



# Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,  
Conservation Commission/Inland Wetland Agency

**Watertown Municipal Center**

61 Echo Lake Road  
Watertown, CT 06795

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**THIS MEETING WILL BE AN IN-PERSON MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM FOR PARTICIPATION REMOTELY. 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**

## **ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT REGULAR MEETING AGENDA**

**March 23, 2022**

**7:00 PM**

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

### **Call Meeting to Order/ Roll Call**

### **Public Hearing**

1. Continuation of the Public Hearing from February 23, 2022 for Application #2022-1 of The Taft School for a 40 Ft height variance for installation of 4 light poles 70 Ft high for an existing athletic field at 110 Woodbury Road, Watertown, CT in an R-20 Residential Zoning District.

Public hearing must be closed by April 6, 2022.

**Zoning Board of Appeals  
Regular Meeting Agenda  
March 23, 2022  
Page 2**

2. Application #2022-3 of Melissa Mazzettini for a variance of Section 32.6.3(d) of the Watertown Zoning Regulations for installation of a second freestanding sign at 27 Siemon Company Drive, Watertown, CT in an IG-20 General Industrial Zoning District.

Public hearing must be closed by April 27, 2022 unless applicant grants an extension of time.

3. Motor Vehicle Application #2022-3 of Universal Body and Equipment Company, LLC for approval of location for motor vehicle dealer (used equipment) and motor vehicle repairer at 192 Park Road, Watertown, CT in an IR-200 Restricted Industrial Business Zoning District.

Public hearing must be closed by April 27, 2022 unless applicant grants an extension of time.

4. Motor Vehicle Application #2022-4 of Waterbury Auto Group, LLC for approval of location for motor vehicle dealer (used cars) and motor vehicle repairer at 55 McLennan Drive, Oakville, CT in an IG-80 General Industrial Business Zoning District.

Public hearing must be closed by April 27, 2022 unless applicant grants an extension of time.

**Regular Meeting**

**Election of Officers**

1. Chairman
2. Vice-Chairman
3. Secretary

**Action on Minutes**

1. Regular Meeting January 26, 2022

**Zoning Board of Appeals  
Regular Meeting Agenda  
March 23, 2022  
Page 3**

**Old Business**

1. Application #2022-1 of The Taft School for a 40-Ft height variance for installation of 4 light poles 70 Ft high for an existing athletic field at 110 Woodbury Road, Watertown, CT in an R-20 Residential Zoning District.

If the public hearing is closed on March 23, 2022 then a decision is required by May 27, 2022.

**New Business**

1. Application #2022-3 of Melissa Mazzettini for a variance of Section 32.6.3(d) of the Watertown Zoning Regulations for installation of a second freestanding sign at 27 Siemon Company Drive, Watertown, CT in an IG-20 General Industrial Zoning District.

If the public hearing is closed on March 23, 2022 then a decision is required by May 27, 2022.

2. Motor Vehicle Application #2022-3 of Universal Body and Equipment Company, LLC for approval of location for motor vehicle dealer (used equipment) and motor vehicle repairer at 192 Park Road, Watertown, CT in an IR-200 Restricted Industrial Business Zoning District.

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3. Motor Vehicle Application #2022-4 of Waterbury Auto Group, LLC for approval of location for motor vehicle dealer (used cars) and motor vehicle repairer at 55 McLennan Drive, Oakville, CT in an IG-80 General Industrial Business Zoning District.

If the public hearing is closed on March 23, 2022 then a decision is required by May 27, 2022.

**Communications and Bills**

None

**Adjournment**