



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING MOTIONS
Wednesday, September 2, 2026, 6:30 pm
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road**

1. CALL TO ORDER

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

Members Present: R. Antonacci, D. DiVito, L. Cavallo, J. Nygren, J. McHugh, J. Masi, J. Desmaris

Members Absent: Joe D’Uva, Richard Antonetti

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC PARTICIPATION

5. APPROVAL OF MINUTES

a. Regular Meeting – August 5, 2026

L. Cavallo moved to approve the August 5, 2026 minutes. D. DiVito seconded and the motion to approve carried unanimously.

6. STAFF REPORT

7. CHAIRMAN’S REPORT

8. PUBLIC HEARING(S)

a. 3 Harvard Street-Napoli Associates, LLC. – 3-part application to establish “Oakville Village Residential Planned Development District” (HOVPDD). MBL# 133-213-004. *Application received 6/3/26; public hearing opened and continued at the 8/5/26 meeting.*

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

D. Divito moved to close the public hearing for 3 Harvard Street- Napoli Associates, LLC. J. Masi seconded and the motion to close passed unanimously.

- b. Commission Petitioned Text Amendment - Driveway Separation, R-70 & R-90 Zoning Districts** – Proposed amendment to Section 6.9.E.5.c of the Watertown Zoning Regulations to decrease the minimum required driveway separation for the R-70 & R-90 Zoning Districts. *The public hearing originally scheduled for 9/2/26 will not be opened due to statutory NVCOG referral timelines. The opening of the public hearing has been rescheduled to a Special Meeting on 9/23/26.*
- c. 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. *The public hearing originally scheduled for 9/2/26 will not be opened due to statutory NVCOG referral timelines. The opening of the public hearing has been rescheduled to a Special Meeting on 9/23/26.*

Spencer Musselman informed the Commission the two text amendments will be rescheduled to a Special Meeting on 9/23/26

9. OLD BUSINESS

- a. 3 Harvard Street-Napoli Associates, LLC.** – 3-part application to establish “Oakville Village Residential Planned Development District” (HOVPDD). MBL# 133-213-004. *Application received 6/3/26.*
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 - ii. Text Amendment to establish HOVPDD in accordance with Section 4.6.D.1.b of the Watertown Zoning Regulations.
 - iii. Zone Change Application to establish the HOVPDD at 3 Harvard Street on the Official Watertown Zoning Map in accordance with Section 4.6.D.1.c of the Watertown Zoning Regulations.

D. DiVito made a motion to approve 3 Harvard 3 Harvard Street-Napoli Associates, LLC. – 3-part application to establish “Oakville Village Residential Planned Development District” (HOVPDD). MBL# 133-213-004. L. Cavallo seconded. The application was approved with all in favor.

10. NEW BUSINESS

- a. **184 Commercial Street – Sztanko / European Performance Specialists** – Special permit application for auto sales and repair. MBL# 159-045-122. *Commission discussion and potential scheduling of a public hearing.*

D. DiVito moved to schedule a public hearing for September 23, 2026. L. Cavallo seconded with all in favor.

D. Divito moved to add to the agenda 570 Buckingham Street Avxhiu- Request for approval of 10% maximum driveway grade MBL #114-123-015. J. McHugh seconded with all in favor.

J. Masi moved to approve 570 Buckingham Street – Avxhiu – Request for approval of 10% maximum driveway grade MBL#114-123-015. J. Nygren seconded with all in favor.

11. COMMUNICATIONS AND BILLS

12. ADJOURNMENT –

D. DiVito made a motion to adjourn at 7:03PM. J.Masi seconded the motion with all in favor.

Spencer Musselman
Administrator For Land Use
Town of Watertown, CT