



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
Wednesday, October 7, 2026, 6:30 pm
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road**

- 1. Call to Order – Welcome to the meeting**
- 2. Pledge of Allegiance**
- 3. Roll Call & Appointment of Alternates**
- 4. Public Participation**
- 5. Approval of Minutes**
 - a. Regular Meeting – September 2, 2026
 - b. Special Meeting – September 23, 2026
- 6. Staff Report**
- 7. Chairman’s Report**
- 8. Public Hearing(s)**
 - a. **Commission Petitioned Text Amendment – Public Act 25-1 Zoning Compliance** – Proposed amendments to the Watertown Zoning Regulations to bring them into conformity with PA 25-1. *Public hearing opened 9/23/26. NVCOG Positive Referral received 9/23/26.*
- 9. Old Business**
 - a. **Discussion and Possible Action on Commission Petitioned Text Amendment – Public Act 25-1 Zoning Compliance** – Proposed amendments to the Watertown Zoning Regulations to bring them into conformity with PA 25-1. *Public hearing opened 9/23/26. NVCOG Positive Referral received 9/23/26.*
- 10. New Business**
 - a. **Vodi Associates, Inc. – 200 Commercial Street** – Site plan application for the construction of additional parking spaces, 25 standard spaces (21 existing, 4 proposed) and 10 proposed truck spaces. MBL #159-45-A.
 - b. **Napoli Associates, LLC – 3 Harvard Street** – Site plan application for the conversion of an existing commercial building into 12 apartments with associated landscaping and parking changes. MBL #133-213-4.
 - c. **Soliwocki – 250 Old Baird Road** – Three (3) lot resubdivision. MBL# 107-13-32. *CCIWA received application on 8/13/26.*

11. Communications and Bills

- a. City of Waterbury City Planning Department Zoning Regulation Amendment, Amend Article 4, Section 4.08 PL 2026-0192 Self Storage Facility and creating provisions known as Article 6 Section 6.06 Commercial Redevelopment Overlay District (CA-CR) for the purpose of facilitating adaptive reuse of existing large scale commercial properties. *Public hearing October 28, 2026, 7:00 pm.*

12. Adjournment

- *Next Meeting Date: November 4, 2026*

Raymond Antonacci, Chairman

Planning and Zoning Commission

Town of Watertown, CT

9/30/2026

THIS MEETING WILL BE AN IN-PERSON MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM FOR LISTEN ONLY. A LINK WILL BE POSTED ON THE DAY OF THE MEETING. PLEASE SEE WWW.WATERTOWNCT.ORG - UNDER THE CALENDAR OF MEETINGS