



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

1. CALL TO ORDER

Chairman Antonacci called the meeting to order at 6:30PM and took attendance.

2. Pledge of Allegiance

3. Roll Call & Appointment of Alternates

C. Allen took attendance.

Members Present: R. Antonacci, D. DiVito, R. Antonetti, J. Masi, J. Duva, J. McHugh, J. Nygren

Members Absent: L. Cavallo, J. Desmaris

Also Present: P. Bunevich, S. Musselman, C. Allen, C. Natusch

Appointment of Alternates: J. D'Uva was seated for L. Cavallo

4. Public Participation

Frankie Popilowski - Asked the commission what had happened to the proposed commercial vehicle regulations which had previously been on the agenda. R. Antonacci with C. Natusch informed her that the proposed regulation amendments were denied and not changed. Ms. Popilowski then asked what would happen about a tanker truck being parked in her residential neighborhood. C. Natusch informed her that she should file a complaint as such commercial vehicles were most likely not allowed to be parked there.

5. Approval of Minutes

a. Regular Meeting – September 2, 2026

D. DiVito moved to approve the September 2, 2026, minutes. J. McHugh seconded and the motion carried unanimously.

b. Special Meeting – September 23, 2026

D. DiVito moved to approve September 23, 2026, minutes. J. McHugh seconded the motion with all in favor except R. Antonetti who abstained from the vote.

6. Staff Report

Spencer Musselman updated the commission on the progress being made at Turnberry Estates with the erosion control being in better shape, and phase three being connected to water and sewer as well as the roadway being constructed. Tractor Supply is also progressing, and construction has begun on the C&S paving development on Echo Lake Road.

S. Musselman stated staff was waiting on a final as-built to conduct a final inspection on the Echo Lake Road gas station.

7. Chairman's Report: None.

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.*

D. DiVito asked staff if as part of the state regulation they did not have to allow for adaptive reuse of property as the statute says “may”. S. Musselman responded that with the town’s proposed regulations any building CO’d prior to July 1st of 2026, and eligible for PA 25-1 would be able to be reused. He continued that he will look into it farther, but that for PA 25-1 it appears anything between 2 and 9 units in a business zone must go through summary review. D. DiVito was favorable to it being looked into to see if the commission had flexibility on approving it for the text amendment.

D. DiVito recommended making a subcommittee to make objective design standards for each zone. S. Musselman supported the idea. R. Antonacci agreed with the idea and asked who would want to be a part of the subcommittee. J. Massi, J. Nygren, and D. DiVito volunteered.

J. Massi proposed that the village district could be expanded to have more control. S. Musselman responded that any board would be advisory only.

S. Musselman asked if the commission would like to keep the adaptive reuse condition and gave a short summary. Any building built before July 1st of 2026 would be allowed to be converted into housing units to use the infrastructure the town has now.

S. Musselman asked that the text amendment be passed and if needed amended in future as some applicants were waiting to submit, and if the amendment was passed staff would have standards to work with for any potential application.

J. Nygren asked if the standards from the design subcommittee would be advisory only. S. Musselman responded that this is the commission’s chance to make standards that must be followed during staff review

J. Nygren asked for clarification if a developer could reject the design standards. S. Musselman responded that such design standards if objective would have to be followed.

S. Musselman summarized for the public more of the amendment changes. For residential developments of 16 or less units, off street parking cannot be required. Vacant nursing homes can be converted to apartments, this was part of a state statute passed in 2022. Lastly applications could not be denied based on character. S. Musselman requested the commission to approve the text amendment with an effective date of October 19th.

D. DiVito asked if there was an affordable housing provision. S. Musselman responded that there isn't a requirement in PA 25-1 that there be a deed restricted percentage of affordable units in a middle housing application, however, if the Commission would like they can get additional Housing Unit Equivalent (HUE) credits towards an 8-30g moratorium if certain additional provisions were adopted by the town to expand where middle housing could be built. This could be considered in a future text amendment if the Commission chooses.

D. DiVito moved to close the public hearing. J. Masi seconded and the motion carried unanimously.

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.*

D. DiVito moved to approve the text amendment with an effective date of 10/19/2026. J. Masi seconded and the motion carried unanimously.

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.

Emily Jones P.E. from Civil One represented, Vodi Associates, the applicant. E. Jones informed the commission and staff of the application and existing conditions. Iron Mountain file storage is located on the site. No changes to the building or use are proposed. Parking changes are needed to have a larger loading area for the trucks they have, and for extra passenger vehicle parking. Parking area changes would be in the front, 2 additional loading spaces, 10 truck parking spaces, and 4 passenger vehicle parking spaces, in total about a 3,500 ft² increase. Curbing would be removed and stone infiltration installed to collect run off and meet water quality standards.

J. McHugh asked what types of trucks would be there. E. Jones responded that they were larger than a box truck, but not a full tractor trailer size. D. DiVito asked what required the applicant to be in front of the commission. S. Musselman responded that it was a modification to the existing site plan.

C. Natusch noted there was an issue with the site landscaping for the proposal, as the regulations require a landscaped island for every 12 spaces. Since the front passenger parking lot is proposed to have 19 continuous spaces, the site plan will need to be modified to add a landscaped island. C. Natusch suggested this could be added to the site plan as a condition of approval and reviewed by staff before a zoning permit is issued.

J. McHugh asked if that was mandatory as they were hard to plow and if there was a waiver. S. Musselman answered that there is no waiver for the islands, and that it should be approved based on the current regulations. E. Jones agreed that the site plan could be amended with the required landscaping. D. DiVito asked if it could be approved with a condition of approval. S. Musselman said yes, they would not issue a zoning permit until staff received a modified plan with the landscaped island.

D. DiVito moved to approve the site plan subject to the installation of a landscaped island in the parking lot to be approved by the Zoning Enforcement Officer. J. Nygren seconded and the motion carried unanimously.

- 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.**

Attorney Franklin Pilicy and David Hughes P.E. were there to represent Napoli Associates, the applicant.

David Hughes explained the differences from the master plan previously approved. A cover sheet, construction notes and details were added for the site plan. The rain garden dimensions were changed to meet run off; lighting was changed and meets dark sky standards.

J. Masi asked if a mix of two (2) arborvitaes and two (2) deciduous trees could be planted in the grass area to the south of the building and near the swale. D. Hughes responded that they plan on putting a picnic table to the south side of the building and that there are windows there they do not wish to block, and that the dwarf arborvitaes are 6 feet tall, but would accept adding them on the curved portion to the back. J. Masi asked that they put some trees on the southwest corner, and on the entrance on the right-hand side. D. Hughes was amenable to the change.

J. Masi moved to approve site plan subject to the planting of two (2) deciduous trees and two (2) arborvitaes in the green space behind the southwest corner of the building. D. DiVito seconded and the motion carried unanimously.

- c. **Soliwocki – 250 Old Baird Road** – Three (3) lot resubdivision. MBL# 107-13-32. CCIWA received application on 8/13/26.

Attorney Franklin Pilicy was present along with the applicant Mark Soliwocki.

F. Pilicy stated they are proposing the creation of a 10-acre and 4-acre lot off Old Baird Road. The application is still before wetlands. J. Masi asked if the driveways could go to Old Baird Road. Pilicy responded that Old Baird Road ended before going to Woodbury Road, and no driveways would go to Woodbury Road. M. Soliwocki and F. Pilicy walked up to the commissioners to see what he was looking at and explain.

D. DiVito asked the applicant to state for the record what they had discussed at the table. F. Pilicy cleared up the commissioner's confusion as the supposed driveway was an old logging road and went to a neighboring property. D. DiVito asked if the driveway was long enough to require a cul-de-sac at the end due to the regulations. F. Pilicy stated there was no such regulation and that the fire marshal could find no such regulation, which had been researched by a previous application.

J. Masi asked if the septic test pits have been approved by the health department. M. Soliwocki responded that yes, they have. S. Musselman stated that as this was a resubdivision the application would require a public hearing.

J. Nygren moved to accept the application, J. Masi seconded and the motion carried unanimously.

D. DiVito moved to schedule a public hearing for the 4th of November 2026. J. Nygren seconded and the motion carried unanimously.

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

D. DiVito moved to adjourn at 7:28PM. J. Nygren seconded the motion to adjourn carried unanimously.

Cameron Natusch

Assistant Zoning Enforcement Officer
Town of Watertown, CT