



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 - UNDER THE CALENDAR OF MEETINGS

PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

March 2, 2022

6:30PM

IN PERSON MEETING

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

STAFF REPORT

CHAIRMAN'S REPORT

NEW BUSINESS

1. Letter dated February 6, 2022 from Margaret LaFlamme and Joseph Masi, co-owners of the French Hill Estates Subdivision requesting a revision to the approved subdivision – paving road width from 30' to 24' .
2. Site Plan/Special Permit #2022-02 of Bassett Farm, LLC for construction of a single-family home, an accessory dwelling, a common driveway, and onsite septic system on a parcel of land aka Map 10 Block 26 Lot 2A Bassett Road, Watertown, CT.

Date of Receipt: March 2, 2022
Public Hearing scheduled for April 6, 2022.

3. Site Plan application from Matt Oneglia, for a 15,000 Sq. Ft. medical office at 486 Straits Turnpike, Watertown Map 152, Block 256, Lot 4.

Date of Receipt: March 2, 2022

4. Site Plan application Watertown Plastics, Inc. for construction of a 10,000 Sq. Ft building addition and expansion of a parking lot at 830 Echo Lake Road, Watertown, CT. Map 103 Block 96 LotC2

Date of Receipt: March 2, 2022

CONTINUED PUBLIC HEARING

1. Site Plan/Special Permit#2021-06 application from Sasaki Associates, Inc on behalf of Taft School, 110 Woodbury Road, Watertown, CT, to install four (4) 70 foot sports lighting poles and lights on Snyder Field. Parcel ID Map 99, Block 58, Lot 7

Date of Receipt December 1, 2021
Public Hearing January 5, 2022
Continued Public Hearing February 2, 2022(Tabled until action from ZBA)
Continued Public Hearing March 2, 2022 (Tabled until action from ZBA)

NEW PUBLIC HEARINGS

1. Site Plan/Special Permit #2022-01 of Bela Sztanko, EPS Auto Sales for a car sales at 11 Falls Avenue, Oakville, CT in a B-C zoning district Map 133 Block 197 Lot 2

Date of Receipt: February 2, 2022

Date of Public Hearing: March 2, 2022

OLD BUSINESS

1. Echo Asset, LLC, "O" Echo Lake Road, site plan application for development of an industrial building comprised of 4,800 s.f. of office space, 8,000 s.f. of shop area with associated parking for employees and vehicles. Map 104 Block 90 L23A

Date of Receipt December 29, 2021

Continued to February 2, 2022

Continued to March 2, 2022

ARTICLES ON AGENDA (READY FOR POSSIBLE ACTION)

1. Echo Asset, LLC, "O" Echo Lake Road site plan application for development of an industrial building comprised of 4,800 s.f. of office space, 8,000 s.f. of shop area with associated parking for employees and vehicles. Map 104 Block 90 L23A

Date of Receipt December 29, 2021

Continued to February 2, 2022

Continued to March 2, 2022

2. Site Plan/Special Permit #2022-01 of Bela Sztanko, EPS Auto Sales for a car sales at 11 Falls Avenue, Oakville, CT in a B-C zoning district Map 133 Block 197 Lot 2

Date of Receipt: February 2, 2022

Date of Public Hearing: March 2, 2022

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COMMUNICATIONS AND BILLS

1. CT Federation of Planning and Zoning Agencies 74th annual conference March 24, 2022 at Aqua Turf Country Club.

INFORMAL DISCUSSION

NEXT MEETING DATE: April 6, 2022

ADJOURNMENT



TOWN OF WATERTOWN CONNECTICUT WATERTOWN MUNICIPAL CENTER

61 Echo Lake Road

Watertown, Connecticut 06795-2200

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

Telephone: (860) 945-5266

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TOWN OF WATERTOWN Planning and Zoning Commission Legal Notice

The Planning and Zoning Commission of the Town of Watertown will hold a public hearing at 6:30PM on Wednesday, March 2, 2022 in Town Hall Council Chambers, 61 Echo Lake Road, Watertown, CT to hear and act upon the following:

Site Plan/Special Permit #2022-01 from Bela Sztanko, EPS Auto Sales for a used motor vehicle dealership at 11 Falls Avenue, Oakville, CT in a B-C Central Business Zoning District. Map 133B Block 197 Lot 2.

At this hearing, interested persons and written communications will be heard. A copy of the application is on file in the Planning and Zoning Office, Watertown Municipal Center 61 Echo Lake Road, Watertown, CT.

Dated in Watertown, CT this 17th day and 24th day of February, 2022.

Luigi Cavallo, Secretary
Planning and Zoning Commission