



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING MOTIONS
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

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

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

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.*

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.

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.

J. Masi moved to approve site plan subject to the planting of 2 deciduous trees and 2 arborvitaes in the green space behind the south west 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.*

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