



# 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 3, 2023  
6:30PM

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

1. CALL TO ORDER

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

2. ROLL CALL

Members Present: Ray Antonacci, Chairman  
Richard Antonetti  
Ken DeMirs, Secretary  
Dan DiVito, Vice-Chairman  
Lou Esposito  
Bob Marinaro  
Dave Pope  
Lou Cavallo  
Jack McHugh

Members Absent: Joseph D'Uva

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

### 3. ACCEPTANCE OF MINUTES

Regular Meeting March 1, 2023

Regular Meeting April 5, 2023 (meeting not held lack of quorum)

Special Meeting April 12, 2023

Text of Motion: Table minutes

Motion made by: D. Divito

Second by K. Demirs

All in Favor

### 4. OLD BUSINESS

- a. Proposed Sealy Oakville Center Planned Development District: submitted by Attorney Franklin Pilicy:

1) Petition to amend the zoning regulations 2) section 2 Definitions to add "Planned Development District (PDD)" and to amend section 34.14 Drive – Through Facilities, 3) establish the Sealy Oakville Center Planned Development District (SOCPDD).

Text of Motion: Move Old Business to the end of the agenda

Motion made by: D. Divito

Second by: R. Antonetti

All in favor

### 5. Public Hearings (New)

- a. Site Plan/Special Permit #2023-01, River Oak Academy Child Daycare Center, 795 Straits Turnpike, Watertown, CT Map 165A, Block 257, Lot 50 in a BSC Zoning District.

Text of Motion: Close the Public Hearing

Motion made by: Antonetti

Second by: K. Demirs

All in Favor

Text of Motion: Waive the reading of the resolution and adopt the written resolution with all conditions prepared by Mark Massoud, Administrator of Land Use/Building Services dated April 27, 2023

Motion made by: K. Demirs

Second by: D. Divito

All in Favor

- b. Site Plan/ Special Permit #2023-02 submitted by AEPM International LLC, on behalf of Sabrina Signore, 1125 Main Street- proposed mixed use site redevelopment within existing buildings. Map 11A Block 23 Lot 24 in a B-G-1 Zoning District.

Text of Motion: Close the Public Hearing

Motion made by: Antonetti

Second by: K. Demirs

All in Favor

Text of Motion: Waive the reading of the resolution and adopt the written resolution with all conditions prepared by Mark Massoud, Administrator of Land Use/Building Services dated April 27, 2023

Motion made by: K. Demirs

Second by: D. Divito

All in Favor

## 6. NEW BUSINESS

- a. Site Plan Modification, Theraplant LLC- 856 Echo Lake Road, Watertown, CT, Map 103, Block 96, Lot 1A, IR-80 zone, reconfigure 1200 square feet of existing space within the facility for manufacturing of edible cannabis products.

Text of Motion: Waive the reading of the resolution and adopt the written resolution with all conditions prepared by Mark Massoud, Administrator of Land Use/Building Services dated May 2, 2023

Motion made by: K. Demirs

Second by: L. Cavallo

Aye: Ray Antonacci, Ken DeMirs, Dan DiVito, Lou Esposito, Dave Pope, Lou Cavallo

Nay: Richard Antonetti

Abstention: 0

On a vote of 6 in favor, 1 Nay, 0 abstention, the motion is approved.

## 7. INFORMAL DISCUSSION

Ryan Geddes Jr for Premiere Properties LLC- 243 Echo Lake Road, potential revision of site plan development- elimination of one building and conversion of two buildings from townhouse to one and two bedroom units.

No motion made Mr. Geddes will come back to the Commission with new plans for one and two bedroom units.

Ken Demirs recused himself from this application and returned at the end of the conversation

The Commission took a break at 7:20PM and returned at 7:30PM

## 8. OLD BUSINESS

- a. Proposed Sealy Oakville Center Planned Development District: submitted by Attorney Franklin Pilicy:

1) Petition to amend the zoning regulations 2) section 2 Definitions to add "Planned Development District (PDD)" and to amend section 34.14 Drive – Through Facilities, 3) establish the Sealy Oakville Center Planned Development District (SOCPDD).

Text of Motion: Approve the original resolution which includes one restaurant with drive through facility dated April 27, 2023 prepared by Mark Massoud.

Motion made by: R. Antonetti

Second by: K. Demirs

Aye: R. Antonetti, K. Demirs, D. Pope, L. Cavallo

Nay: R. Antonacci, D. DeVito, L. Esposito

On a vote of 4 in favor and 3 opposed, the motion failed to pass as a minimum 2/3rds of the voting members (5 ayes) required to pass.

Text of Motion: Delete the regional warehouse distribution center from the alternate resolution dated April 21, 2023 by Mark Massoud

Motion made by: D. Divito

Second by: R. Antonacci

All in Favor

Motion passed

Text of Motion: Limit the size of each unit to 30,000 Sq. Ft. from the alternate resolution dated April 21, 2023 by Mark Massoud.

Motion made by: D. DiVito

Second by: R. Antonacci

Aye: K. Demirs, D. DiVito, R. Antonacci

Abstain: R. Antonetti, L. Cavallo, D. Pope, L. Esposito,

Motion failed

Text of Motion: Approve the resolution with amendments as voted.

Motion made by: R. Antonacci

Second by: D. Divito

Aye: D. DeVito, R. Antonacci

Nay: K. Demirs, L. Esposito, R. Antonetti

Abstain: D. Pope, L. Cavallo

On a vote of 2 in favor, 3 opposed and 2 abstentions, the motion failed to pass

The application failed to pass

## 9. ADJOURNMENT

Text of Motion: Adjourn at 8:45PM

Motion made by: L. Cavallo

Second by D. DeVito

All in Favor