESIGNER:
RRFB: Weston & Sampson
SIDEWALK: In-House
TRAFFIC LIGHT: SLR
MAIN STREET
Heminway Park Road Enhancement

PROJECT DESCRIPTION:
Conversion of Heminway Park Road into a one-way street with an addition of approximately 23 parking spaces. The work would include renovating the entire width of the street, including replacement of concrete sidewalks and curbs to provide for safe and accessible pedestrian mobility to the downtown area.

STATE PROJECT # 153-126

FUNDING:
GRANT AWARD: $250,000; 2022 STEAP grant
MUNICIPAL MATCH: $60,000

DESIGNER:
In-House

Off-Street Parking Lot
Greenberg Property

PROJECT DESCRIPTION:
Expansion of Greenberg Property development involving the demolition of the white building located at 680 Main Street, Watertown. Project aims to add 52 new parking spaces in the downtown area and reduce the amount of on-street parking to improve sightline distance. The parking lot will include Electric Vehicle (EV) charging stations and energy efficient LED lighting.

FUNDING:
ARPA: $1,500,000; American Rescue Plan Act
MAIN STREET
Complete Street Improvements
Main Street Corridor

PROJECT DESCRIPTION:
The designed improvements will include operational and safety improvements along Main Street/CT Route 63 between Baldwin Street and French Street. Limited visioning study and designs for Oakville to Waterbury line. The selected consultant will review previous studies and recommendations developed by the town and will coordinate with other ongoing design and construction projects within the project limits. Study and design goals include the following:
⇒ create a safe and walkable town center
⇒ balance the needs for all travel modes
⇒ enhance safe bus transit connectivity
⇒ accommodate individuals ranging in physical ability
⇒ consider the necessary interactions between roadway and adjacent land uses
⇒ incorporate linkages to community resources such as off-street parking and Steele Brook Greenway
⇒ establish gateway treatments and changes to the character of the corridor to influence driver behavior
⇒ promote economic development
⇒ improve quality of life for our community

FUNDING:

GRANT AWARD: $3,000,000; 2023 Congresswoman Johanna Hayes Grant

ARPA: $2,400,000; American Rescue Plan Act funds

DESIGNER:
Tighe & Bond
MAIN STREET

St. John's Wall Reconstruction

PROJECT NAME: St. John's Wall Reconstruction

PROJECT DESCRIPTION:
   In the future, with successful acquisition of a Community Connectivity Grant, the removal and replacement of St. John's School wall, constructing a new wall further back from the road.

FUNDING:
   GRANT AWARDS: $800,000 Community Connectivity Grant
      (decision pending; we are next in line to be awarded the grant)

DESIGNER:
   To be determined
ADA SIDEWALK PROJECT
Americans with Disabilities Act
Sidewalk Improvements

PROJECT NAME: Americans with Disabilities Act (ADA) Sidewalk Improvements

STATE PROJECT # L153-0002

PROJECT DESCRIPTION:
The project aims to renovate the sidewalk ramps at approximately 200 locations throughout Watertown. These renovations will make crosswalks safer and more accessible for citizens with disabilities, and shall be designed in compliance with the standards set by the Americans with Disabilities Act (ADA). For more information about The Americans with Disabilities Act (ADA), visit: www.ada.gov

FUNDING:
LOCIP: $2,800,000; Local Capital Improvement Program

DESIGNER:
In-House, reviewed by NVCOG, Weston & Sampson, and DOT
HIGHWAY GARAGE
RENOVATIONS

PROJECT NAME: Highway Garage Renovations

STATE PROJECT # 153-149

PROJECT DESCRIPTION:
Replacement of the roof, fence/gate, and windows. Installation of smoke/fire detection, carbon monoxide detection, addition to extend office space, painting, and line striping.

FUNDING:
GRANT AWARD: $500,000 from 2023 STEAP grant
MUNICIPAL MATCH: $100,000
PROJECT NAME: Watertown Foundation Park

PROJECT DESCRIPTION:
A half acre-of property located at the intersection of Echo Lake Road and Route 262 will be developed into a park and used for recognizing and education the public about community service.

FUNDING:
Watertown Foundation Sponsorship for a portion of the project.
NEW REQUEST
DRAINAGE IMPROVEMENTS

PROJECT NAME: Various Road Reconstruction/Drainage Improvements

PROJECT DESCRIPTION:
Part of a $4,000,000 5-10 year program for drainage improvements.

FUNDING:
BONDING: $250,000; per year

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Detention Basins (49 Total)</td>
<td>$704,000</td>
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<tr>
<td>Culvert/Pipe Replacement</td>
<td>$340,000</td>
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<tr>
<td>Catch Basins</td>
<td>$416,000</td>
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<tr>
<td>Driveway Aprons</td>
<td>$500,000</td>
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<tr>
<td>Cleaning Steele Brook and Turkey Brook</td>
<td>$365,000</td>
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<tr>
<td>New Detention Basins</td>
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<tr>
<td>Material for Stockpile</td>
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<td>Four Town Owned Dams</td>
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<td>GIS Layers</td>
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<td>Mower</td>
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<td>Pipe Lining</td>
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<td>Grant Writer - 35% Designs</td>
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<td>Drainage Intern</td>
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<td>Town Work Crews</td>
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<td>GRAND TOTAL</td>
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<td>PER YEAR FOR 5 YEARS</td>
<td>$783,048</td>
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<td>DEPARTMENT REQUEST PER YEAR</td>
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NEW REQUEST
ELECTRIC VEHICLE (EV) STATIONS GRANT

PROJECT NAME: DEEP's VW Diesel Emissions Mitigation Program

PROJECT DESCRIPTION:
Install 7 Dual-Port Level 2 Chargers on Outdoor Pedestals.

Locations:
⇒ 61 Echo Lake Road, Watertown
⇒ 680 Main Street, Watertown
⇒ 0 Depot Street, Watertown
⇒ Hemingway Park Road, Watertown
⇒ 29 Davis Street, Oakville

FUNDING:
GRANT AWARD: $147,550
MUNICIPAL MATCH: $79,450
TOTAL: $227,000
WATER & SEWER

To be added in Fiscal Year 2025/2026.

Water & Sewer has a separate Capital Improvement Plan
for Fiscal Year 2024/2025
PUBLIC WORKS
MISSION

The mission of the Department of Public Works is to provide the residents, businesses, and visitors of the Town of Watertown with high-quality, efficient, and responsive services. The key is to improve our infrastructure.

Vision

Our commitment to our mission ensures an exceptional quality of life, promotes economic prosperity, and improves mobility for the residents of Watertown. We strive to continuously improve our operations to provide a safe and sustainable environment.

Core Values and Operating Principles

⇒ Customer Service –
⇒ Excellence –
⇒ Teamwork –
⇒ Integrity –
⇒ Accountability –
⇒ Innovation –
⇒ Adaptability –
⇒ Commitment –
⇒ Education –
Town of Watertown
Public Works Department
Capital Improvement Program (CIP)
2024
Year of Accomplishments

Address:
61 Echo Lake Road
Watertown, CT 06795

Phone:
203-945-5240

Web:
https://watertownct.org/departments/public_works_department
SAVE THE DATE!

CFPZA Annual Conference – March 28, 2024

This year’s Annual Conference will take place on Thursday, March 28, 2024 at the Aqua Turf, Southington, CT. Please consider attending this year’s Annual Conference of the Connecticut Federation of Planning and Zoning Agencies. The night is sure to be both enjoyable and informative. Our speaker will be presenting information on how the short-term rental of single family residences is impacting municipalities and how this use can be regulated. In addition, discussion of a recent Appellate Court decision will provide insight into what can be done legally.

Public Act 21-29 now requires an educational component for all land use commission members. At a cost of only $70.00 per individual, this conference is a cost-effective way to complete one hour of education while providing an opportunity to socialize with commission members from other towns.

In addition, Length of Service awards will be presented to commission members who have served in any capacity for 12 or 25 years. If you have a commission member who is eligible for this recognition, please submit his or her name. Nomination forms will be included in the registration packet that will be sent to your commission in the coming weeks.

I hope to see you and members of your commission at this worthwhile event!
ROAD WIDTH REGULATION CAN BE SATISFIED BY DEDICATION OF UNSUITABLE LAND

When can land that is totally unsuitable for use as a roadway be utilized to satisfy a road width requirement? It can where the requirement is not just to meet public highway needs but also to insure spacing of buildings. The zoning regulation in question stated that new streets must be fifty feet wide and that front yard and side yard requirements are measured from the edge of the fifty-foot street. The regulation stated further that for every one foot less that a street does not meet this requirement, one-half foot shall be added to each side yard requirement.

A decision by the Commission to approve a 2-lot subdivision was appealed to court because the dedicated road, while meeting the fifty-foot width requirement, would actually only be the same width as the existing twelve-foot-wide paved accessway. To comply with the road width requirement in the regulations, the dedicated road would incorporate wetlands areas. It was agreed by all parties that the existing paved road would not be widened and that the inclusion of the wetland areas was done solely to meet the fifty-foot road width requirement.

In dismissing the appeal, the court agreed with the Commission that the purpose of the regulation was not focused only on establishing the travel width of a road but also to establish a point where front yard and side yards could be measured for the purpose of establishing a more uniform setback for buildings. This equally important purpose provided a basis for the Commission to find compliance with its road width requirement. Kerlin v. Planning & Zoning Commission, 222 Conn. App. 216 (2023).

RESIDENCY REQUIREMENT FOR AIR BnB UNCONSTITUTIONAL

Concerned about the growth of the short-term vacation rental business in its single-family neighborhoods, a city passed a land use ordinance that would limit who could engage in this business. The concern was based upon the belief that short-term vacation home rentals

Written and Edited by
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cfpaaclive.com
were negatively affecting the character and livability of the city’s residential neighborhoods and limiting the availability of workforce housing. The ordinance sought to limit this business activity to those single-family homes that were the primary residence of the property’s owner. Many of the short-term vacation rental properties were owned by out-of-state people who rented their property when they weren’t using it themselves as a vacation home. These out-of-state owners formed the South Lake Tahoe Property Owners Group and challenged the ordinance on the basis it was unconstitutional.

The constitutional argument was that the ordinance violated the dormant commerce clause of the federal constitution in that it discriminated against out-of-state property owners in favor of resident property owners. By doing this, the ordinance placed an undue burden on interstate commerce, something which the federal constitution prohibits unless it can be demonstrated that the ordinance serves a legitimate government purpose and this could not be done in a nondiscriminatory way. The court viewed the residency requirement as discriminatory on its face as it mandated differential treatment of in-state and out-of-state interests that benefited the former and burdened the latter. See South Lake Tahoe Property Owners Group v. City of South Lake Tahoe, 92 Cal. App. 735 (2023).

SOLID WASTE FACILITIES CANNOT BE PROHIBITED

Connecticut General Statutes Sec. 22a-208b provides in relevant part that no municipal zoning regulation shall have the effect of prohibiting the construction, alteration or operation of solid waste facilities within the limits of the municipality. When a city’s planning and zoning agency denied a site plan application to construct and operate a solid waste transfer station, the applicant appealed to court on the basis that this denial violated this state statute.

The planning and zoning commission stated that its denial was based on the fact that the requested use was not permitted by the zoning regulations but that this was not a violation of the state statute as the Commission allowed two similar uses to continue as nonconforming uses and the zoning regulations allowed wood waste processing, which it claimed is a type of solid waste facility.

The court rejected both of these arguments. Allowing nonconforming uses to continue is not the same as not prohibiting the same uses in the zoning regulations. Nonconforming uses are allowed to continue due to Connecticut General Statutes Sec. 8-2 and not by operation of municipal zoning regulations. The zoning regulations as written clearly prohibited solid waste facilities within the city except for one particular type. The court found this to
be a clear violation of Connecticut General Statutes Sec. 22a-208b which allows for the regulation, but not the prohibition of solid waste facilities by municipal zoning agencies. See MSW Associates LLC v. Planning & Zoning Department, 202 Conn. App. 707 (2021).

HARM TO SCENIC VIEWS AND
NATURAL ENVIRONMENT
OUTWEIGHTED BY NEED FOR
ADEQUATE CELL COVERAGE.

An application to erect a 140-foot-tall telecommunications tower was submitted to the Connecticut Siting Council. The proposed tower would be located in a scenic rural area with a residential neighborhood located nearby. In reviewing the application, the Siting Council was required to decide whether fulfilling the public need for adequate wireless service outweighed the adverse impact the tower would have on the scenic and natural environment around the site.

In this case, the evidence before the Council demonstrated that the need to provide adequate uniform cell coverage in this rural area outweighed the need to preserve the scenic area and natural environment as well as concerns over harm to a nearby residential neighborhood. Therefore, it was proper for the Council to approve the application. See Woodbridge Newton Neighborhood Trust v. Siting Council, HHB-CV-22-6070693.

ANNOUNCEMENTS

Lifetime Achievement Award and
Length of Service Award
Nomination forms will be sent out later this month for these awards which will be presented to recipients at the Federation’s annual conference. You should begin your process of finding eligible nominees now.

Workshops
Connecticut law now requires that every land use agency member receive 4 hours of training every two years. At the price of $200.00 per session for each agency attending, our workshops are an affordable way for your board to ‘stay legal’. Each workshop attendee will receive a booklet which sets forth the ‘basics’ as well as a booklet on good governance which covers conflict of interest as well as how to run a meeting and a public hearing.

ABOUT THE EDITOR

Steven Byrne is an attorney with an office in Farmington, Connecticut. A principal in the law firm of Byrne & Byrne LLC, he maintains a strong focus in the area of land use law and is available for consultation and representation in all land use matters both at the administrative and court levels.

Written and Edited by
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cfpza@live.com
BOOK ORDER FORM

Name of Agency: ____________________________
Person Making Order: _______________________
Address: __________________________________

Purchase Order No.: ________________________

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  at $ 35.00 each for members
  at $ 40.00 each for nonmembers
Copies ________  $ __________

"CONNECTICUT ZONING BOARD OF APPEALS"
  at $ 30.00 each for members
  at $ 35.00 each for nonmembers
Copies ________  $ __________

"WORKSHOP BOOKLETS" at $12.00 each for members & $16.00 each for nonmembers
Planning & Zoning Commissions
Copies ________  $ __________
Zoning Board of Appeals
Copies ________  $ __________
Inland Wetlands & Watercourses
Copies ________  $ __________
Historic District Commissions
Copies ________  $ __________

TOTAL DUE:  $ __________

Please make check payable to:  
Connecticut Federation of Planning & Zoning Agencies

CONNECTICUT FEDERATION OF  
PLANNING & ZONING AGENCIES
P.O. Box 1065  
270 Farmington Avenue  
Farmington CT  06034

HARTFORD CT  060  
24 JAN 2024  PM 4  

Watertown Planning & Zoning Commission  
61 Echo Lake Road  
Watertown, CT  06795
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 agrotourism 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 agrotourism 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 19ft 10in)
围绕 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.
# SITE PLAN APPROVAL/SPECIAL PERMIT

**Name and mailing address of Applicant**
- 123 Main St, Watertown, CT 06795
- Phone: (123) 456-7890

**Location of Property**
- 123 Main St, Watertown, CT 06795

**Name and address of Owner**
- 123 Main St, Watertown, CT 06795
- Phone: (123) 456-7890

**Zone, non-conforming?**
- R10

**Map, Block, Lot**
- B, Block 10, Lot 2

### Description of Existing Use/Property

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Size of Property</th>
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</thead>
<tbody>
<tr>
<td>Farming</td>
<td>± 65 acres</td>
</tr>
</tbody>
</table>

- Other important features:
  - Existing Farm Access

### Description of Proposed Use

<table>
<thead>
<tr>
<th>Uses</th>
<th>Buildings</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acreage</td>
<td>± 65 acres</td>
<td>± 65 acres</td>
</tr>
</tbody>
</table>

- Number of Employees: ± 2

### Where applicable, number of:

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

- Water & Sewer to be provided by:
  - Professional Engineer/Surveyor name and address:
    - John Doe, 123 Main St, Watertown, CT 06795
    - Phone: (123) 456-7890

- Date Submitted: ± 12/30/2023
- Date Plan accepted: ± 01/01/2024
- Plan Scale: ± 1/100

- Project Number: ± 123456
- Fax: ± 12345678

**Signature of Applicant**
- ± 12/30/2023

**Signature of Owner**
- ± 12/30/2023
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, LLC (Owner and Applicant)
   0 Ault Olive Road, Watertown, CT 06795 M#FL-167-22-2 (Property)
   Land Use Application

Dear Commissioners and Land Use Staff:

Burr Hall Farm, LLC (the Owner and Applicant) are the owners of property known as 0 Ault 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) 266-0778

James R. Stubb
Secor, Cassidy & McPartland, P.C.
41 Church Street
Waterbury, CT 06702
JStubb@clawyers.com
(203) 757-9261

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

Thank you.

Sincerely,

Burr Hall Farm, LLC

By

Grace P. Franklin
General Manager
## Site Plan Approval/Special Permit #05

### Name and mailing address of Applicant

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<thead>
<tr>
<th>Line 1</th>
<th>Line 2</th>
<th>Line 3</th>
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<tr>
<th>Phone:</th>
<th>(123) 555-1234</th>
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### Location of Property

<table>
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<tr>
<th>Street Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
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### Name and address of Owner

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<thead>
<tr>
<th>Address 1</th>
<th>Address 2</th>
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### Zone, non-conforming?

- [ ] Non-conforming
- [ ] Conforming

### Map, Block, Lot

- Map
- Block
- Lot

### Description of Existing Use/Property

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Size of Property</th>
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<tbody>
<tr>
<td>Buildings</td>
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<tr>
<td>Parking</td>
<td></td>
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<tr>
<td>Other Important Features</td>
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<tr>
<td>Signage/size of sign &amp; square feet</td>
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### Description of Proposed Use

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<th>Uses</th>
<th>Buildings</th>
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| Parking | |
|---------| |

| Number of Employees | |
|---------------------| |

### Where applicable, number of:

- Hotel/Hotel Rooms
- Hospital/Clinic Beds
- Water & Sewer to be provided by

### Professional Engineer/Surveyor name and address

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<th>Name</th>
<th>Address</th>
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<tr>
<th>Phone:</th>
<th>(123) 555-1234</th>
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### Date Submitted

- [ ] 05/01/2023
- [ ] 05/02/2023
- [ ] 05/03/2023

### Total Fee

- [ ] 1,234.56
- [ ] 1,234.57
- [ ] 1,234.58

### Project Number

- [ ] 123
- [ ] 456
- [ ] 789

### Signature of Applicant

<table>
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<tr>
<th>Name</th>
<th>Date</th>
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### Signature of Owner

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TOWN OF WATERTOWN
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING

KNIGHT STREET CULVERT

PLACE EXISTING UNDERSIZED CULVERT TO MEET 50YR STORM REQUIREMENTS

DESIGN: PROFILE HOR. X IN = X FT VERT. X IN = X FT
SCALES: PLAN X IN = X FT CROSS SECTION OTHER SCALES AS NOTED

TO BE MAINTAINED BY WATERTOWN

PROJECT NUMBER 153-WTN-XXX-2023

TOWN COUNCIL

MARY ANN ROSSA (CHAIRPERSON)

KEN BEHRENS (VICE CHAIRPERSON)

ROBERT DESMA
ANTHONY DIBONA
JONATHAN RABAY
CARRIE J. HOOD
ROBERT Retallick
GARY J. LAFERTY
RICHALE RYAN

GENERAL NOTES

1. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND LIABILITY FOR DAMAGES CAUSED BY HIS OPERATIONS TO OTHER THAN HIS OWN PROPERTY OR PROPERTY TO WHICH IT HAS FREE ACCESS OR ADMITTANCE OR TO THE ORIGINAL CONDITION OR TO THE ENGINEER'S SPECIFICATION.

2. SAFE 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 USGS DATUM.

TOWN OF WATERTOWN

TOWN MANAGER
MARY RAVASO

DIRECTOR OF PUBLIC WORKS
GERALD LUCONIA

TOWN ENGINEER
PAUL BURDICK P.E.

COPY NO. _____
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
like; or a Town road for which the Town performs no maintenance, yet upon which a right
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 teaching 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 Plangis 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 Plangis Road is proposing a seven (7) lot subdivision off Plangis 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 3 (c) for improvement, the following specifications and cost policy shall be followed:

(a) The same specifications as outlined under Paper 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.

PILC CY RYAN & WARD, P.C.

[Signature]

Franklin O. Pilicy, 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+64 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. 203.363.7447.

Very Truly Yours,

Ronald 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 convey 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 Pedany and Byron Jones and wife;
EASTERLY AND SOUTHERLY: by highways;
WESTERLY: by land formerly of Thomas Pedany and highway;

Said parcel contains 26 acres more or less.


Excluding therefrom the following parcel of land conveyed to Edward J. Slas and Aldos Slas as set out in Volume 120, Page 80, and Volume 116, Page 359 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, 134.80 feet; thence running northeasterly in a line forming an interior angle of 138° 27' with last described line 22.96 feet to point and place of beginning, bounded:

Northeasterly: on land of Casimir Labasauskas and Helen Labasauskas;
Westronly: by Linkfield Road; and
Southeasterly: by Munson Road.

*2,250 CT Conveyance Tax Rcv'd.
1,125 CT Conveyance Tax rved.

John N. Bunting, d/o
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, 1984 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 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, its heirs 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 enjoining of these presents, I am well seised 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 have hereunto set my hand and seal this 27th day of June, 2008.

Signed, Sealed and Delivered in the presence of

Sean C. Butterfly
Charles F. Labas, Jr.

STATE OF CONNECTICUT
ss: Plainville
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 proven) 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 hereunto set my hand and official seal.

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

From: Roy 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
| ENGINEERING, SURVEYING CONSTRUCTION STAKING | L.E. | 1 | $12,000.00 | $12,000.00 |
| CLEARING AND GRUBBING | L.E. | 1 | $18,000.00 | $18,000.00 |
| STREET AND STOPLINE TOPSOIL | L.E. | 1 | $5,000.00 | $5,000.00 |
| CONSTRUCTION ENTRENCE | L.E. | 1 | $1,000.00 | $1,000.00 |
| SEGMENTATION CONTROL SYSTEM | L.F. | 1,000 | $9.00 | $9,000.00 |
| MISC. LANEIOUS EROSION CONTROL | L.E. | 1 | $1,000.00 | $1,000.00 |
| EARTH EXCAVATION | L.S. | 1 | $25,000.00 | $25,000.00 |
| TYPE "C" CATCH BASIN (COMPLETE) | EA. | 2 | $4,000.00 | $8,000.00 |
| 24" R.C. PIPE CULVERT CROSSING | L.E. | 1 | $5,000.00 | $5,000.00 |
| 24" R.C. CULVERT END (COMPLETE) | EA. | 1 | $700.00 | $700.00 |
| FORMATION OF SUBGRADE | Y.D. | 1,680 | $1.00 | $1,680.00 |
| 17" GRAVEL BASE | Y.D. | 500 | $4.00 | $2,000.00 |
| 2-1/2" BITUMINOUS CONCRETE - CLASS 1 | T.O.O. | 242 | $15.00 | $3,630.00 |
| 1-1/2" BITUMINOUS CONCRETE - CLASS 2 | T.O.M | 148 | $17.50 | $2,610.00 |
| BITUMINOUS CONCRETE UP DURING | F.T. | 1,260 | $16.00 | $20,160.00 |
| TACK COAT | L.E. | 1 | $1,000.00 | $1,000.00 |
| MODIFIED EMERAP APRON | EA. | 1 | $200.00 | $200.00 |
| FURNISH AND PLACE TOPSOIL | Y.D. | 1,680 | $10.00 | $16,800.00 |
| TURF ESTABLISHMENT | Y.D. | 1,680 | $15.00 | $25,200.00 |
| BONING AND PAVEMENT MARKINGS | L.E. | 1 | $200.00 | $200.00 |

**SUBTOTAL**: $182,265.00

**10% MISC. LANEIOUS AND CONTINGENCY**: $18,226.00

**TOTAL**: $200,491.00
TOWN OF WATERTOWN
CONNECTICUT
ORDINANCE NO. 01-08-79-77

AN ORDINANCE FOR IMPROVEMENTS TO PAPER STREETS,
UNIMPROVED ROADS AND PRIVATE STREETS

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. These provisions and regulations of this
ordinance shall not be applicable to paper streets, unimproved
roads, and private streets within the Lake Winnemac Estates, an
area that is noted on "Plan of Lake Winnemac Estates American
Development Co., Watertown, Connecticut", J.F. Smith, S.C. Walker,
Engineers. Scale 1'' = 100', dated June 5, 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) And 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.

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

(a) The same specifications as outlined under Paper 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.
Section 7. 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.
ADENDUM 1

PAPER STREETS, DIRT ROADS, ETC.

A. PAPER STREETS

1. Auburn Street  Buckingham Street westerly to Dead End
2. Amberist Street  Winthrop Street easterly to Norway Street
3. Augusta Street  End of Pavement westerly to 135° west of Lisbon Street.
4. Bangor Street  Buckingham Street westerly to 120° west of Lisbon Street.
5. Bates Avenue  Homer Avenue westerly to Roger Avenue.
6. Birch Street  Edge Road northerly to Dead End (100').
7. Booth Avenue  End of Pavement easterly to 100' east of Nilson Avenue.
8. Brook Street  West Street easterly to 130' east of Atwood Street.
9. Bruce Street  Theira Street northerly and southerly to Dead ends.
10. Burton Street  Off Collins Street.
11. Carmel Hill Road  End of Pavement easterly to West Street.
12. Carter Street  Eaton Street easterly to Dead End.
13. Center Street  Hillside Avenue easterly to Dead End.
14. Center Street  End of pavement southerly to Brook Street.
15. Chase Street  Eaton Street easterly to Freeman Street.
16. Circuit Avenue  Grandview southerly to Grandview.
17. Cliff Street  Jason Avenue easterly to Dead End (160').
18. Cobb Street  Morin Street northerly to Jenks Street.
19. Collins Street  End of pavement easterly to Greenwood.
20. Crestwood Avenue  Lake Road southerly to Dead End (100').
21. Cummings Avenue  Eaton Street easterly to Dead End.
22. Dalton Street  Camp Street southerly to Dead End.
23. Eaton Street  Sylvan Lake Road southerly to Dead End.
24. Edgewood Road (Oakville)  End of Pavement northerly to Dead End.
25. Elm Street  Davis Street northerly & easterly to Colonial Street.
26. Englewood Avenue  Hillcrest Avenue westerly to Chestnut Avenue.
27. Rustis Street  End of Pavement southerly to Parkman Street.
28. Evelyn Street  End of Pavement southerly to Dead End.
29. Fay Street  Sylvan Lake Road northerly to Milliken Street.
30. Frederick Street  Hungerford Avenue southerly to Dead End.
31. Freeman Street  Sylvan Lake Road northerly to Dead End.
32. Gorgas Street  Augusta Street southerly to Dead End (100').
33. Haven Street  Main Street, Oakville, northerly to Dead End.
34. Hazel Street  End of Pavement northerly to Elm Street.
35. Heath Street  Eddy Street northerly to Dead End (100').
36. High Street
37. Houlton Street
38. Houlton Street
39. Hubbell Avenue
40. Hughes Avenue
41. Jenks 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. Miliken Street
52. Morin Street
53. Morin Street
54. Mount Vernon Avenue
55. Mount Vernon Avenue
56. Naples Street
57. Nicolls Street
58. Nixon Avenue
59. North Street (Oakville)
60. Oak Street
61. Orchard Avenue
62. Overlook Avenue
63. Parkman Street
64. Philips 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 easterly 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 Alderwood 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 (R/L).
Eustis Street easterly to Dead End.
Bunker Hill Road northerly 6 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 Hillcrest 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.
<table>
<thead>
<tr>
<th>Road</th>
<th>Location</th>
<th>Approx. Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>74. Slade Street</td>
<td>End of Pavement easterly to Dead End.</td>
<td></td>
</tr>
<tr>
<td>75. Spring Street</td>
<td>End of pavement southerly to Dead End.</td>
<td></td>
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<tr>
<td>76. Spring Hill Avenue</td>
<td>Melrose Avenue easterly to Saugus Avenue.</td>
<td></td>
</tr>
<tr>
<td>77. Stanley Avenue</td>
<td>End of Pavement easterly to Dead End.</td>
<td></td>
</tr>
<tr>
<td>78. Sylvan Lake Road</td>
<td>Old Colonial easterly to Naugatuck River.</td>
<td></td>
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<tr>
<td>79. Taft Avenue</td>
<td>Hazelhurst northwesterly to Hillcrest Avenue.</td>
<td></td>
</tr>
<tr>
<td>80. Tarbell Avenue</td>
<td>Eddy Street northerly to Dead End (100').</td>
<td></td>
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<tr>
<td>81. Theirs Street</td>
<td>Freeman Street easterly and southerly to Dead End.</td>
<td></td>
</tr>
<tr>
<td>82. Tucker Avenue</td>
<td>End of Pavement northerly to Eddy Street.</td>
<td></td>
</tr>
<tr>
<td>83. Tyler Street</td>
<td>Theirs Street easterly to Bruce Street.</td>
<td></td>
</tr>
<tr>
<td>84. Unnamed</td>
<td>Ledgewood Road northerly to Dead End.</td>
<td></td>
</tr>
<tr>
<td>85. Unnamed</td>
<td>West Road northerly to P (150').</td>
<td></td>
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<tr>
<td>86. Unnamed</td>
<td>Riverside Street westerly to Dead End.</td>
<td></td>
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<tr>
<td>87. Unnamed</td>
<td>unnamed above - northerly and southerly to Dead End.</td>
<td></td>
</tr>
<tr>
<td>88. Unnamed</td>
<td>Clermont Street northerly to Dead End.</td>
<td></td>
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<tr>
<td>89. Warner Avenue</td>
<td>Chestnut Avenue westerly to John Street.</td>
<td></td>
</tr>
<tr>
<td>90. Wedgewood Drive</td>
<td>End of Pavement to Property Line.</td>
<td></td>
</tr>
<tr>
<td>91. West Street</td>
<td>Prospect Street southerly to Brook Street.</td>
<td></td>
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<tr>
<td>92. Williams Avenue</td>
<td>Mount Vernon Avenue southerly to Plainfield Drive.</td>
<td></td>
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<tr>
<td>93. Winthrop Street</td>
<td>Parkman Street northerly to Dead End.</td>
<td></td>
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<tr>
<td>94. Winthrop Street</td>
<td>Burnham Street southerly to Ripley Street.</td>
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<tr>
<td>95. Wyeth Avenue</td>
<td>French Street southerly to Phelps Avenue.</td>
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<tr>
<td>96. Zoar Avenue</td>
<td>End of pavement southerly and easterly.</td>
<td></td>
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<tr>
<td>97. West Street</td>
<td>Vicinity of Route 8/Frost Bridge Road.</td>
<td></td>
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<tr>
<td>98. West Valley Street</td>
<td>Vicinity of Route 8/Frost Bridge Road.</td>
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<tr>
<td>99. Woodland Avenue</td>
<td>Vicinity of Route 8/Frost Bridge Road.</td>
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<tr>
<td></td>
<td><strong>B. Unimproved Dirt Road</strong></td>
<td></td>
</tr>
<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>
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<tr>
<td>8. Scoville Road</td>
<td>Noted on Official Town</td>
<td>950'</td>
</tr>
<tr>
<td>9. Sprucewood Road</td>
<td>Noted on Official Town Road Map</td>
<td></td>
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<tr>
<td>-------------------</td>
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<td></td>
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<tr>
<td>10. Town Line Highway</td>
<td>Noted on Official Town Road Map</td>
<td></td>
</tr>
<tr>
<td>11. Artillery Road</td>
<td>Portion between Middlebury Road and Hamilton Avenue</td>
<td></td>
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<tr>
<td>12. Aunt Olive Road</td>
<td>Sand Bank Road to Town Line</td>
<td></td>
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<tr>
<td>13. Black Rock Road</td>
<td>End of Pavement easterly to Black Rock Park</td>
<td></td>
</tr>
<tr>
<td>14. Bryant Road</td>
<td>End of Pavement westerly to Linkfield Road</td>
<td></td>
</tr>
<tr>
<td>15. Butternut Lane</td>
<td>End of Pavement westerly to Linkfield Road</td>
<td></td>
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<tr>
<td>16. French Mountain Rd.</td>
<td>White Birch Camp to Dead End</td>
<td></td>
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<tr>
<td>17. Gilbert Road</td>
<td>End of Pavement northerly to an abandoned highway formerly known as Pig Lane</td>
<td></td>
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<tr>
<td>18. Killorin Road</td>
<td>End of Pavement westerly to Guernsartown Road</td>
<td></td>
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<tr>
<td>19. Old Army Road</td>
<td>End of Pavement easterly to Cherry Avenue</td>
<td></td>
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<tr>
<td>20. Old Colonial Road</td>
<td>End of Pavement northerly to Sylvan Lake Road</td>
<td></td>
</tr>
<tr>
<td>21. Old Smith Road</td>
<td>Park Road easterly to Mattatuck Forest</td>
<td></td>
</tr>
<tr>
<td>22. Unnamed</td>
<td>Gillett Road easterly to Dead End</td>
<td></td>
</tr>
<tr>
<td>23. Linkfield Road</td>
<td>Bassett Road northerly to Wigwam Reservoir</td>
<td></td>
</tr>
</tbody>
</table>

C. Private Streets

| 1. Caruso Drive | Lake Winnemaug Road northerly to Dead End |
| 2. Contour Court | Falls Terrace northerly to Dead End |
| 3. Everitt Lane | Davis Street northerly to Sills Drive |
| 4. Hemingway Court | Main Street (Wtn.) westerly to Dead End |
| 5. Meadow Lane | Middlebury Road easterly to Dead End |
| 6. Peuci Drive | Litchfield Road easterly to Dead End |
| 7. Ridge Court | Falls Terrace westerly to Dead End |
| 8. Rockland Court | Welton Street westerly to Rockland Avenue |
| 9. Seymour Court | Litchfield Road northerly to Dead End |
| 10. Sharon Lane | Buckingham Street westerly to Dead End |
| 11. Skyhollow Court | Falls Terrace northerly to Dead End |
| 12. Unnamed | Woolson Street easterly to Dead End |
| 13. Welton Street | Main Street (Oak.) northerly to Rockdale Court |
Dated at Watertown, Connecticut this 8th day of January, 1979.

James E. Mullen, Jr., Chairman
Watertown Town Council

Adopted by Town Council
at Regular Meeting of
January 8, 1979
THE CITY OF WATERBURY, ZONING COMMISSION

DATE: JANUARY 25, 2024
TO: TOWN CLERK OF THE TOWN OF WATERTOWN
FROM: CITY OF WATERBURY, ZONING COMMISSION
RE: NOTICE OF PROPOSED ZONING REGULATION AMENDMENT

In accordance with the Connecticut General Statutes you are notified that the Zoning Commission of the City of Waterbury received a petition to amend the Zoning Regulation for the City of Waterbury. The description of the proposal as well as the date time and location of the public hearing are noted below.

WATERBURY ZONING COMMISSION
NOTICE OF PUBLIC HEARING

Date: Wednesday, March 27, 2024
Time: 7:00 PM
Place: Aldermanic Chambers, 2nd Floor, Waterbury City Hall,
235 Grand Street, Waterbury, CT

Notice is hereby given that the following Public Hearing will be held before the Members of the Zoning Commission at the above date, time and place:

PL 2024-0018 Zoning Regulation Amendment - proposed amendment to Sections 4.08, 10.30.02 and 10.30.03 of the Zoning Regulations to allow any legal nonconforming and lawfully permitted medical cannabis dispensary facility located in the General Industrial "IG" district the option to convert to a Cannabis Establishment Hybrid Retailer use.
Applicant: Caring Nature, LLC.

A copy of the application is included with this correspondence. In addition, original documents available for public inspection in the Office of the City Plan Department, 185 South Main Street, Waterbury, Connecticut 06702.

[Signature]
Robert J. Nerney, AICP
City Planner
CITY OF WATERBURY
ZONING COMMISSION
PETITION TO AMEND THE
ZONING MAP OR REGULATIONS

Application is hereby made pursuant to Section 11.12 of the Zoning Regulation, City of Waterbury for an amendment to the zoning map or existing zoning regulations.

PROPERTY INFORMATION:
ADDRESS:  237 EAST AURORA STREET
MAP-BLOCK-LOT:  0160-0707-0002
DATE:  January 6, 2024

APPLICANT:
Name: CARING NATURE LLC  
Address:  237 EAST AURORA STREET  
Waterbury, CT 06708  
Phone:  (773) 879-4907  
Fax: N/A  
Email: chris.fotopoulos@verano.com

PROPERTY OWNER:
Name: AREV EAST AURORA STREET, LLC 
Address:  240 EAST AURORA STREET  
Waterbury, CT 06708  
Phone:  (203) 597-0400  
Fax: N/A  
Email: jakealbert@emcict.com

Property Owners Signature: [Signature]  
Date:  01/17/2024

Applicants Signature: [Signature]  
Date:  

REQUESTED AMENDMENT:
MAP AMENDMENT
Existing Zoning District
Proposed Zoning District
Does the area subject to the change within 500 feet of a municipal boundary?  
Yes ☐  No ☐

Does the area subject to the change about the proposed zoning district?  
Yes ☐  No ☐

REGULATION TEXT AMENDMENT
Section Numbers subject to amendment:  
4.08  10.30.02  10.30.03

WATERBURY ZONING COMMISSION
c/o CITY PLANNING DEPARTMENT, 185 SOUTH MAIN STREET, WATERBURY, CT 06705
TEL: 203-574-8817; e-mail: citypl@waterbury.ci.ct.us
CITY OF WATERBURY
ZONING COMMISSION
PETITION TO AMEND THE
ZONING MAP OR REGULATIONS

Application is hereby made pursuant to Section 11.12 of the Zoning Regulation, City of Waterbury for an amendment to the zoning map or the text of the zoning regulations.

PROPERTY INFORMATION:
ADDRESS: 237 EAST AURORA STREET
MAP-BLOCK-LOT: 0100-0707-0002
DATE: January 3, 2024

APPLICANT:
Name: CARING NATURE LLC
Address: 237 EAST AURORA STREET
City, State, Zip: WATERBURY, CT 06708
Phone: (773) 879-4907
Fax: N/A
Email: chris.fotopoulos@verano.com

PROPERTY OWNER:
Name: AREV EAST AURORA, LLC
Address: 240 EAST AURORA STREET
City, State, Zip: WATERBURY, CT 06708
Phone: (203) 697-0400
Fax: N/A
Email: jakaalbert@cmci.com

REQUESTED AMENDMENT:

Proposed Zoning District

Existing Zoning District

Is the area of the land subject to the change within 500 feet of a municipal boundary? Yes ☐ No ☐

Does the area subject to the change abut the proposed zoning district? Yes ☐ No ☐

REGULATION TEXT AMENDMENT

Section Numbers subject to amendment: $ 4.08 $ 10.30.02 $ 10.30.03

WATERBURY ZONING COMMISSION
c/o CITY PLANNING DEPARTMENT, 186 SOUTH MAIN STREET, WATERBURY, CT. 06702
TEL: 203 574-4617; e-mail: cityplancitywaterburyct.org
Zoning Commission  
City of Waterbury  
185 South Main Street, 5th floor  
Waterbury, CT 06706

Attn: Mr. Robert Nerney, City Planner

Re: Petition to Amend Text of City of Waterbury (the "City") Zoning Regulations (the "Regulations")

Dear Mr. Nerney:

My name is Christopher M. Rousseau, and I am an attorney with Pullman & Comley, LLC. Our firm represents Caring Nature, LLC ("Caring Nature" or "Applicant") in connection with the Amendment (as hereinafter defined). Caring Nature currently holds a Medical Marijuana Dispensary Facility License (License MMDDF.0000007, the "Medical Marijuana License") issued by the State of Connecticut Department of Consumer Protection (the "DCP"). Under the Medical Marijuana License, Caring Nature has owned and operated a medical marijuana dispensary facility at 237 East Aurora Street (the "Premises"), which is located within a General Industrial District (IG) area of the City of Waterbury (the "City"), since 2016. Recently, the City has passed a set of updated special use standards (specifically, Section 10.30) as part of its Zoning Regulations (the "Regulations"), which expanded the number and types of Cannabis Establishments (as defined in the Regulations) allowed to operate within the City. However, Section 10.30 of the Regulations also limited Cannabis Establishments to Industrial Park District (IP) areas within the City, with a specific carve-out for pre-existing nonconforming uses approved for the conveyance of medicinal cannabis products (i.e., Caring Nature's operation of a medical marijuana dispensary facility at the Premises). Given the update to the Regulations through Section 10.30.03, Caring Nature desires to transition its current operations at the Premises to a Cannabis Establishment, Hybrid Retailer use and apply with the DCP to convert its current Medical Marijuana License to a Cannabis Hybrid Retailer License (the "License Conversion"). In connection with Caring Nature’s desired License Conversion, please consider this correspondence a "petition" to the City Zoning Commission (the "Commission") pursuant to Section 11.12 of the Regulations, hereby requesting an amendment (the "Amendment") to certain provisions of the Regulations in accordance with the following:

1) Amendment of Article 4, Section 4.08 (Master Use Table), Page 35:

Provide for Cannabis Establishment, Hybrid Retailer, as an allowable use in the General Industrial District (IG), subject to Zoning Permit approval under Section 10.30 of the Regulations, provided the applicant for such use is the holder of a pre-existing nonconforming use approved for the conveyance of medicinal cannabis products in the General Industrial District (IG).

2) Amendment of Section 10.30, Cannabis Establishment, Beginning on Page 176:

Section 10.30.02, Applicability, shall be amended to read as follows:

10.30.02 Applicability

For the purpose of these regulations, a Cannabis Establishment includes any business operating as
a Cannabis Dispensary Facility, Cannabis Hybrid Retailer, Cannabis Retailer or Cannabis Product Packaging use as defined in these regulations. [Except as provided for herein,] Such establishments may be permitted in the "IP" Industrial Park zoning district by Special Permit approval and by Zoning Permit approval. A Cannabis Hybrid Retailer use may be permitted in the "IG" General Industrial District by Zoning Permit approval provided the applicant is the holder of a pre-existing nonconforming use approved for operation of a Cannabis Dispensary Facility in the "IG" General Industrial District.] Not more than three (3) cannabis establishments, irrespective of allowable use group classification, shall be permitted in the City of Waterbury. Any pre-existing nonconforming use approved for the conveyance of medicinal cannabis products, shall be included when calculating the total number of allowable cannabis establishments.

A clean version of the foregoing reads as follows:

10.30.02 Applicability

For the purpose of these regulations, a Cannabis Establishment includes any business operating as a Cannabis Dispensary Facility, Cannabis Hybrid Retailer, Cannabis Retailer or Cannabis Product Packaging use as defined in these regulations. Except as provided for herein, such establishments may be permitted in the "IP" Industrial Park zoning district by Special Permit approval. A Cannabis Hybrid Retailer use may be permitted in the "IG" General Industrial District by Zoning Permit approval provided the applicant is the holder of a pre-existing nonconforming use approved for operation of a Cannabis Dispensary Facility in the "IG" General Industrial District. Not more than three (3) cannabis establishments, irrespective of allowable use group classification, shall be permitted in the City of Waterbury. Any pre-existing nonconforming use approved for the conveyance of medicinal cannabis products, shall be included when calculating the total number of allowable cannabis establishments.

Section 10.30.03 Cannabis Establishment Special Use Standards, Subsections (vi) and (ix), shall be amended to read as follows:

10.30.03 Cannabis Establishment Special Use Standards

(vi) The hours of operation shall be between the hours of 10:00 AM and 8:00 PM, Monday through Saturday, provided, however, a Cannabis Dispensary Facility and Cannabis Hybrid Retailer shall be entitled to engage in the sale, dispensing or distribution of cannabis to qualifying patients and caregivers between the hours of 8:00 AM and 8:00 PM, Monday through Saturday.

A clean version of the foregoing reads as follows:

10.30.03 Cannabis Establishment Special Use Standards

(vi) The hours of operation shall be between the hours of 10:00 AM and 8:00 PM, Monday through Saturday, provided, however, a Cannabis Dispensary Facility and Cannabis Hybrid Retailer shall be entitled to engage in the sale, dispensing or distribution of cannabis to qualifying patients and caregivers between the hours of 8:00 AM and 8:00 PM, Monday through Saturday.
10.30.03 Cannabis Establishment Special Use Standards

(ix) Evidence of a valid [final or provisional] State license, applicable to the use group and site under consideration, shall be provided with the Special Permit submittal application. [Notwithstanding the foregoing, in the event a Cannabis Dispensary Facility desires to convert its current valid State license to operate as a Cannabis Hybrid Retailer, the applicant shall provide evidence of its current valid State license issued for the operation of a Cannabis Dispensary Facility.]

A clean version of the foregoing reads as follows:

10.30.03 Cannabis Establishment Special Use Standards

(ix) Evidence of a valid final or provisional State license, applicable to the use group and site under consideration, shall be provided with the Special Permit or Zoning Permit (as applicable) submittal application. Notwithstanding the foregoing, in the event a Cannabis Dispensary Facility desires to convert its current valid State license to operate as a Cannabis Hybrid Retailer, the applicant shall provide evidence of its current valid State license issued for the operation of a Cannabis Dispensary Facility.

Please note all additions above are shown in bold and in [brackets] and all deletions above are shown in bold with strikethroughs.

The License Conversion permitted under the proposed Amendment is consistent with the Town Plan of Conservation and Development (see attached Schedule A attached hereto and made a part hereof). The Applicant believes the proposed Amendment is in the best interests of the City and its residents and respectfully requests that the Commission approve the proposed Amendment to the Regulations.

[Signature Page to Follow]
Respectfully submitted this 31st day of January, 2024:

Applicant:

Caring Nature, LLC

By: Pullman & Comley, LLC, its attorneys

Christopher M. Rousseau, Esq.