



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

PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES
January 5, 2022
6:30PM

WATERTOWN MUNICIPAL CENTER
TOWN COUNCIL CHAMBERS
61 ECHO LAKE ROAD
WATERTOWN, CT 06795

CALL TO ORDER

Ken Demirs called the meeting to order at 6:50PM

ROLL CALL

Members Present: Raymond Antonacci, Vice-Chairman (via zoom)
Richard Antonetti, Chairman (via zoom)
Ken Demirs
Bob Marinaro
Joseph D'Uva

Members Absent: Dan Divito
Daniel Gillotti
Lou Esposito
Dave Pope
Lou Cavallo, Secretary

Others Present: Mark Massoud, Administrator of Land Use/Building Services
Paul Bunevich, Town Engineer
Carol Allen, Administrative Assistant

Joseph D'Uva sat in for Lou Esposito
Bob Marinaro sat in for Dan DeVito

PUBLIC PARTICIPATION - none.

ACCEPTANCE OF MINUTES:

1. Regular Meeting December 1, 2021

Text of Motion: Table Regular Meeting minutes December 1, 2021

Motion made by: K. Demirs

Second by: D. Marinaro

All in Favor

NEW BUSINESS

1. Application from Ron Delaney to reauthorize the resubdivision of Lot 1B, 603 Hinman Road, Watertown, CT, in an R-70 Zoning District.

Action to be taken under New Public Hearings

2. Echo Asset, LLC, 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.

Text of Motion: Table – defer decision- awaiting for action by the CCIWA

Motion made by: K. Demirs

Second by: D. Marinaro

All in Favor

CONTINUED PUBLIC HEARING

1. Proposed text amendment to the Watertown Zoning Regulations from Attorney Michael McVerry to allow professional office uses by site plan/special permit within the R-20 zoning district limited to properties fronting on CT Route 6 (Woodbury Road).

Attorney Michael McVerry, 35 Porter Avenue, Naugatuck: I am here on behalf of the law firm of Grady & Riley who are the contract purchasers of the parcel property located in the R20 zone on Woodbury Road.

Chairman Richard Antonetti: I believe you have a revised motion; do you have a revision?

Attorney Michael McVerry: Yes, we did since our last meeting submit a revision to our application limiting the parcels that could be subject to this text amendment to those that had a minimum area of two acres and I will get into that as I proceed. Initially since the last meeting there was an article in the Town Times which referenced the fact that I sat at this table during the presentation last month. Just for the commission's edification I had surgery two weeks before that and I wasn't going to be bouncing back and forth so if my remaining at this table offended anybody, it was not intended to do that. What we have done as the commission is aware this is third time we have been in front of you. We have an application to change the text amendment for the R20 zone to allow professional offices in the R20 zone limited to those areas that are adjacent to Route 6. At our last meeting there was considerable amount of discussion by the public concerning that. As a result of that what we did was amend our application to limit the potential properties to those with a two-acre minimum. Mr. Massoud had given you a list of I think 26 parcels that would fit the original application. In looking at the application based on the change that we have submitted there it comes down to four parcels that would be affected. Three of the properties 238, 230 and 110 Woodbury Road are not separate parcels they are houses on the Taft property. Even though they are enlisted in Mr. Massoud's original list they are not something that could happen with this unless Taft wanted to do it. One of the parcels is a seven-acre piece that is owned by the Watertown Fire District which contains I believe a pump station. We have gone through this at the last meeting just to reiterate if you look at table 12.4 in your zoning regulations which lists table of permitted uses in residential districts. In the R20 zone there are currently 7 permitted uses, there is another 12 that are permitted by special permit and site plan, you have 19 uses that are allowed in the R20 zone. We are seeking to add one additional use, go from 19 to 20 and it would be by special permit and site plan. Just by allowing this text change isn't an automatic approval. If anything, we would still have to come back to this commission for discussion and approval. Two-acre minimum size there are 4 parcels involved. I don't know what else I can say we've discussed this. People are talking about making it the ability for anybody to change it or to develop their properties. You have got to remember if I have a piece of property that fits the parameters of this change the property owners has to be the ones to do it, no one else can come into this commission and ask for a professional office on the properties that are there. If the commission has any additional questions for me.

Chairman Richard Antonetti: Attorney McVerry I have a question to you, due to the complication here as far as attendance and due to the problem of

communication would it be possible for a member of our commission to make a motion to continue this public hearing onto our date of February 4, 2022. Would that be acceptable if a commission member would make a motion.

Attorney Michael McVerry: If I could have a moment to discuss this with my client. Mr. Chairman that request would be agreeable to my client and I would provide to Mr. Massoud a written confirmation of that tomorrow when I get back to my office.

Chairman Richard Antonetti: I think that would be great because I believe there are many people who do not fully understand the nature of your new proposal and I would think it would be to the advantage of Freedom of Information for all the people to know what you are proposing.

Text of Motion: Continue to the February 2, 2022 Regular Meeting
Motion made by: K. Demirs
Second by: R. Antonacci
All in Favor

NEW PUBLIC HEARINGS

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

Chairman Richard Antonetti: I would like to turn this over to ZBA to get an opinion on whether they support the 70 feet lighting pole above the 30 feet.

Text of Motion: Table application and refer to the Zoning Board of Appeals
Motion made by: R. Antonetti
Second by: K. Demirs
All in Favor

2. Application from Ron Delaney to reauthorize the resubdivision of Lot 1B, 603 Hinman Road, Watertown, CT, in an R-70 Zoning District.

Mark Massoud, Administrator of Land Use/Building Services: Mr. Chairman the reason the application is back before you is because the time frame ran out to file the mylars. The application is exactly the same as was approved in 2018. I view this as a ministerial reauthorization of the re-subdivision of lot 1b.

Text of Motion: Close Public Hearing
Motion made by: K. Demirs
Second by: J. Duva
All in Favor

OLD BUSINESS

1. Subdivision application from Michael Jedd for a proposed two lot subdivision of lot 8 Sand Bank Road, Map 163, Block 21, Lot 8.

Text of Motion: Table to the February 2, 2022 Regular Meeting
Motion made by: K. Demirs
Second by: J. Duva
All in Favor

2. Heritage Woods Age Restricted Planned Residential Development Bunker Hill Road and Middlebury Road, Watertown, CT request for site plan approval and flood prone special permit which expired on March 21, 2021 as well as extension of CCIWA permit #573 expired on January 23, 2021.

Text of Motion: Table to the February 2, 2022 Regular Meeting and have Mr. Massoud confer with Attorney Franklin Pilicy on the matter
Motion made by: K. Demirs
Second by: B. Marinaro
All in favor

ARTICLES ON AGENDA (READY FOR POSSIBLE ACTION)

1. Proposed text amendment to the Watertown Zoning Regulations from Attorney Michael McVerry to allow professional office uses by site plan/special permit within the R-20 zoning district limited to properties fronting on CT Route 6 (Woodbury Road).

Tabled to the February 2, 2022 Regular Meeting under Continued Public Hearings

2. Site Plan 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

Tabled to the February 2, 2022 Regular Meeting under Continued Public Hearings and referred to the Zoning Board of Appeals

3. Application from Ron Delaney to reauthorize the resubdivision of Lot 1B, 603 Hinman Road, Watertown, CT, in an R-70 Zoning District.

Text of Motion: Approve Application from Ron Delaney to reauthorize the resubdivision of Lot 1B, 603 Hinman Road, Watertown, CT, in an R-70 Zoning District in accordance with a resolution dated April 27, 2018 and resubmitted January 4, 2022

Motion made by: K. Demirs
Seconded: B. Marinaro
All in favor

4. Subdivision application from Michael Jedd for a proposed two lot subdivision of lot 8 Sand Bank Road, Map 163, Block 21, Lot 8.

Text of Motion: Tabled to the February 2, 2022 Regular Meeting under Continued Public Hearings

Motion made by: K. Demirs
Seconded: B. Marino
All in favor

COMMUNICATIONS AND BILLS

Letter dated November 29, 2021 from Attorney Franklin Pilicy to request concurrence with the permit approval dates based upon the new General Statutes concerning permit approvals as described within the letters.

Chairman Richard Antonetti: All these are communications dealing with changes that exist basically in the general assembly creating new laws for extension of time limits on these various properties for development. It has been suggested that dealing with these matters a, b, and c will be left to both Mark Massoud and Attorney Pilicy. The a, b and c individually should be tabled.

- a. Application #1012 for two lot subdivision and construction of 25 residential condominiums, associated roadways and parking areas and onsite drainage system for the Residences at Autumn Ridge, located on Echo Lake Road and Buckingham Street, Watertown, CT. with an approval date March 9, 2017

Text of Motion table Communications and Bills A to the February 2, 2022 Regular Meeting and have Mark Massoud confer with Franklin Pilicy.

Motion made by: K. Demirs

Second by: B. Marinaro

All in Favor

- b. Lovely Development, LLC, two lot subdivision multi-family residential development "The Residence at Autumn Ridge, 741 Echo Lake Road, Watertown, CT with an approval date of May 3, 2017.

Text of Motion table Communications and Bills B to the February 2, 2022 Regular Meeting and have Mark Massoud confer with Franklin Pilicy.

Motion made by: K. Demirs

Second by: J. Duva

All in Favor

- c. Lovely Development, LLC "The Residences at Autumn Ridge, 741 Echo Lake Road, Watertown, CT. with an approval date of May 3, 2017.

Text of Motion table Communications and Bills C to the February 2, 2022 Regular Meeting and have Mark Massoud confer with Franklin Pilicy.

Motion made by: B. Marinaro

Second by: J. Duva

All in Favor

NEXT MEETING DATE: February 2, 2022

ADJOURNMENT

Text of Motion: Adjourn at 7:25PM

Motion made by: D. Marinaro

Second by: J. Duva

All in Favor

Lou Cavallo _____
Secretary