



Town of Watertown, Connecticut

Land Use Administration
Watertown Municipal Center
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Watertown, CT 06795
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ACTIONS TAKEN

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

January 5, 2022
6:30PM

INPERSON MEETING

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

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 – waiting 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).

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

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.

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

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

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

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.

- 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: D. 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

ADJOURNMENT

Text of Motion: Adjourn at 7:25PM
Motion made by: D. Marinaro
Second by: J. Duva
All in Favor