



# 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  
web: watertownct.org

**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**

PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
August 3, 2022  
6:30PM

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

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION:

**LIMITED TO COMMENTS REGARDING ITEMS NOT SPECIFICALLY LISTED ON THE AGENDA.**

ACCEPTANCE OF MINUTES:

1. Regular Meeting February 2, 2022  
Regular Meeting April 6, 2022  
Regular Meeting May 4, 2022

#### STAFF REPORT

1. Update on Zoning Regulation Revisions
2. Report on Accessory Dwelling Units and revised statutes
3. Update on Affordable/Alternative Housing Plan
4. Bed and Breakfast and AirBNB
5. Food Trucks

#### CHAIRMAN'S REPORT

#### NEW BUSINESS

1. Site Plan/Special Permit #2022-04 Bed and Breakfast accommodation in the R12.5 District at 153 Deforest Street, Watertown, CT Map 99A Block 61 Lot 1 Daniel Gilando

Date of Receipt: August 3, 2022

Date of Public Hearing: September 7, 2022

2. 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

3. Report on Municipal Improvements  
Referral from Town Council (CGS 8-24)
  - a. Board of Education various school infrastructure improvements
  - b. Dept of Public Works roadway infrastructure improvements
4. Attorney James Strub on behalf of Venture Real Estate Enterprises LTD;  
Petition to amend the zoning regulations section 27.3.1 uses; add self storage facilities with multiple buildings to the IR-80 zoning district.

Date of Receipt: August 3, 2022

Date of Public Hearing: September 7, 2022

Page 3

5. Attorney James Strub on behalf of Venture Real Estate Enterprises LTD; 146 Frost Bridge Road Petition for amendment to the zoning map from R-12.5 to IR-80. Map 116A Block 93 Lot 7

Date of Receipt: August 3, 2022

Date of Public Hearing: September 7, 2022

NEW PUBLIC HEARING

OLD

INFORMAL DISCUSSION

NEXT MEETING DATE: **September 7, 2022**

ADJOURNMENT