



# 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  
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

ACCEPTANCE OF MINUTES:  
~~Regular Meeting February 2, 2022~~  
Regular Meeting April 6, 2022  
Regular Meeting May 4, 2022

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

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

#### 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

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

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

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.

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

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 resubdivision of 13.04 acres  
parcel at 340 Bryant Road Watertown, CT in the R-90 District Map 23 Block 28 Lot 6B

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

Motion made by: D. 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

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

Motion made by: D. Marinaro

Second by: K. Demirs

All in Favor

ADJOURNMENT

Text of Motion: Adjourn at 8:25PM

Motion made by: D. DiVito

Second by: K. Demirs

All in Favor