



# Town of Watertown, Connecticut

Land Use Administration  
Watertown Municipal Center  
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PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
MINUTES  
August 3, 2022  
6:30PM

## CALL TO ORDER

Vice-Chairman Raymond Antonacci called the meeting to order at 6:30PM

## ROLL CALL

Members Present: Ray Antonacci, Vice-Chairman  
Ken Demirs  
Lou Esposito  
Dave Pope  
Robert Marinaro  
Dan DiVito  
Joseph D'uva  
Jack McHugh

Members Absent: Richard Antonetti, Chairman  
Lou Cavallo, Secretary

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

D'uva seated for Antonetti  
Marinaro seated for Cavallo

PUBLIC PARTICIPATION – none.

A motion was made to move Staff Report and Chairman's report to the end of the agenda  
Motion made by: K. Demirs  
Second by: D. DiVito  
All in Favor

CHAIRMAN'S REPORT – none.

Vice-Chair Raymond Antonacci: I would like to publicly wish Richard Antonetti a good recovery from his recent surgery. We appreciate the fact that he has been the Commission Chairman for a long time and has served honorably.

Ken Demirs seconded.

ACCEPTANCE OF MINUTES:

~~Regular Meeting February 2, 2022~~

Regular Meeting April 6, 2022

Regular Meeting May 4, 2022

Robert Marinaro: I would like to change David Marinaro to Robert Marinaro in the minutes.

Text of Motion: Accept April 6, 2022 and May 4, 2022 Regular Meeting Minutes

Motion made by: D. Pope

Second by: R. Marinaro

All in Favor

Ken Demirs recused himself from the vote on minutes

NEW BUSINESS

Site Plan/Special Permit #2022-04 Bed and Breakfast accommodation in the R12.5

District at 153 Deforest Street, Watertown, CT Map 99A Block61 Lot 1

Daniel Galindo

Mark Massoud, Administrator for Land Use/Building Services: Mr. Galindo is not here tonight, just a basic overview, there is two items on the agenda for Bed and Breakfast. On the basis of one complaint on a different site we found that there are approximately nine entities operating in the Town of Watertown as rentals without permits. To be fair we issued a notice of violation to one and then to nine. We did hear back from most of them but two of them did respond with applications for Bed and Breakfast. They are both site plan special permits for public hearing for the September meeting.

Text of Motion: Schedule a Public Hearing for September 7, 2022

Motion made by: K. Demirs

Second by: J. D'uva

All in Favor

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

Chris Smith, Land Use Attorney with the law firm of Alter & Pearson: Atty. Smith gave a brief overview of the four-lot subdivision that comprises 6.15 acres on the southeast corner of Lake Winnemaug Road and Sperry Road, the property is located in the R30 zone. Historically since the Steiner's acquired title to the property in the early 70's this property it has been used in an agricultural capacity as a corn field over the past number of years. There are two wetlands' areas highlighted in the light green on the map displayed on the easterly side of the property along lot one. Lots three and four we do have an application with the Conservation Inland Wetland Agency that we did file seeking approval for activities associated with that. The four lots include a house, a well and an onsite septic system. To demonstrate the feasibility and the developability of the four lots that are proposed in the application, the detention for the site has been designed for no peaks flows up to the 25-year storm event as required by the Town. The first inch of rainfall will be captured and treated to address water quality with the proposal. The application as designed is consistent with the 2002 Soil and Erosion Control Guidelines from the CT. DEEP as well as the 2004 storm water manual.

Ken Demirs: How far along are you in the wetlands? Will you have approval before the public hearing on the 7<sup>th</sup>?

Atty. Chris Smith: No, unfortunately because of scheduling with the consultant we wanted to make sure our Civil Engineer was present for the wetlands meeting. They will be meeting next week and we will be presenting to them a full presentation on September 8<sup>th</sup> which will be the day after the public hearing for this commission. If we were to close on the 7<sup>th</sup> we would have to wait for Wetlands to render a decision before you can act.

Text of Motion: Schedule a Public Hearing for September 7, 2022

Motion made by: K. Demirs

Second by: J. D'uva

All in Favor

Report on Municipal Improvements

Referral from Town Council (CGS 8-24)

Board of Education various school infrastructure improvements

Dept of Public Works roadway infrastructure improvements

Mark Massoud, Administrator for Land Use/Building Services: For any municipal improvements to occur, the Town Council must gain a report from the Planning & Zoning Commission. They are going to bonding on both of these items so they referred it to the Planning & Zoning Commission. You have in your packet the resolution which is drafted by the Town Attorney, a description of the activities both for the BOE and for the Department of Public Works. The BOE is doing infrastructure repairs to various schools

consisting of replacing roofs and other major items like that and the Department of Public Works is doing roadway infrastructure improvements.

Text of Motion: Approve the Resolutions of Planning and Zoning Commission prepared by Town Attorney Jessell  
Motion made by: D. Pope  
Second by: Lou Esposito

Aye: Ray Antonacci, Lou Esposito, Dave Pope, Robert Marinaro, Dan DiVito  
Joseph D'uva  
Nay: 0  
Abstain: Ken Demirs

On a vote of 6 in favor, 0 Nay's and one abstention, the motion passes

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.

Atty. Jim Strub, Attorney at Secor, Cassidy & McPartland, Waterbury and Southbury: I would also like to speak about the next item as well even though they are two separate public hearings, they are interrelated on what I am going to show you. They are two abutting parcels so the next item in the agenda is us asking for a zone change for a parcel at 146 Frost Bridge Road from residential 12.5 to IR80. The first application relates to both parcels being changed with the zone and listed next to it is already IR80 is 172 Frost Bridge Road. Those two parcels in the end when the development scheme is done will be one parcel if both zone changes are approved. It would be back for an application seeking a self-storage facility with multiple buildings. The location is right by the entrance ramp to Route 8 on the backside from Sylvan Lake Park, there is a ridge in-between so you would not see the development. The uses on this other part based on site constraints seemed very limited to us. We have two steps to do, we have to change the zone of the residential piece which you can see in red is surrounded by a horseshoe of industrial property already. The pieces below which are owned by the town, the backside of the Sylvan Lake Park up above the cliffs, those pieces are for the zoning map zoned R12.5 but on the tax cards they are shown as IG80. Either way they are never going to be developed because they are owned by the Town and either way they are over a ridge from where our development will be proposed. We are seeking to create a uniform zone table; we would then come with a site plan application and bring some renderings of the project.

Ken Demirs: Will you see this building from Route 8?

Atty. Jim Strub: There is a big cliff here, no.

Dan DiVito: The question is for staff, where is currently self-storage allowed?

Mark Massoud, Administrator for Land Use/Building Services: In the IR200 there may be one or two business zones that it is allowed as well.

Dan DiVito: Is that by special permit?

Mark Massoud, Administrator for Land Use/Building Services: Yes, by special permit.

Dan DiVito: If we added it to IR80 how many properties does that effect?

Atty. Jim Strub: That was part of the debate, whether we add it to IR200 in the middle of all this IR80 or do we switch the text in the IR80.

Text of Motion: Schedule a Public Hearing for September 7, 2022  
Motion made by: D. DiVito  
Second by: D. Pope  
All in Favor

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

Information the same on application above.

Text of Motion: Schedule a Public Hearing for September 7, 2022  
Motion made by: D. DiVito  
Second by: D. Pope  
All in Favor

Attorney James Strub on behalf of Kim Keegan for a two lot resub division of 13.04 acres parcel at 340 Bryant Road Watertown, CT in the R-90 District Map 23 Block 28 Lot 6B

Atty. Jim Strub: This is a two-lot subdivision, Kim Keegan is the owner, it is a resub division, it is not a first cut. It is a large piece not too much to discuss, we are just hoping to set up a public hearing.

Text of Motion: Schedule a Public Hearing for September 7, 2022  
Motion made by: R. Marinaro  
Second by: K. Demirs  
All in Favor

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

Michael Terelmes: I moved to Oakville a year ago, moving into a five-bedroom home and we are only using three of the bedrooms. It was suggested by people to have people stay, there are no motels nearby so we wanted to open up our home to folks that were visiting. It is owner occupied with one owner with five bedrooms and three baths with 2,100 square feet. The front of the house has four parking spots and a driveway that goes around the side of the house to the back with three spots. Looking at the town's ordinances it suggested that there had to be one spot per room available, we have parking for seven vehicles on the property. There is no signage and none going forward. The proposed use would be to have it be the same thing and I will still continue to live there. We will use a few websites to have people aware of the place they can stay if they want to visit in town. We are not serving any food and there is a living area. In the book for Connecticut State Building Statues which defines what a Bed and Breakfast establishment which states there can be no cooking or warming of food. There will be an area for a table and a refrigerator to keep beverages cool.

Text of Motion: Schedule a Public Hearing for September 7, 2022

Motion made by: R. Marinaro

Second by: K. Demirs

All in Favor

## STAFF REPORT

Mark Massoud reported:

1. Update on Zoning Regulation Revisions – The subcommittee reviewed and made comments on the regulations. Once the comments were finished it was turned over to the Planning Consultant who took the comments and incorporated them into the regulations. A month ago, it was finished with staff meeting regularly and coming up with a first draft addressing organization, making it user friendly and updated.
2. Report on Accessory dwelling Units and revised statutes – State legislature made some significant changes that were passed last year that took effect this

year such as a change in standards pertaining to dwelling units. Mark Massoud asked for feedback from the commission.

3. Update on Affordable/Alternative Housing Plan – Every five years each municipality is charged with coming up with a guidance plan as to what steps it may take, goals it may put in place to help to increase the amount of affordable alternative housing that is in the town.
4. Bed and Breakfast and AirBNB – Bed & Breakfast came onto our radar because of a complaint. Nine properties were identified as rentals starting an internal conversation on what we should do. Single family houses that offer Bed & Breakfast rooms is that they operate in the traditional sense of the word, you have to live on the premise and you offer rooms on a short-term basis. We sent a letter to all 9 properties and identified four or five that needed to apply for a special permit in order to operate.
5. Food Trucks – We have talked about this in the past and have not reached a conclusion. I get inquiries about the use of food trucks, the Fire Marshal asks about them, folks that operate them asking if they have some liberty to operate in Town. If we can come to some understanding to operate under certain circumstances.

Mark Massoud, Administrator for Land Use/Building Services: Mark Massoud talked about development proposals:

- Occupancy of the former Subaru dealership.
- Parcel on Straits Turnpike and Bunker Hill is on hold for the medical building.
- Heritage Development site with the 100-acre parcel has a potential user and have met with them once and is coming back to meet a second time. Talking about a mixed-use development with medical, residential, corporate industrial type of use.

OLD BUSINESS

INFORMAL DISCUSSION

NEXT MEETING DATE: September 7, 2022.

ADJOURNMENT

Text of Motion: Adjourn at 8:25PM

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Regular Meeting  
August 5, 2022  
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Motion made by: D. DiVito  
Second by: K. Demirs  
All in Favor

Lou Cavallo \_\_\_\_\_  
Secretary