



Town of Watertown, Connecticut

Land Use Administration
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 LISTEN ONLY. A LINK WILL BE POSTED ON THE DAY OF THE MEETING. PLEASE SEE WWW.WATERTOWNCT.ORG - UNDER THE CALENDAR OF MEETINGS

REVISED

PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
October 5, 2022
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. ACCEPTANCE OF MINUTES:

Regular Meeting September 7, 2022

October 5, 2022

Page 2

6. STAFF REPORT

- a. Update on Zoning Regulation Revisions
- b. Report on Accessory Dwelling Units and revised statutes
- c. Update on Affordable/Alternative Housing Plan
- d. Bed and Breakfast and AirBNB
- e. Food Trucks

7. CHAIRMAN'S REPORT

8. NEW BUSINESS

9. Continued Public Hearings

- a. Michael Terelmes for Site Plan/Special Permit #2022-05 to operate Bed and Breakfast accommodation in the R12.5 District at 45 Eddy Street Oakville, CT
Map 113A Block 135 Lot 2

Date of Receipt: August 3, 2022

Date of Public Hearing: September 7, 2022

Date of Continued Public Hearing: October 5, 2022

10. New Public Hearings

- a. Divesta Engineering for Steiner, Inc. application for 4 lot subdivision, Lake Winnemaug Road and Sperry Road, Watertown, CT Map 141, Block 20-06

Date of Receipt: August 3, 2022

Date of Public Hearing: September 7, 2022

Open Public Hearing; pending decision from CCIWA

- b. Matt Taylor site plan/special permit application #2022-06 for Bed and Breakfast accommodation at 184 Platt Road, Watertown, CT Map 97 Block 10 Lot 30b R70 District

Date of Receipt: September 7, 2022

Date of Public Hearing: October 5, 2022

Request made to hold public hearing at the November 2, 2022 regular meeting due to work constraints

11. Old Business

12. Articles on Agenda (for possible approval)

- a. Michael Terelmes for Site Plan/Special Permit #2022-05 to operate Bed and Breakfast accommodation in the R12.5 District at 45 Eddy Street Oakville, CT
Map 113A Block 135 Lot 2

Date of Receipt: August 3, 2022

Date of Public Hearing: September 7, 2022

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13. Communications and Bills

14. INFORMAL DISCUSSION

Eren Polat: discussion on potential zone change BO to BD for purchase of land and building of a restaurant on Main Street.

15. NEXT MEETING DATE: **November 2, 2022**

16. ADJOURNMENT