



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING MOTIONS
Wednesday, August 5, 2026, 6:30 pm
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road**

1. CALL TO ORDER

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

Members Present: R. Antonacci, D. DiVito, L. Cavallo, R. Antonetti (Z), J. Masi, J. Desmarais

Members Absent: J. Duva, J. McHugh, J. Nygren

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

Appointment of Alternates: J. Desmaris was seated for J. Nygren

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC PARTICIPATION

5. APPROVAL OF MINUTES

a. Regular Meeting – April 1, 2026

b. Special Meeting June 17, 2026

D. Divito moved to approve the April 1, 2026, and June 17, 2026, minutes. L. Cavallo seconded and the motion to- approve carried unanimously except J. Desmaris and J. Masi who abstained from the vote.

6. STAFF REPORT

S. Musselman reported that he and C. Natusch have been inspecting erosion controls at all open projects throughout town after each storm. Also, he stated that he will give a further report on the planning considerations under agenda items #10c & 10d. S. Musselman put together the PA 25-1 amendments over the month of July and will give a presentation to the Commission.

7. CHAIRMAN'S REPORT

R. Antonacci moved to limit speaking to five minutes per commission member and three minutes per member of the public. L. Cavallo seconded the motion carried with all in favor except J. Desmaris who voted to deny.

8. OLD BUSINESS

- a. **790 Echo Lake Road – Atlantis Service Center** – Site plan modification for the location and installation of a freestanding sign. MBL# 103-096-00C

R. Antonacci moved to approve the site plan modification for one (1) 5' x 10' sign located by Rte. 262 with the condition that the address of the property is displayed on the sign. J. Masi seconded the motion to approve as conditioned carried unanimously.

9. PUBLIC HEARING(S)

- a. **178-184 Commercial Street – Bela Sztanko** – Zone change request from IR-80 → B-SC to allow for car sales and repairs. MBL# 159-045-122. *Application received 5/6/26.*

With no one in the public with comment D. Divito moved to close the public hearing. J. Masi seconded the motion to close passed unanimously

After discussion concluded, D. Divito moved to approve the zone change. L. Cavallo seconded and the motion to approve carried unanimously.

- b. **3 Harvard Street-Napoli Associates, LLC.** – 3-part application to establish “Oakville Village Residential Planned Development District” (OVRPDD). MBL# 133-213-004. *Application received 6/3/26.*

- i. OVRPDD Master Plan Application in accordance with Section 4.6.D.1.a of the Watertown Zoning Regulations.
- ii. Text Amendment to establish OVRPDD in accordance with Section 4.6.D.1.b of the Watertown Zoning Regulations.
- iii. Zone Change Application to establish the OVRPDD at 3 Harvard Street on the Official Watertown Zoning Map in accordance with Section 4.6.D.1.c of the Watertown Zoning Regulations.

With no further public comment D. Divito moved to continue public hearings i, ii, & iii. Joe Masi moved to second the motion with all in favor.

The Commission recessed at 7:40PM and returned at 7:48PM

- c. **Commission Petitioned Zone Change application** to rezone parcels from IR-80 to IG-80 on the southern side of Echo Lake Road from Park Road (15 Mountainview Drive) to 1460 Echo Lake Road.

With no one in the public with comment D. DiVito moved to close the public hearing. L. Cavallo seconded the motion to close passed unanimously.

D. Divito moved to approve the zone change to go into effect by August 25, 2026. R. Antonetti seconded the motion to approve with all in favor except J. Masi who voted to deny.

10. NEW BUSINESS

- a. **465 Straits Turnpike – DG&P Realty, LLC** – Site plan application for a 5,600 ft² addition to an existing building in the RT Overlay District. MBL# 153-098-003.

D. Divito moved to approve the site plan. J. Masi seconded the motion to approve carried unanimously.

- b. **Echo Lake Road – Echo Lake Property, LLC** – Site plan application for the construction of a contractor facility with office, garage, and employee parking. MBL# 104-090-02E.

J. Masi moved to table the site plan application to allow time for the applicant to submit building elevations. J. Desmaris seconded the motion to table. The motion was denied with R. Antonacci, D. DiVito, L. Cavallo, and R. Antonetti voting in the negative.

D. DiVito moved to approve the site plan application. R. Antonacci seconded and the motion to approve carried unanimously with the exception of J. Masi who voted against.

- c. **Driveway Separation, R-70 & R-90 Zoning Districts** – Staff presentation and discussion regarding a proposed amendment to Section 6.9.E.5.c of the Watertown Zoning Regulations; possible action to initiate a Commission petitioned text amendment and schedule a public hearing.

J. Desmaris moved to schedule a public hearing for 9/2/2026. D. Divito seconded and the motion carried unanimously.

- d. **Public Act 25-1 Zoning Compliance** – Staff presentation and Commission discussion regarding potential amendments to the Watertown Zoning Regulations to bring them into conformity with PA 25-1; possible action to initiate a Commission petitioned text amendment and schedule a public hearing for 9/2/26.

L. Cavallo moved to schedule a public hearing for 9/2/2026. D. Divito seconded and the motion carried unanimously.

11. COMMUNICATIONS AND BILLS

- a. CT Federation of Planning and Zoning Agencies Quarterly Newsletter Summer, 2026

12. ADJOURNMENT

D. Divito moved to adjourn at 8:57 PM. L Cavallo seconded the motion to adjourn carried unanimously.

- *Next Meeting Date: 9/2/2026*

Respectfully submitted,

Spencer Musselman, CZEO
Land Use Administrator
Town of Watertown, CT