



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

ACTIONS TAKEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
May 4, 2022
6:30PM

CALL TO ORDER

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

ROLL CALL

Members Present: Raymond Antonacci, Vice-Chairman
Lou Cavallo, Secretary
Ken Demirs
Dan DiVito
Joe D'uva
Dave Marinaro
Dave Pope

Members Absent: Richard Antonetti, Chairman
Lou Esposito
Jack Mchugh

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

Joe D'Uva seated for Lou Esposito
Bob Marinaro seated for Richard Antonetti

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ACCEPTANCE OF MINUTES:

1. Regular Meeting February 2, 2022

Text of Motion: Approve February 2, 2022 minutes

Motion made by: L. Cavallo

Second by: D. DiVito

Aye: Raymond Antonacci, Lou Cavallo, Dan DiVito, Joe D'uva,
Dave Marinaro, Dave Pope

Nay: 0

Abstain: K. Demirs

Text of Motion: Table April 6, 2022 minutes

Motion made by: L. Cavallo

Second by: D. DiVito

All in Favor

CONTINUED PUBLIC HEARING

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

Text of Motion: Close Public hearing

Motion made by: K. Demir

Second by: D. Pope

All in Favor

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NEW PUBLIC HEARING

1. Site Plan/Special Permit #2022-03 from Waterbury Auto Group for a used car and sales repair at 55 McLennan Drive, Oakville, CT. Map 125 Block 186 Lot 37E

Text of Motion: Close Public Hearing

Motion made by: D. DiVito

Second by: L. Cavallo

Aye: L. Cavallo, D. DiVito, J. D'uva, D. Marinaro, K. Demirs

Nay: 0

Abstain: R. Antonacci, D. Pope

ARTICLES ON AGENDA (READY FOR POSSIBLE ACTION)

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

Text of Motion: Approve Site Plan/Special Permit #2022-01 of Bela Sztanko, EPS Sport LLC for auto sales at 11 Falls Avenue, Oakville, CT in a B-C zoning district Map 133 Block 197 Lot 2 in accordance with a resolution prepared by Mark Massoud dated May 3, 2022 with the stipulation that all vehicles will be moved indoors at night and no display of vehicles outside.

Motion made by: L. Cavallo

Second by: K. Demirs

All in Favor

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2. Site Plan/Special Permit #2022-03 from Waterbury Auto Group for used auto sales and repair at 55 McLennan Drive, Oakville, CT. Map 125 Block 186 Lot 37E

Text of Motion: Approve Site Plan/Special Permit #2022-03 from Waterbury Auto Group for used auto sales and repair at 55 McLennan Drive, Oakville, CT. Map 125 Block 186 Lot 37E in accordance with a resolution prepared by Mark Massoud dated May 3, 2022 with the stipulation there will be approval from the Zoning Board of Appeals and the addition of parking spaces on the right side of the building.

Motion made by: B. Marinaro

Second by: L. Cavallo

Aye: L. Cavallo, D. DiVito, J. D'uva, D. Marinaro, K. Demirs

Nay: 0

Abstain: R. Antonacci, D. Pope

ADJOURNMENT

Text of Motion: Adjourn at 7:30PM

Motion made by: L. Cavallo

Second by: D. Divito

All in Favor