



**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



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, September 23, 2026, 6:30 pm
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road**

1. CALL TO ORDER

Chairman R. Antonacci called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

C. Allen took attendance.

Members Present: R. Antonacci, D. DiVito, L. Cavallo, J. D’Uva, J. Nygren, J. Desmaris

Members Absent: R. Antonetti, J. McHugh, J. Masi

Others Present: S. Musselman, C. Natusch, C. Allen.

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

4. PUBLIC PARTICIPATION: None.

5. PUBLIC HEARING(S)

Before opening the public hearings, C. Allen read the legal notices published on 9/10 and 9/17 in the Republican American into the record. S. Musselman also noted that a positive referral was received on 9/23/26 from NVCOG that found both Commission petitioned amendments to not have intermunicipal impact and to not be regionally significant.

- a. 184 Commercial Street – Sztanko / European Performance Specialists – Special Permit** application for auto sales and repair. MBL# 159-045-122. *Received 9/2/26.*

Applicant Bela Sztanko was present, submitted certified mail return receipts, and gave a brief overview of his proposal to locate his business, European Performance Specialists, at 184 Commercial Street. R. Antonacci confirmed with B. Sztanko that the business is primarily the fabrication and restoration of Porsches. Sales are very limited and occasional, and no cars will be advertised to be sold externally. With no further questions R. Antonacci opened the hearing to the public for comments.

With no one present with comments D. DiVito moved to close the public hearing and to approve 184 Commercial Street – Sztanko / European Performance Specialists – Special

permit application for auto sales and repair. MBL# 159-045-122. D. DiVito seconded and the motion to approve carried 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.

Commissioners briefly discussed the proposed text amendments for driveway separation before opening the hearing to the public for comment.

- Walter Zoborowski, 111 Apple Hill Drive – Asked what the proposed amendments would effectively do and if it would lead to a proliferation of curb cuts.

S. Musselman explained that the purpose of the amendments is to allow for an additional curb cut for lots of conforming size in the R-70 and R-90 zoning districts. This will allow for property owners to build a driveway to accessory structures and still requires the appropriate sight line and location reviews from the Highway Department or CTDOT as is applicable.

With no further comments J. D’Uva moved to close the Public Hearing. D. DiVito seconded and the motion to close carried unanimously.

Before entertaining a motion to act on the proposed text amendments R. Antonacci entered into the record an approval resolution drafted by S. Musselman that cites the NVCOG positive referral and that the amendments are consistent with the Plan of Conservation and Development as they preserve public safety while fixing an antiquated provision of the regulations.

D. DiVito moved to approve the Commission petitioned text 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, with an effective date of 10/15/26 and with the two options proposed by staff to not allow more than 2 driveway curb cuts, and that the 50ft separation shall apply only to lots which meet or exceed the minimum frontage requirements of its applicable zone. J. Desmaris seconded and the motion to approve carried unanimously.

- 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.

S. Musselman gave an overview of the amendments to bring the zoning regulations into compliance with PA 25-1 and shared that the Town has several potential applications that would qualify for summary review that are currently preparing their applications. Commissioners wanted more time to review the amendment package due to its complexity and agreed to table closing the public hearing with the anticipation of closing the hearing at their 10/7/26 regular meeting.

For amendment #4 – New Section 8.1.E – Summary Review Procedure, S. Musselman asked the Commission to consider adding the following language to subsection 3. Completeness: “*Within 10 business days of receipt*”. Commissioners agreed and S. Musselman will add to the draft amendment.

D. DiVito moved to continue the public hearing for the Commission petitioned text amendments to the Watertown Zoning Regulations to bring them into conformity with PA 25-1. J. Desmaris seconded and the motion to continue the hearing carried unanimously.

6. ADJOURNMENT

D. DiVito moved to adjourn at 6:50PM. J. Desmaris seconded and the motion to adjourn carried unanimously.

- Next Meeting Date: 10/7/26

Respectfully submitted,

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



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, September 2, 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.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

C. Allen 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.

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

Appointment of Alternates: None.

4. PUBLIC PARTICIPATION: None.

5. APPROVAL OF MINUTES

a. Regular Meeting – August 5, 2026

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

6. STAFF REPORT

S. Musselman gave a report on the status of Turnberry Estates and noted that the CCIWA requested a 3rd-party engineering review of the site conditions and erosion controls for Phase III. The developer retained Brian Baker, P.E., of Civil 1 to do the review. Staff have met on site weekly with the project team to develop & implement a plan to improve site conditions and improve erosion controls. Last Friday, 8/28/26, staff walked the site with B. Baker and the project's engineer Andrew Quirk, P.E.

S. Musselman also reported that the public hearings for the driveway separation and PA 25-1 amendments, scheduled for tonight's meeting, couldn't be opened as the NVCOG needed to be given 35-day notice. Since the last meeting was less than 35 days before tonight's meeting, a special meeting had to be scheduled for 9/23/26. NVCOG has been notified and the hearing notice has been submitted to the Republican-American for publication.

7. CHAIRMAN'S REPORT: None.

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.

C. Allen noted that the legal notice was read into the record at the last meeting; notices were published in the Republican-American on 7/23 and 7/30/26.

Attorney Franklin Pilicy was present along with applicant Michael Cipriano, David Hughes, P.E., R.L.S, and Gary Nurnberger, A.I.A. F. Pilicy gave a brief overview of the application. S. Musselman noted that the requested changes from the last meeting were made to the application, which include removing parking requirements from the site plan to comply with PA 25-1 and adding the dimensional standards for the PDD to the Master Plan documents.

J. Masi then asked why the applicant removed a parking space bringing the total number of off-street parking spaces from 26 → 25. D. Hughes responded that this change was made before the last PZC meeting to comply with a Commission request to add more green space to the development for the tenants. There have been no changes to the number of parking spaces shown on the plan since the last meeting. J. Masi stated that he disagrees with the changes the State has made to off-street parking requirements with the new housing bill.

With no further commissioner questions R. Antonacci then opened the hearing to the public for comment:

- Frankie Papolowski – Inquired whether there would be apartments on the second floor. She is also concerned that there are no elevators and how that would make the units difficult for seniors and that the site’s parking is inadequate for the number of units proposed.

With no further public comment or commission discussion J. McHugh moved to close the public hearing. J. Masi seconded and the motion to close carried unanimously.

D. DiVito moved to approve the 3-part application to establish the HOVPDD at 3 Harvard Street (MBL# 133-213-004). L. Cavallo seconded and the motion to approve carried 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.

S. Musselman explained that the hearings will be opened at a special meeting on 9/23/26; see agenda item #6 for clarification.

- 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.

S. Musselman explained that the hearings will be opened at a special meeting on 9/23/26; see agenda item #6 for clarification.

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.*
- 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.

Application acted on under agenda item #8a.

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.*

Bela Sztanko of European Performance Specialists was present for the application. B. Sztanko's application to rezone 184 Commercial street from IR-80 → B-SC was approved by the Commission at their last meeting. To establish his business at 184 Commercial Street the applicant needs to apply for a special permit. R. Antonacci noted that the business is mainly a restoration and repair shop for European sports cars with occasional sales.

Commissioners briefly discussed the zoning of Commercial Street at large before D. Divito moved to schedule a public hearing for 9/23/26. J. Nygren seconded and the motion carried unanimously.

D. DiVito moved to add to the agenda items #10b & 10c. J. McHugh seconded and the motion to add items #10b & 10c carried unanimously.

- b. **570 Buckingham Street – Avxhiu** – Request for approval of a 10% maximum driveway grade.

Enerik Avxhiu was present for the request and explained that due to the high-water table on site the plans for the house had to be modified to increase the elevation of the foundation. Due to this the driveway grade must also be increased to 10%.

Commissioners discussed potential stormwater issues from the increased grade affecting Buckingham Street. P. Bunevich stated that all water upslope of the driveway will be collected by an infiltrator and that the amount of stormwater runoff from the driveway itself will not change with this modification. He also noted that DOT will have oversight as well since Buckingham Street is a state road. S. Musselman added that there is an existing issue with the site not having a tracking pad. Despite staff's repeated contacts with the property owner the issue has yet to be addressed. As such, S. Musselman recommended that the Commission make a potential approval contingent on a tracking pad being installed prior to further site work and modification to the driveway grade.

D. DiVito moved to approve the request to increase the driveway grade to a maximum of 10% at 570 Buckingham Street with the condition that a tracking pad be installed prior to modification to the driveway grade. J. Nygren seconded and the motion to approve carried unanimously

- c. **Ashford Woods, LLC. – Touponse** – Request to remove subdivision condition of approval #4, requirement for fencing around the detention pond at the Ashford Woods subdivision located between Georgetown Drive and Bunker Hill Road.

R. Antonacci explained that this request was previously granted by the Commission at their 4/1/26 meeting, however, notice of approval wasn't published in accordance with CGS 8-28 so it never went into effect.

After discussion concluded J. Masi moved to reapprove the request to remove subdivision condition of approval #4, requirement for fencing around the detention pond. J. Nygren seconded and the motion to reapprove carried unanimously.

11. COMMUNICATIONS AND BILLS: None.

12. ADJOURNMENT

D. DiVito moved to adjourn at 7:03 PM. J. Masi seconded and the motion to adjourn carried unanimously.

- ***Next Meeting Date: 9/23/2026***

Respectfully submitted,

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

TOWN OF WATERTOWN, CONNECTICUT

PROPOSED AMENDMENTS TO THE ZONING REGULATIONS

Public Act 25-1 Compliance Package

Commission Petitioned Text Amendment · Working Draft — September 2026

Statement of Purpose

The purpose of this package is to conform the Watertown Zoning Regulations to Special Session Public Act 25-1, An Act Concerning Housing Growth. Most of its requirements took effect July 1, 2026; the protest-petition correction in Amendment 11 has been in force since January 1, 2026. The amendments **(1)** allow transit community middle housing and qualifying mixed-use developments on lots zoned for commercial or mixed-use development, subject only to summary review, under CGS Sections 8-2r and 8-2s; **(2)** conform residential off-street parking requirements to CGS Section 8-2; **(3)** extend equal treatment to manufactured homes built to federal construction and safety standards; and **(4)** conform further provisions of the Regulations to the re-enacted CGS Sections 8-2(d) and 8-3(b).

The amendments are consistent with the Plan of Conservation and Development, including its goals of strengthening Main Street and the Oakville center as mixed-use village cores and broadening the range of housing in areas served by public water and sewer.

Until the Regulations contain the objective standards in Amendment 3, the State mandate operates without them. A qualifying application filed today would be entitled to summary review with no local design standards for the Zoning Enforcement Officer to apply. To establish conformity with PA 25-1 a phased approach is recommended as follows:

Phase One — Fall 2026

The twelve amendments that follow. Two of them, Amendments 9 and 10, use short savings clauses rather than rewriting the underlying provisions. This closes the compliance gap now without committing the Commission to substantive design decisions it has not yet had time to make.

Phase Two — Winter 2026/27

Replacing Amendment #9's savings clause with explicit physical design standards for the village districts, converting design aspiration into enforceable standard. Adopting a Conservation and Traffic Mitigation District if a specific location warrants preserving parking minimums for smaller developments — the Town is eligible for up to two, each no larger than 4% of its land area.

Phase Three — 2027 Plan of Conservation and Development

Whether to designate a Transit-Oriented District, and the Housing Growth Plan. NVCOG municipalities have until 2029 to adopt a housing growth plan, so that work aligns with the next POCD update.

Drafting Conventions

In the regulation text that follows, proposed additions appear underlined and proposed deletions in ~~striketrough~~. A **highlighted value in brackets** marks a number or election the Commission needs to set; the figures shown are staff-recommended starting points. **Highlighted text in green** denotes changes made after the 9/23/26 public hearing that require approval from the Commission.

Amendment 1 — Section 10.4: New Definitions

BACKGROUND: The Act and the underlying zoning statutes turn on terms the Regulations do not define. Most are already defined by State law — CGS Section 8-1a(b) has defined cottage cluster, middle housing, mixed-use development, and townhouse since 2021, and those definitions govern throughout the zoning chapter. Where the State has defined a term, we've used those definitions verbatim.

Inserted alphabetically in Section 10.4. All text is new. Source of each definition is noted in brackets after it.

AMENDMENT:

BASE GROUND FLOOR ELEVATION — The finished floor elevation of the ground story of a building, as shown on the approved plans. Where that elevation varies along a street-facing façade, the base ground floor elevation for that façade shall be the average of the highest and lowest finished floor elevations along it. *[Local — no State definition; required to fix the ground-story glazing band in Section 5.28.E.2.]*

COTTAGE CLUSTER — A grouping of at least four (4) detached housing units, or live work units, per acre that are located around a common open area. *[CGS §8-1a(b)(4)]*

MIDDLE HOUSING — Duplexes, triplexes, quadplexes, cottage clusters and townhouses. *[CGS §8-1a(b)(5). Distinct from TRANSIT COMMUNITY MIDDLE HOUSING DEVELOPMENT, below, which is the term used in Public Act 25-1 and carries a nine-unit ceiling.]*

MIXED-USE DEVELOPMENT — A development containing both residential and nonresidential uses in any single building. *[CGS §8-1a(b)(6)]*

MIXED-USE MIDDLE HOUSING DEVELOPMENT — A mixed-use development containing not less than two (2) dwelling units but not more than nine (9) such units. *[Local — combines the CGS §8-1a(b)(6) definition of mixed-use development with the nine-unit ceiling of Public Act 25-1, §11(3).]*

PARKING NEEDS ASSESSMENT — A study of the parking needs of a proposed development, prepared and stamped by a **Connecticut-licensed professional engineer** and paid for by the applicant, containing (a) an inventory of existing available parking spaces in the vicinity of the development, (b) available public transit options serving the development, (c) the projected parking needs of the development, and (d) any other relevant local traffic, parking, or safety studies. *[Public Act 25-1]*

PERFECT SIX — A three-story residential building with a central entrance containing two dwelling units per story. *[Public Act 25-1, §11(5)]*

STREET-FACING FAÇADE — Any exterior wall of a principal building that faces a street line and is generally parallel to it. On a corner lot, each wall facing a street line shall be a street-facing façade, and the standards of Section 5.28.E shall apply in full to each such façade. *[Local — no State definition; required so that the Section 5.28 design standards apply uniformly and objectively on corner lots.]*

SUMMARY REVIEW — An administrative review and approval procedure conducted by the Zoning Enforcement Officer as provided in CGS Section 8-2r & 8-2s, as amended, and Section 8.1.E of these Regulations, in which an application shall be approved, without a public hearing and without discretionary review, upon a determination that the application (a) complies with the applicable

specific, objective, and non-discretionary standards of these Regulations and (b) will not substantially impact public health or safety. [CGS §8-2r, §8-2s]

TOWNHOUSE – A residential building constructed in a grouping of three (3) or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides. [CGS §8-1a(b)(7)]

TRANSIT COMMUNITY MIDDLE HOUSING DEVELOPMENT – A residential building containing not less than two (2) dwelling units but not more than nine (9) such units, including, but not limited to, townhouses, duplexes, triplexes, perfect sixes and cottage clusters. For purposes of these Regulations, and notwithstanding the reference to a single residential building, a cottage cluster of not more than nine (9) dwelling units developed on a single lot as a unified development shall constitute one transit community middle housing development. *[Public Act 25-1, §11(3), with a local clarifying sentence. The Act defines a transit community middle housing development as a residential building containing two to nine units, but then lists cottage clusters among the examples. A cottage cluster is by definition a grouping of detached buildings, not one building. The added sentence clarifies this inconsistency.]*

Amendment 2 — Section 2.2.E: Middle Housing and Mixed-Use by Summary Review

BACKGROUND: On every commercially or mixed-use zoned lot, the Regulations must allow a development of two to nine units – either wholly residential or mixed-use – approved by staff without a public hearing. Two rows are added to the Section 2.2.E use table — each marked “SR” for summary review across all eight business districts — together with a matching entry in the approval legend.

AMENDMENT:

E. RESIDENTIAL-RELATED (additions)	B-D	B-C	B-SC	B-G1	B-G2	B-L	B-MG	B-O
6. Transit community middle housing development, subject to the provisions and standards of Section 5.28.	SR	SR	SR	SR	SR	SR	SR	SR
7. Mixed-use middle housing development, as defined in Section 10.4, subject to the provisions and standards of Section 5.28.	SR	SR	SR	SR	SR	SR	SR	SR

New entry for the approval legend (Sections 1–3):

SR	Summary Review	Zoning Enforcement Officer — no public hearing	Section 8.1.E
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Existing rows E.3 (dwelling units over street-level uses, by Special Permit) and E.5 (office-building reuse, by Site Plan) are kept. They continue to govern residential forms that fall outside Section 5.28 — both wholly residential buildings of ten or more units and mixed-use buildings of ten or more units. Neither is a transit community middle housing development or a mixed-use middle housing development as defined in Section 10.4, so neither is within the summary-review mandate, and both remain on their existing review tracks.

Decision for the Commission — Whether to designate both pathways, as drafted, or only transit community middle housing. Staff recommends designating both in all 8 business districts as it is consistent with the Plan of Conservation and Development to strengthen the mixed-use village cores of Main Street and Oakville Center.

Amendment 3 — New Section 5.28: Standards for Transit Community & Mixed-Use Middle Housing

BACKGROUND: Because a summary-review approval leaves the Zoning Enforcement Officer no discretion, the standards written into this new section are the Town's control over how these buildings look and function. Each standard is written to be an objective criterion that can be determined from plan review.

Entirely new section. All text is new. Highlighted bracketed values are the Commission's to set; the figures shown are drawn from existing Regulation standards where possible.

AMENDMENT:

5.28. Transit Community & Mixed-Use Middle Housing (Summary Review)

A. Purpose and Authority

This Section implements CGS Section 8-2s, as amended, which requires that a transit community middle housing development, or a mixed-use development of the same scale, be allowed on any lot zoned for commercial or mixed-use development, subject only to summary review. It establishes the specific, objective, and non-discretionary standards under which the Zoning Enforcement Officer shall administer such developments. To the extent any provision of this Section or of these Regulations is inconsistent with said Act, the Act shall control.

B. Applicability

1. This Section applies to (a) any transit community middle housing development and (b) any mixed-use middle housing development, in each case on a lot where such use is designated "SR" in Section 2.2.E. Each shall contain not fewer than two (2) nor more than nine (9) dwelling units, consistent with the Section 10.4 definitions.
2. A development of ten (10) or more dwelling units, whether wholly residential or mixed-use, is neither a transit community middle housing development nor a mixed-use middle housing development, is not eligible for summary review under this Section, and is governed by the otherwise-applicable provisions of these Regulations.
3. Where a standard elsewhere in these Regulations conflicts with this Section as applied to a qualifying development, this Section controls.

C. Use Standards

1. A transit community middle housing development and a mixed-use middle housing development shall each contain not fewer than two (2) nor more than nine (9) dwelling units, as provided in the Section 10.4 definitions.

2. Not more than one (1) principal building shall be located on a single lot under the summary review procedure of this section, except under the following permitted pathways:

- a. **Cottage Clusters:** A cottage cluster containing not fewer than two (2) nor more than nine (9) detached dwelling units developed as a single, unified development shall be permitted as-of-right on a single lot subject strictly to administrative summary review.

b. **Authorized Multi-Building Zones:** In zoning districts where the underlying regulations explicitly permit multiple principal buildings on a single lot, a multi-building transit community or mixed-use middle housing development (2 to 9 cumulative units) may proceed directly to summary review, provided that all objective dimensional, separation, public health, and design standards of this Section are met for each individual structure.

c. **Two-Step Multi-Building Layout Approval Track:** In districts where multiple principal buildings require special permit or site plan approval from the Commission, the applicant shall first obtain approval from the Commission for the physical multi-building site layout and circulation master plan only, pursuant to the standards of Section 8.2 or 8.4. Commission approval of the site layout shall be non-discretionary as to the underlying residential use.

3. In a mixed-use middle housing development, the non-residential use(s) shall be limited to principal uses otherwise permitted in the subject District under Section 2.2.

4. Accessory uses and structures shall be permitted in accordance with Section 2.3.

D. Area and Dimensional Standards

1. A qualifying development shall comply with the minimum lot requirements, building and parking setbacks, maximum coverage, maximum floor area ratio, and maximum height standards of Section 2.4 for the subject District.

2. In a cottage cluster, buildings shall be separated by not less than **[ten (10)]** feet.

3. No minimum dwelling-unit floor area is established by this Section. (Under CGS §8-2(d)(7), a regulation may not set a minimum dwelling-unit floor area greater than the applicable building-code minimum.)

E. Objective Design Standards

Each standard is measurable from the plans. The Commission may add, delete, or adjust values, but may not adopt standards that call for subjective judgment ("harmonize with," "compatible," "to the satisfaction of").

1. **Entrance.** At least one principal building entrance shall face the street line or a walkway connecting directly to the street line or public sidewalk.

2. Glazing.

a. Transit community middle housing development. Windows and glazed doors shall comprise not less than **[20]**% of the ground-story glazing band described in subsection (d), and not less than **[15]**% of each street-facing façade of the second story and each story above.

b. Mixed-use middle housing development. Windows and glazed doors shall comprise not less than **[40]**% of the ground-story glazing band described in subsection (d), and not less than **[15]**% of each street-facing façade of the second story and each story above.

c. Proportion. Each window and glazed door on a street-facing façade shall be vertically proportioned, having a height-to-width ratio of not less than three to two (3:2). This subsection shall not apply to the ground story of a mixed-use middle housing development.

d. Measurement. Ground-story glazing shall be located within a vertical band measured between two (2) and ten (10) feet above the base ground floor elevation. The area of such band, for purposes of the percentages required by subsections (a) and (b), shall be the horizontal length of each respective street-facing façade multiplied by the eight (8) foot height of the band, and such percentages shall be satisfied on each street-facing façade. Glazing above the ground story shall be calculated per story based on the total surface area of the exterior wall of that story. Only clear glass having a visible light transmittance of not less than [60]% shall count towards fulfilling the minimum glazing requirements. Opaque, spandrel, and mirrored glass shall not be counted.

e. Openings. No street-facing façade shall have a continuous horizontal length of more than [15] feet without a window or door opening.

3. **Garage doors**. Garage doors on a street-facing façade shall not exceed [40]% of the width of that façade.

4. **Parking location**. Off-street parking may be located to the front, side, or rear of the principal building(s). Parking and loading setbacks shall comply with Section 2.4.C.

5. **Pedestrian access**. A paved walkway not less than [four (4)] feet wide shall connect each principal entrance to the street line, and to the public sidewalk where one exists along the frontage.

6. **Utilities**. New electric, telephone, and other cable-supplied services shall be installed underground from the point of connection at the street or lot line.

7. **Screening**. Ground-mounted mechanical equipment and refuse containers shall be screened from any street and any abutting Residential District by an opaque fence, wall, or evergreen planting at least as tall as the item screened.

8. **Roof form**. Each principal building shall have (a) a pitched gable, hip, or gambrel roof with a minimum slope of [4:12] and a minimum eave and rake overhang of [one (1)] foot on all elevations; or (b) a flat roof with a parapet extending not less than [one (1)] foot above the roof deck along each street-facing façade, or a height sufficient to completely screen all roof-mounted mechanical equipment from view at the front property line, whichever is greater. Any such parapet shall include a continuous architectural cornice.

9. **Street trees**. Not less than one (1) deciduous tree of at least [two (2)] inches caliper shall be provided per [forty (40)] feet of street frontage; existing healthy trees preserved within fifteen (15) feet of the street line shall count.

10. **Lighting and signs**. Exterior lighting shall comply with Section 6.4; signs with Section 6.1.

11. **Stormwater and erosion control**. The development shall comply with Sections 6.5 and 6.7.

F. Public Health and Safety Standards

1. **Water and sewage**. The development shall connect to public water and sanitary sewer where available. Where not available, the application shall include approval of the proposed water supply and subsurface sewage disposal system by the Torrington Area Health District.

2. Access. Driveways shall comply with Sections 6.8 (Corner Visibility) and 6.9 (Driveway / Access Management), and, for lots fronting a State highway, shall have or have applied for a CTDOT encroachment permit.

3. Emergency access. Buildings shall have unobstructed emergency vehicle access under the applicable fire code, as verified by the Fire Marshal.

4. Overlay zones. Development in the Flood Management Overlay Zone shall comply with Appendix B. Development in the Aquifer Protection Overlay Zone shall comply with the substantive standards of Section 4.1.

5. Inland wetlands and watercourses. Where the proposed development involves an activity regulated pursuant to CGS Sections 22a-36 to 22a-45, inclusive, the applicant shall submit an application to the Conservation Commission / Inland Wetlands Agency not later than the day the summary review application is filed. No application under this Section shall be approved until such agency has rendered its decision on the regulated activity.

G. Special Adaptive Reuse Provisions for Middle Housing

1. Eligibility & Purpose. To promote the economic revitalization, reuse, and structural preservation of underutilized non-residential structures in Watertown, any existing building physically constructed and legally occupied prior to July 1, 2026, and located on a lot within a business or mixed-use business district (designated "SR" in Section 2.2.E) may be converted to a transit community middle housing development or a mixed-use middle housing development subject to the Summary Review procedure of Section 8.1.E and the standards of this Section. This adaptive reuse pathway shall explicitly exclude lots located within any industrial zoning district.

2. Dimensional Modifications. For qualified adaptive reuse structures, the existing physical building footprint, yards, setbacks, lot coverage and height shall be deemed compliant for the sole purpose of Summary Review under this Section, including any multi-building layouts existing on a single lot. Structural alterations shall be limited to the existing building envelope and shall not increase any existing dimensional nonconformity with the underlying district standards of Section 2.4.

3. Design Standard Exceptions. Structures utilizing this adaptive reuse pathway shall be completely exempt from all objective design standards of Section 5.28.E that govern the physical structure itself (including entrance orientation, glazing, façade openings, garage doors, and roof form), provided that the conversion substantially preserves the structural shell of the original building. The development shall remain fully subject to all non-structural standards of Section 5.28.E, including provisions for pedestrian access, utilities, screening, street trees, lighting, and signs.

4. Off-Street Parking Controls. In accordance with the Statutory Limitations of Section 6.2, no minimum off-street parking spaces shall be mandated for the residential component of the conversion. The non-residential component of a mixed-use middle housing development shall satisfy the standard commercial parking requirements of Section 6.2. However, the applicant may submit a Parking Needs Assessment, as defined in Section 10.4, for the non-residential component. Where such assessment is reviewed and verified by the Town Engineer to

accurately demonstrate that fewer spaces are required based on shared parking, public transit, or adjacent municipal lots, the required commercial parking minimum shall be set to the number of spaces supported by the assessment.

H. Application and Review

Applications under this Section shall be submitted, reviewed, and decided in accordance with Section 8.1.E (Summary Review).

Amendment 4 — New Section 8.1.E: The Summary Review Procedure

BACKGROUND: This new subsection is the summary review application procedure:

New subsection, following existing Subsections 8.1.A through 8.1.D. All text is new.

AMENDMENT:

E. Summary Review

- 1. Applicability.** This Subsection governs any use designated “SR” in these Regulations.
- 2. Application.** An application shall be submitted to the Zoning Enforcement Officer on the Land Use Department form, with the fee established by ordinance, and shall include:
 - a. A site plan by a Connecticut-licensed land surveyor and/or professional engineer, at a scale adequate to determine compliance, showing property lines; existing and proposed buildings and structures with setback dimensions; driveways, parking, and loading areas; walkways; utilities; grading and drainage; erosion and sedimentation controls; and the screening and landscaping required by Section 5.28;
 - b. Dimensioned building elevations for each street-facing façade sufficient to show compliance with the objective design standards of Section 5.28.E;
 - c. Floor plans identifying the number of dwelling units and the number of bedrooms in each;
 - d. Evidence of the approvals or pending applications required by Section 5.28.F (inland wetlands, water, sewage disposal, driveway); and
 - e. Such other information as is necessary to determine compliance with the applicable non-discretionary standards.
- 3. Completeness.** Within ten (10) business days of receipt, the Zoning Enforcement Officer shall determine whether the application is complete and, if not, provide the applicant a written list of the missing items.
- 4. Referral.** The Zoning Enforcement Officer may refer the application to the Town Engineer, Fire Marshal, Water and Sewer Authority, or the Torrington Area Health District to verify compliance with the applicable technical and objective standards. No referral shall convert the review into a discretionary one or extend the decision period beyond that prescribed by statute.
- 5. Decision.** The Zoning Enforcement Officer shall approve the application, without a public hearing, upon determining that it (a) complies with the applicable specific, objective, and non-discretionary standards of these Regulations and (b) will not substantially impact public health or safety. The decision shall be rendered in writing not later than sixty-five (65) days after the official date of receipt of the application, in accordance with CGS §8-2r(d). The applicant may consent to one or more extensions of time for the rendering of such decision, provided the total combined period of all such extensions does not exceed an additional sixty-five (65) days.
- 6. Conditions.** Conditions shall be limited to those necessary to (a) secure compliance with the applicable non-discretionary standards or (b) mitigate a specific, identified adverse impact on public health or safety, and shall not substantially impair the viability of the development.

7. Denial. Any denial shall be in writing and shall cite (a) the specific standard(s) with which the application does not comply, or (b) the specific substantial public health or safety impact and why it cannot be mitigated through conditions consistent with Paragraph 6.

8. Notice of Decision. The Zoning Enforcement Officer shall publish their decision in a newspaper having substantial circulation in the municipality within fifteen (15) days after such decision is rendered.

9. Effect. Approval authorizes issuance of a Zoning Permit and is subject to the same duration and lapse provisions as Zoning Permits under Subsection 8.1.A.

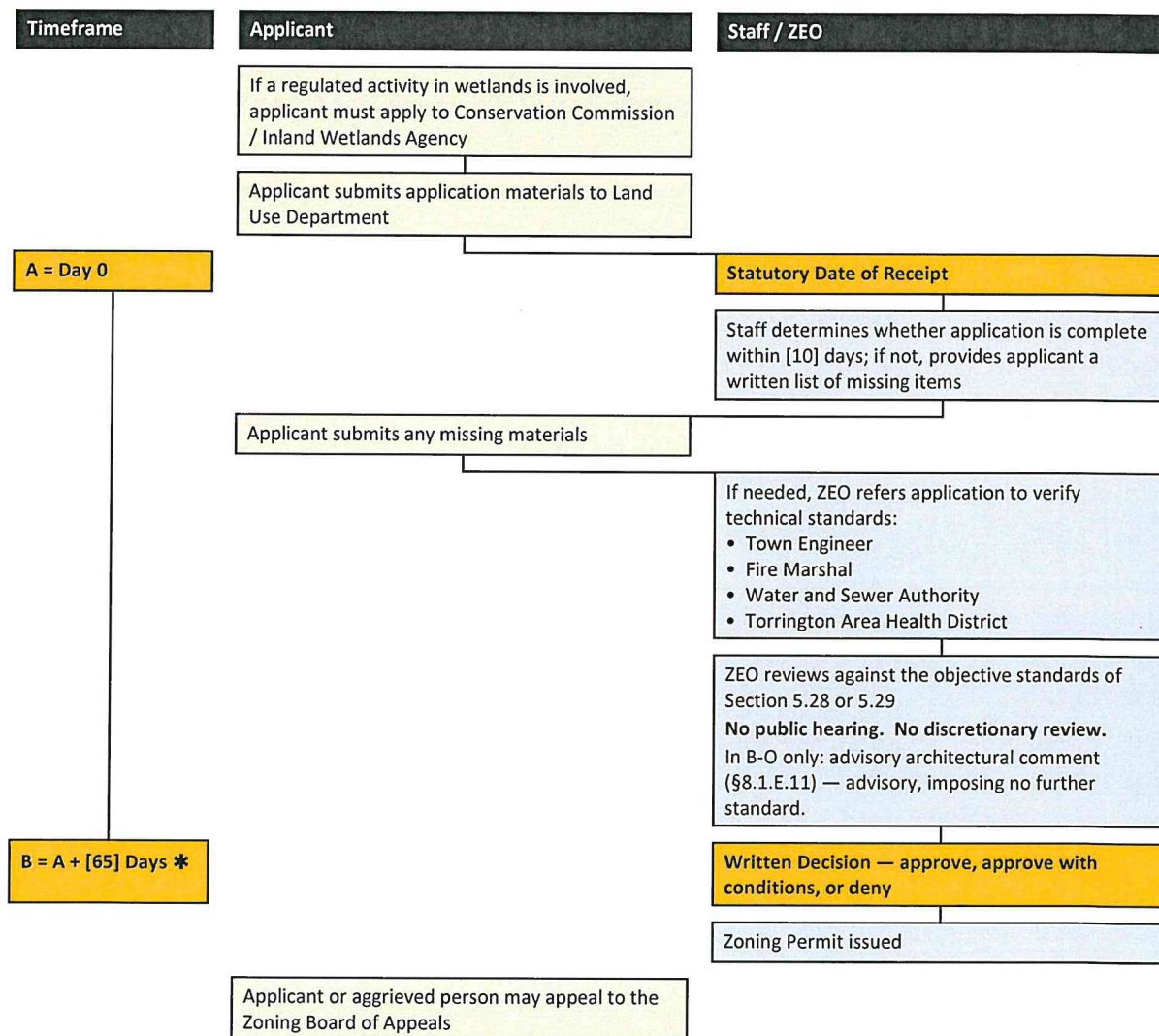
10. Appeal. Any person aggrieved by a decision under this Subsection may appeal to the Zoning Board of Appeals under CGS Sections 8-6 and 8-7 and Section 8.7 of these Regulations.

11. Village District. For a lot in the B-O Village District, the Zoning Enforcement Officer shall promptly refer the application for advisory architectural comment under Section 7.5; such comment is advisory only, shall be returned within the administrative review period, and shall not impose any standard beyond the non-discretionary standards of these Regulations.

12. Wetlands. Where an application under this Subsection involves an activity regulated pursuant to CGS Sections 22a-36 to 22a-45, inclusive, and the Conservation Commission / Inland Wetlands Agency has not rendered its decision, the applicant may consent to an extension of the time for decision, in increments of not more than sixty-five (65) days, pending that decision. Absent such consent, the Zoning Enforcement Officer shall render a decision within the time prescribed by Paragraph 5, and any denial on the ground that the agency has not acted shall be without prejudice to the refiling of the application following that agency's decision.

Summary Review Application Flowchart

To be inserted at the end of Section 8.1, in the format used throughout Section 8.



* Timeframe may be extended by consent of the applicant pending a decision of the Conservation Commission / Inland Wetlands Agency (§8.1.E.12).

How summary review differs — No public hearing is held and the Commission takes no action; the decision is the ZEO's. The ZEO **shall approve** an application that meets the objective standards and will not substantially impact public health or safety. A denial must cite the specific standard not met, in writing.

DISCLAIMER — This graphic is a generalized overview of the application process; the Connecticut General Statutes and the text of these Regulations shall control.

Amendment 5 — Section 6.2: Residential Parking Conformance

BACKGROUND: The Act removes the Town’s authority to require off-street parking for residential developments of sixteen (16) or fewer dwelling units and caps it for larger developments.

New subsection at the head of Section 6.2

All text below is new.

AMENDMENT:

Statutory Limitations on Residential Off-Street Parking Requirements

1. Notwithstanding any other provision of these Regulations, for a residential development of sixteen (16) or fewer dwelling units: (a) no minimum number of off-street parking spaces shall be required, and (b) no application shall be denied on the basis of the number of off-street parking spaces provided, except upon a written finding that the lack of parking will have a specific adverse impact on public health or safety that cannot be mitigated through conditions having no substantial adverse impact on the viability of the development.
2. For a residential development of seventeen (17) or more dwelling units, the minimum number of off-street parking spaces shall not exceed one (1) space per studio or one-bedroom dwelling unit and two (2) spaces per dwelling unit with two or more bedrooms.
3. An applicant for a development of seventeen (17) or more dwelling units may submit a parking needs assessment, as defined in Section 10.4. Where it demonstrates that fewer spaces are needed, approval shall be conditioned on the number the assessment supports.
4. For a mixed-use development, this subsection governs the residential component; the non-residential component follows the otherwise-applicable requirements of this Section 6.2.
5. Nothing in this subsection limits maximum parking standards, or applies to non-residential development.
6. All other provisions setting minimum off-street parking for residential uses — including Sections 4.3.E.2, 4.5.D.2, 5.5.F.1, and 5.14.C.1.c — apply only to the extent consistent with this subsection.

Correction to the Principal Residential Uses schedule (Section 6.2.C)

2) One-bedroom dwelling units ~~1.5 spaces per dwelling unit~~ 1.0 space per dwelling unit

The 1.5-space figure exceeds the statutory one-space cap for one-bedroom units even at seventeen or more units, and must be reduced.

Add a note beneath the Principal Residential Uses heading: “The minimum parking figures in this schedule do not apply to residential developments of sixteen (16) or fewer dwelling units and are subject to reduction through a parking needs assessment for larger developments. See the Statutory Limitations subsection at the head of this Section 6.2.”

Amendment 6 — Conforming Parking Amendments

BACKGROUND: Several sections scattered through the Regulations set their own residential parking minimums. The same short lead-in clause is added to every instance, making it subject to the new rule at the head of Section 6.2. The existing text is otherwise untouched.

AMENDMENT:

Section 5.5.F.1 (Multi-Family Dwellings): Except as provided in the Statutory Limitations subsection of Section 6.2, a minimum of one garaged space per unit shall be provided...

Section 4.3.E.2 (Age-Restricted Housing, parking): Except as provided in the Statutory Limitations subsection of Section 6.2, the minimum resident parking requirements shall be as specified in Section 6.2... [applies to sub-items a, b, and d].

Section 4.5.D.2 (Designed Residential Development, parking): Except as provided in the Statutory Limitations subsection of Section 6.2, the minimum resident parking requirements shall be as specified in Section 6.2...

Section 5.14.C.1.c (Conversion of Existing Industrial Buildings): Except as provided in the Statutory Limitations subsection of Section 6.2, Minimum Off-Street Parking Spaces: 2 spaces per dwelling unit.

Section 6.2 (Congregate housing): Except as provided in the Statutory Limitations subsection of Section 6.2, 1.5 spaces per dwelling unit.

Section 6.2 (Adaptive use of historic structures in a residence district): Except as provided in the Statutory Limitations subsection of Section 6.2, 2 spaces per dwelling unit plus 1 space per 300 SF of non-residential floor area (the limitation applies to the residential component).

Amendment 7 — Section 10.4 (DWELLING): Manufactured Housing Parity

BACKGROUND: The Act requires that a manufactured home built to the federal HUD construction and safety standards be treated no differently than any other home; one sentence is proposed to be added to Watertown's DWELLING definition to make this parity explicit.

Implements CGS §8-2(d)(3) (as amended, which also strikes the former "twenty-two feet or more" width threshold). Addition underlined.

AMENDMENT:

DWELLING – A building designed or used as living quarters for one or more families. The term shall not be deemed to include automobile courts, motels, hotels, rooming houses, boarding houses, camping trailers, mobile home trailers, tourist homes, or tents. The term shall include a manufactured home as defined in this section, built in accordance with the federal Manufactured Home Construction and Safety Standards, and such a manufactured home, and any lot or park containing such a home, shall not be subject to conditions or requirements that substantially differ from those applicable to single-family or multifamily dwellings, lots, or developments of the same District, as provided in CGS Section 8-2(d)(3), as amended.

Section 5.1 (Accessory Vehicle / Trailers Storage) continues to govern pre-HUD-code mobile homes, which remain distinct from manufactured homes under the Section 10.4 definitions.

Amendment 8 — Section 5.5.B: No Cap on the Number of Units

BACKGROUND: The Act forbids the Town from capping the number of multifamily, middle-housing, or mixed-use units it will permit. Watertown's density and lot-area standards are dimensional controls rather than caps — but a short savings clause puts that beyond argument and preserves the standards as the lot-by-lot tools they are.

New savings clause. Implements CGS §8-2(d)(8). All text is new.

AMENDMENT:

New Section 5.5.B.4: No provision of these Regulations, including any maximum-density or minimum-lot-area-per-dwelling-unit standard in this Section or in the business-district provisions of Section 2.5, shall be applied to place a fixed numerical or percentage cap on the total number of dwelling units that constitute multifamily housing of more than four units, transit community middle housing development, or mixed-use development that may be permitted in the Town. Such density and lot-area standards shall be administered as lot-specific dimensional requirements only.

Amendment 9 — Character-Based Criteria

BACKGROUND: The Act bars denying an application on “neighborhood character” grounds unless the Regulations express that character as concrete, physical standards. Watertown has six “in harmony with” or “conform to the character of” provisions that can no longer carry a denial on their own. Rather than rewrite each, a single savings clause keeps them as design guidance while removing that power.

Implements CGS §8-2(d)(10). All text is new.

AMENDMENT:

New general provision (Section 10.2): Wherever these Regulations require that a use, building, or development be “in harmony with,” “compatible with,” or “conform to the character of” a district or neighborhood — including without limitation Sections 4.4, 4.5, 5.4, 5.6, 5.25, and 7.5 — such provisions express design objectives only. Consistent with CGS Section 8-2(d)(10), no application shall be denied on the basis of a district’s character unless that character is expressed in these Regulations through clear and explicit physical standards for site work and structures, and any such denial shall rest on an identified failure to meet such a physical standard.

Alternative for the Commission. Instead of the savings clause, the Commission may adopt explicit physical standards (height, setback, coverage, façade, materials) for the districts where character review matters most — chiefly the village districts — converting design aspiration into an enforceable standard. Staff can prepare these if the Commission prefers that route. If chosen, a phased approach is recommended by Staff.

- 1) Adopt the new Section 10.2 amendment to ensure immediate statutory compliance.
- 2) Direct Staff to draft explicit physical standards for the B-O District (and others as requested by the Commission) to serve as concrete and enforceable summary review rules.

Amendment 10 — Nonconforming Uses

BACKGROUND: Watertown's nonconformity rules are already largely compliant. One sentence – stating that razing a structure is not, by itself, proof the owner meant to abandon the use – is needed for compliance with the Act.

Implements CGS §8-2(d)(4). Inserted after the abandonment paragraph of the Non-Conforming Uses provisions. Addition underlined.

AMENDMENT:

The demolition or deconstruction of a nonconforming use, building, or structure shall not, by itself, be evidence of the property owner's intent not to reestablish such use, building, or structure.

Amendment 11 — Section 8.5 & 8.6: Protest Petitions

BACKGROUND: The protest petition rule change has been in force — since January 1, 2026 — and it is procedural rather than a housing rule. Watertown’s Sections 8.5 & 8.6 need to be amended as follows to comply with the new protest petition procedure, which requires a filing threshold of 50% and lowers the Commission’s approval vote requirement to a simple majority for text amendments and zone changes.

Section 8.5.C needs the following language added; the following replaces the language of Section 8.6.C.3.

AMENDMENT:

Such (Text Amendment / Zone Change) shall be established, changed or repealed only by a majority vote of all the members of the Commission. If a protest against a proposed change is filed at or before a hearing with the Commission, (1) signed by the owners of fifty per cent (50%) or more of the area of the lots affected by such proposed change or included in such proposed change, (2) fifty per cent (50%) or more of the owners of the lots included in such area, or (3) fifty per cent (50%) or more of the lots within five hundred (500) feet in all directions of the property included in the proposed change, such protest shall be received and made part of the official record, and such change may be adopted by a majority vote of all the members of the Commission.

Amendment 12 — Section 4.4 (RT Overlay): Minimum Unit Floor Area

BACKGROUND: The Act bars a minimum dwelling-unit floor area above the building-code figure. The RT overlay sets a 650-square-foot minimum in two places; both are struck.

Implements CGS §8-2(d)(7). Provisions struck.

AMENDMENT:

Sections 4.4.C.4.b and 4.4.D.3.b: ~~Each dwelling unit shall have a minimum GFA of 650 square feet.~~

Amendment 13 — New Section 5.29: Conversion of Vacant Nursing Homes

BACKGROUND: CGS Section 8-2r has required since October 2024 that the Regulations permit a vacant nursing home to be converted to multifamily housing subject only to summary review. This is a separate mandate from Section 8-2s and predates Public Act 25-1, which amended only the definitions in subsection (a). The Regulations presently provide no such path. Watertown permits convalescent homes, private hospitals and sanitarium by Special Permit in the R-70 and R-90 Districts, so the mandate has practical application. The definition of CONVALESCENT HOME needs to be amended to include NURSING HOME.

Entirely new section, placed after Section 5.28. All text is new. Eligibility conditions track CGS §8-2r(b) verbatim.

AMENDMENT:

Part 1: New Regulation Section

5.29. Conversion of Vacant Nursing Homes to Multifamily Housing

A. Purpose and Authority

This Section implements CGS Section 8-2r, as amended, which requires that the conversion of a nursing home into multifamily housing be allowed subject only to summary review. To the extent any provision of these Regulations is inconsistent with said section, said section shall control.

B. Applicability and Eligibility

Notwithstanding the use tables of these Regulations, the conversion of a nursing home, as defined in CGS Section 19a-490, into multifamily housing shall be permitted subject only to summary review in any District in which such nursing home is located, provided:

1. Such nursing home is a freestanding structure;
2. Such conversion does not result in the substantial alteration of the footprint of such structure;
3. Such conversion does not result in the total demolition of such structure; and
4. The owner of such nursing home has declared, in writing to the Town, that such nursing home has been vacant for a period of not less than ninety (90) days immediately preceding the submission of the summary review application.

C. Standards

A conversion under this Section shall comply with the applicable specific, objective, and non-discretionary standards of these Regulations, including requirements concerning setbacks, lot size and building frontage. The Statutory Limitations subsection of Section 6.2 governs off-street parking for the resulting dwelling units.

D. Procedure and Decision Period

Applications under this Section shall be submitted, reviewed and decided in accordance with Section 8.1.E, except that a decision shall be rendered not later than sixty-five (65) days after

receipt of the application, provided the applicant may consent to one or more extensions of not more than an additional sixty-five (65) days, or may withdraw the application.

Part 2: Definition Section Update – Amend the existing definition as follows (new text is underlined).

CONVALESCENT HOME; CONVALARIUM – An establishment licensed by the State which furnishes in single or multiple facilities food, shelter, and laundry to two or more persons unrelated to the proprietor and in addition to providing nursing care under medical supervision and direction to carry out non-surgical treatment and dietary procedure. The term “CONVALESCENT HOME” shall include a “NURSING HOME” as defined in CGS §19a-490.

End of proposed amendments:

Prepared by Land Use Administrator, Spencer Musselman · July 2026, updated 10/1/26.



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org

SITE PLAN APPROVAL (SA) / SPECIAL PERMIT (SP)

Applicant Information

Name: Vodi Associates Inc

Address: P.O. Box 2577, New Preston, CT 06777

Email: martywasserstein@gmail.com

Phone #: 917-364-1777

Print Name: Marty Wasserstein

Signature of Applicant: *Martin Wasserstein*

Date: SEPT. 22, 2026

Owner Information

Name: Vodi Associates Inc

Address: P.O. Box 2577, New Preston, CT 06777

Email: martywasserstein@gmail.com

Phone #: 917-364-1777

Print Name: Marty Wasserstein

Signature of Owner: *Martin Wasserstein*

Date: SEPT. 22, 2026

Location of Property:

Address: 200 Commercial St, Watertown, CT, 06795

Zone IR-80

Non-conforming? Yes / No

Map 159

Block 45

Lot A

Description of Existing Use/ Property

Type Of Use Existing industrial facility

Size of Property: 7.92 acres

Number of Buildings/ Sq Ft approximately: 1 building - 107,818 sf

Number of parking spaces: 21

Other important features: _____

Signage (# of signs & square feet) provide a cut sheet or sketch: Existing signage to remain

Description of Proposed Use

Uses: Site improvements for existing industrial facility

Number of Buildings/ Sq Ft approximately: 1 building - 107,818 sf

Number of parking spaces: 25 standard spaces (21 existing, 4 proposed), 10 proposed truck spaces

Signage (# of signs & square feet) provide a cut sheet: Existing signage to remain

Number of Employees No change

Professional Engineer/ Surveyor

Name: Civil 1

Address: 43 Sherman Hill Rd, Suite D-101, Woodbury, CT 06798

Email: brian@civil1.com

Phone: 203-266-0778

Fees

An additional \$60 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Residential

\$250

Multi-family dwellings or Non- residential use

Value less than \$100,000

\$500

Value \$100,000 to \$500,000

\$1,000

Value more than \$500,000

\$1,000 plus \$200 for each

\$100,000 value

Special permits or special exception (in addition to the application fee and site plan fee)

Residential

\$150

Non-Residential

\$250

Excavation of fill materials

Less than 1,000 cubic yards

\$500

1,000 to 49,999 cubic yards

\$1,000

50,000 to 99,999 cubic yards

\$2,000

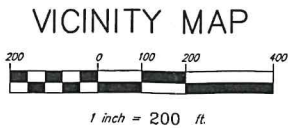
100,000 or more cubic yards

\$4,000

PROPOSED SITE IMPROVEMENTS

PERMITTING SET NOT FOR CONSTRUCTION

200 COMMERCIAL STREET
WATERTOWN, CT
MBL 159-45-A



OWNER/APPLICANT
VODI ASSOCIATES LLC
IRON MOUNTAIN
1101 ENTERPRISE DRIVE
ROYERSFORD, PA 19468

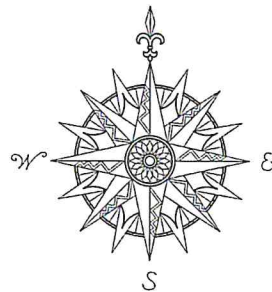
ENGINEER
CIVIL 1
43 SHERMAN HILL ROAD, SUITE D-101
WOODBURY, CT 06798

CIVIL C1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT



SHEET NUMBER	DESCRIPTION
---	COVER SHEET
S 1.1	ZONING LOCATION SURVEY
C 1.1	DEMOLITION PLAN – SITE WORK
C 2.1	SITE PLAN & TRUCK TURNING MOVEMENTS
C 3.1	GRADING & EROSION CONTROL PLAN
C 4.1	PROJECT DETAILS & NOTES

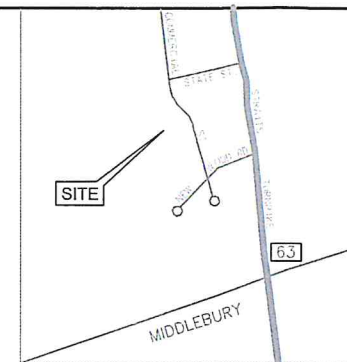


NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THIS PARCEL IS KNOWN AS LOT 45 A ON ASSESSOR'S MAP 159.
11. THE WETLAND DELINEATION REPORT FOR THIS PARCEL WAS CONDUCTED BY IAN COLE, LLC DATED JUNE 22, 2026. NO WETLANDS WERE FOUND ON THE PROPERTY OR WITHIN 150 FEET OF THE PROPERTY.

MAP REFERENCES:

1. "PROPERTY SURVEY PREPARED FOR VODI ASSOCIATES, LLC 200 COMMERCIAL STREET WATERTOWN, CONNECTICUT."
SCALE: 1"=40' NOV. 11, 1999 W.L.R. #3207
2. "MAP SHOWING PROPERTY OF THE HOSPICE INSTITUTE FOR EDUCATION TRAINING AND RESEARCH, INC. COMMERCIAL STREET WATERTOWN, CONNECTICUT."
SCALE: 1"=40' OCT. 2, 1998 W.L.R. #2804
3. "MAP OF LAND BELONGING TO DIAMOND GINGER ALE INC. WATERTOWN, CONN." SCALE: 1"=100' APR. 1967 W.L.R. #1377
4. "MAP OF LAND BELONGING TO DIAMOND GINGER ALE INC. WATERTOWN, CONN." SCALE: 1"=100' JUN. 1972 W.L.R. #1664
5. W.L.R. #993, #1293, #1371, #2042, #3276, #3480

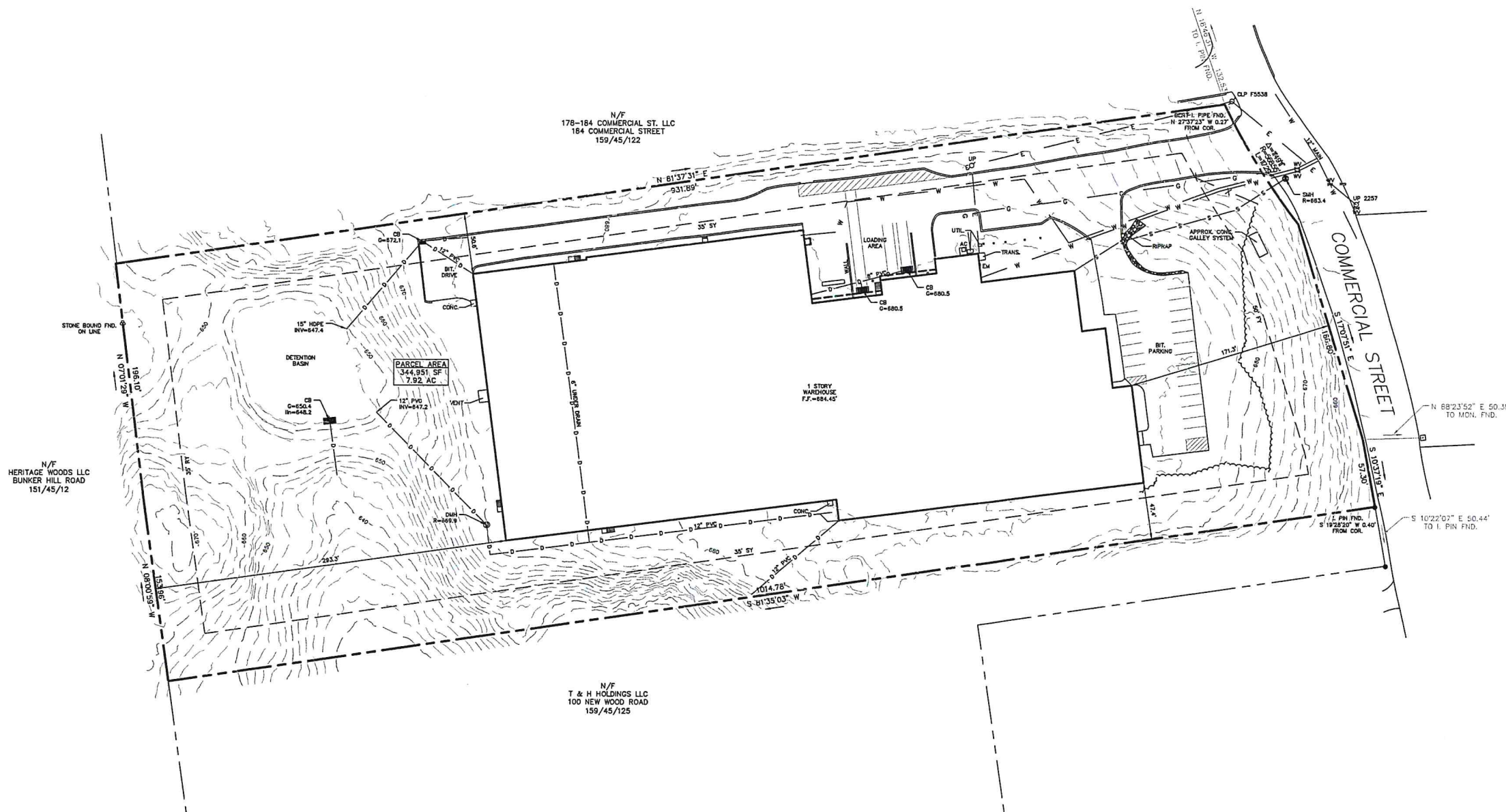


LOCATION MAP
NTS

WATERTOWN ZONING TABLE (IR-80 DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MINIMUM LOT AREA	80,000 SF	344,951 SF
MIN. FRONTAGE	50'	361.39'
MAX. FLOOR AREA RATIO	0.5	0.31
MAXIMUM HEIGHT	60'	42' ±
MAXIMUM STORIES	4	1
BLDG. SETBACKS:		
FRONT YARD:	50'	171.3'
SIDE YARD:	35'	47.4'
REAR YARD:	35'	293.3'
MAXIMUM LOT COVERAGE	65 %	43.0 %
MAXIMUM BUILDING COV.	40 %	31.3 %

LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	TREE LINE
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING GAS LINE
	EXISTING STORM SEWER
	EXISTING FENCE
	EXISTING ELECTRIC
	HYDRANT
	WATER VALVE
	STORM DRAINAGE MANHOLE
	CURBED CATCH BASIN
	CL CATCH BASIN
	SANITARY SEWER MANHOLE
	UTILITY POLE
	MONUMENT
	IRON PIPE
	IRON PIN



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

ZONING LOCATION SURVEY PREPARED FOR VODI ASSOCIATES LLC 200 COMMERCIAL STREET WATERTOWN, CONNECTICUT

COPYRIGHT © 2026

SCALE: 1" = 50' JULY 9, 2026

PROJ. NO.: 1450

FLD: OQ DRN: LB CHK: DL

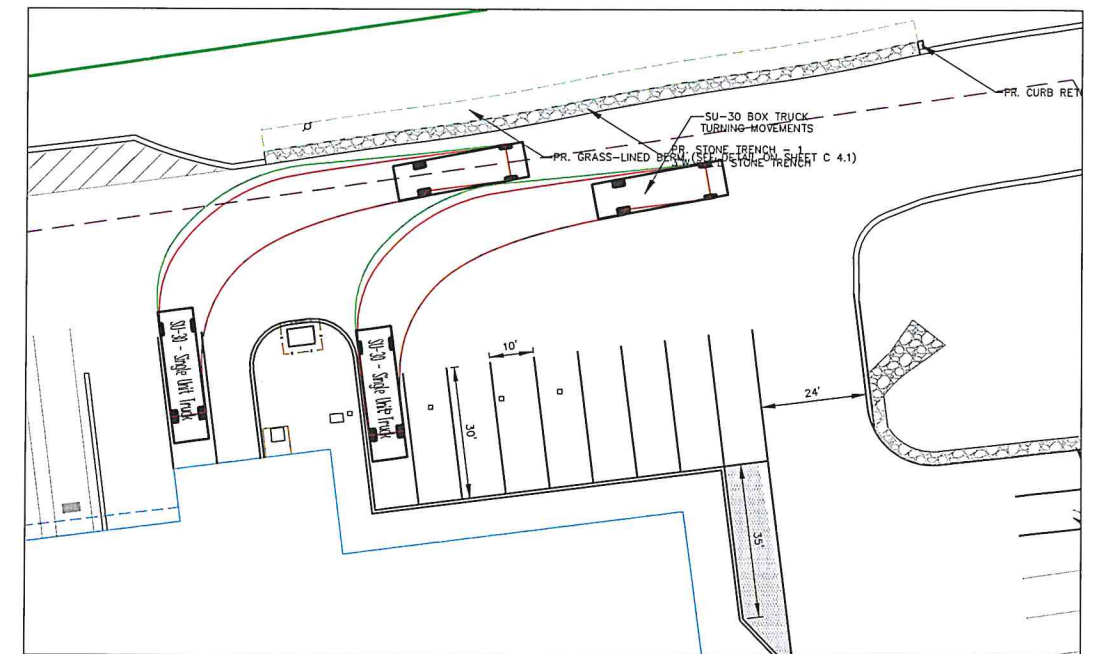
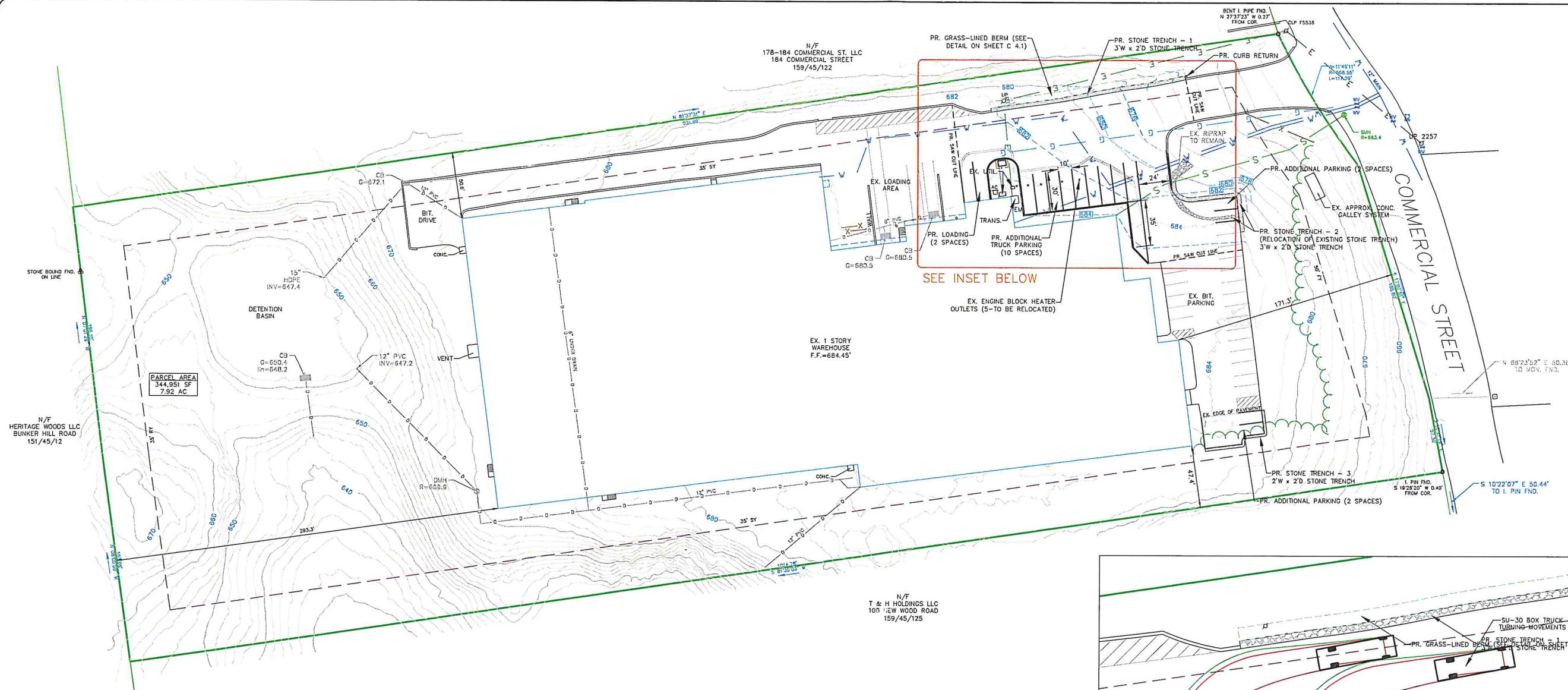
ALL SEASONS
Land Surveying

LAND SURVEYING - LAND PLANNING

44 Fair Street
Wallingford, CT 06492
1 John Street
Wallingford, CT 06492

Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

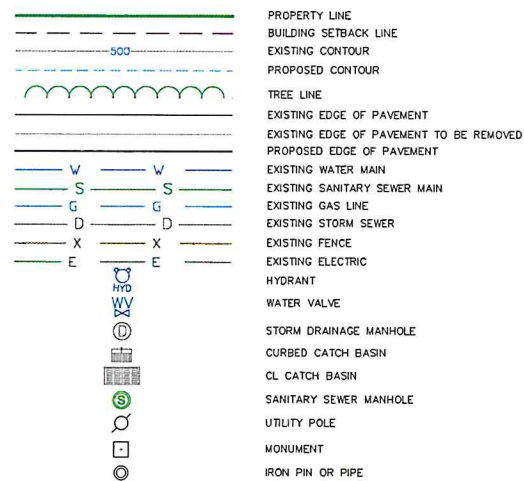
S 1.1



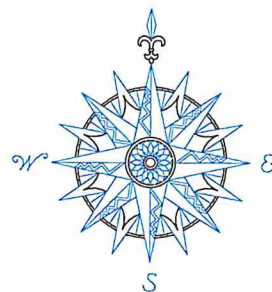
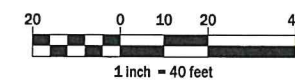
INSET - SU-30 BOX TRUCK TURNING MOVEMENTS

1 inch = 20 feet

LEGEND



STANDARDS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 SF	344,951 SF	344,951 SF
MIN. FRONTAGE	50'	361.39'	361.39'
MAX. FLOOR AREA RATIO	0.5	0.31	0.31
MAXIMUM HEIGHT	60'	42' ±	42' ±
MAXIMUM STORIES	4	1	1
BLDG. SETBACKS:			
FRONT YARD:	50'	171.3'	171.3'
SIDE YARD:	35'	47.4'	47.4'
REAR YARD:	35'	293.3'	293.3'
MAXIMUM LOT COVERAGE	65 %	43.0 %	44.6 %
MAXIMUM BUILDING COV.	40 %	31.3 %	31.3 %

[illegible]

OWNER/APPLICANT:

**VODI ASSOCIATES LLC
IRON MOUNTAIN
1101 ENTERPRISE DRIVE
ROYERSFORD, PA 19468**

SITE PLAN & TRUCK TURNING MOVEMENTS

IRON MOUNTAIN
200 COMMERCIAL STREET

WATERTOWN

CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT



DATE: KM APPROVED: CJ

SCALE:	1" = 40'
DATE:	08 SEP 2026
PROJ. NO.:	4531
CADD FILE NAME:	4531

C 2.1

178-184 COMMERCIAL ST. LLC
184 COMMERCIAL STREET
159/45/122

PR. LIMITS OF DISTURBANCE
PR. GRASS-LINED BERM (SEE DETAIL ON SHEET C 4.1)
PR. STONE TRENCH - 1
3'W x 2'D STONE TRENCH
PR. CURB RETURN
PR. REPLACE CURB 2.25' EAST TO PROVIDE 24' DRIVE AISLE TO PARKING AREA
PR. TEMPORARY SILT FENCE (D.F.F.)
PR. STONE TRENCH - 2 (RELOCATED EXISTING STONE TRENCH)
3'W x 2'D STONE TRENCH
PR. STONE TRENCH - 3
2'W x 2'D STONE TRENCH
PR. ADDITIONAL PARKING (2 SPACES)
PR. ADDITIONAL TRUCK PARKING (10 SPACES)
PR. DUMPTER PAD
PR. LOADING (2 SPACES)
PR. SAW CUT LINE
PR. EX. RIPRAP TO REMAIN
PR. EX. APPROX. CONC. GALLEY SYSTEM
PR. EX. ENGINE BLOCK HEATER OUTLETS (5-TO BE RELOCATED)
PR. EX. BIT. PARKING
PR. EX. EDGE OF PAVEMENT
PR. EX. LOADING AREA
PR. EX. WALL
PR. EX. UTILITY
PR. EX. TRANS.

EX. 1 STORY WAREHOUSE
F.F.=684.45'

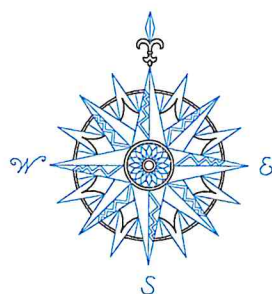
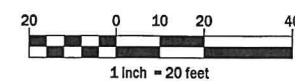
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- TREE LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT

COMMERCIAL STREET

UP 2257

N 88°23'02" E 50.38' TO 15'N. END.

[illegible]

VODI ASSOCIATES LLC
IRON MOUNTAIN
1101 ENTERPRISE DRIVE
ROYERSFORD, PA 19468

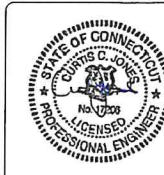
GRADING & EROSION CONTROL PLAN

IRON MOUNTAIN
200 COMMERCIAL STREET

CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT



DATE: KM	APPROVED: CJ
SCALE:	1" = 20'
DATE:	08 SEP 2026
PROJ. NO.:	4531
CADD FILE NAME:	4531
DRAWING NO.:	C 3.1

PAVEMENT AREA - 1: 3,478 SF

Storm Water Quality Calculations - WQV - Water Quality Volume
As defined in Appendix D of the "2024 CT Stormwater Quality Manual"

WQV= Water Quality Volume

WQV= $(1.3'' \times R \times A)$
12 IN./FT.

Area= Total infiltrating drainage area on and off site entering
stormwater quality system in SF

Drainage Area in Square Feet & Acres Entering System:
A= $\frac{3,478 \text{ SF}}{43,560} = 0.0798 \text{ Acres}$

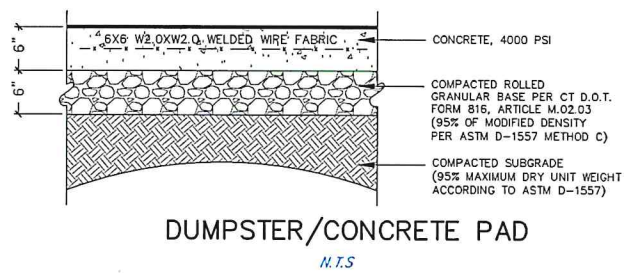
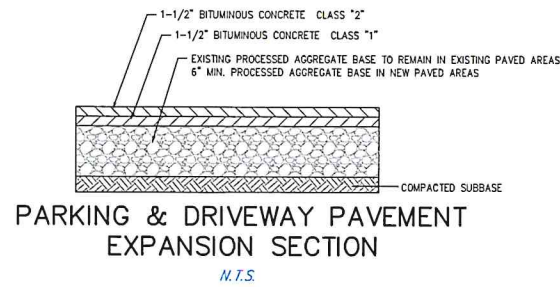
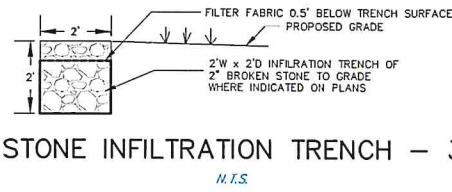
Percent of Impervious Cover Inflowing Drainage Area:
I= $\frac{3,478}{3,478} \times 100 = 100.00 \%$ of Impervious Area

Volumetric Runoff Coefficient:
R= $0.05 + 0.009(I)$ = 0.9500 Coefficient

Water Quality Volume:

WQV= $\frac{1.3 \times R \times A}{12}$ = 0.0082 Acre-Feet = 357.9 Cubic Feet Required

WQV Provided in Stone Infiltration Trench = $151 \text{ LF} \times 3 \text{ X} \times 2 \text{ X} \times 0.4 = 362.4 \text{ CF}$



PAVEMENT AREA – 2: 2,793 SF	
Storm Water Quality Calculations – WQV – Water Quality Volume	
As defined in Appendix D of the "2024 CT Stormwater Quality Manual"	
WQV=	Water Quality Volume
WQV=	$(1.3" \cdot R)(A)$
	12 IN./FT.
Area=	Total inflowing drainage area on and off site entering stormwater quality system in SF
Drainage Area in Square Feet & Acres Entering System:	
A=	$\frac{2,793 \text{ SF}}{43,560} = 0.0641 \text{ Acres}$
Percent of Impervious Cover Inflowing Drainage Area:	
I=	$\frac{2,793}{2,793} \times 100 = 100.00\% \text{ of Impervious Area}$
Volumetric Runoff Coefficient:	
R=	$0.05 + 0.009(I) = 0.9500 \text{ Coefficient}$
Water Quality Volume:	
WQV=	$\frac{1.3 \cdot R \cdot A}{12} = 0.0066 \text{ Acre-Feet} = 287.5 \text{ Cubic Feet Required}$
WQV Provided in Stone Infiltration Trench =	$\frac{86 \text{ LF} \times 3 \text{ X} \times 2 \text{ X} 0.4}{12 \text{ SF} \times 2 \text{ X} 0.4} = 308.6 \text{ CF}$

PAVEMENT AREA = 3, 1019 SF

Storm Water Quality Calculations – WQV – Storm Quality Volume
As defined in Appendix D of the "2024 CT Stormwater Manual"

WQV= Water Quality Volume

WQV= $\frac{(1.3") (R) (A)}{12 \text{ IN/FT.}}$

Area= Total inflowing drainage area on and off site entering stormwater quality system in SF

Drainage Area in Square Feet & Acres Entering System:
A= $\frac{1,019 \text{ SF}}{43,560} = 0.0234 \text{ Acres}$

Percent of Impervious Cover Inflowing Drainage Area:
I= $\frac{1,019}{1,019} \times 100 = 100.00 \%$ % of Impervious Area

Volumetric Runoff Coefficient:
R= $0.05 + 0.009(I) = 0.9500$ Coefficient

Water Quality Volume:

WQV= $\frac{1.36 R A}{12} = 0.0024 \text{ Acre-Feet} = 104.9 \text{ Cubic Feet Required}$

WQV Provided in Stone Infiltration Trench = $70 \text{ LF} \times 2 \times 2 \times 0.4 = 112 \text{ CF}$

CONSTRUCTION OF DRIVEWAYS & PARKING AREA EXPANSION - THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:

SITE WORK:

- 1) Siltation fencing and/or other erosion control features will be placed as shown on the enclosed plan prior to the start of any construction.
- 2) Temporary construction fencing will be placed as needed to keep the public out of the construction area.
- 3) Remove concrete, asphalt and existing site surface improvements as indicated on the Demolition Plan sheet C-1.1 of the plan set.
- 4) Remove topsoil, subsoil in areas of parking & driveway expansion, install base material for under pavement per detail.
- 5) Install new curbing where replacement is indicated on plans. Additional curbing may need to be replaced if damaged during construction activities.
- 6) Replace any existing landscaping damaged or impacted by the construction.
- 7) Install base course and finished course of asphalt.
- 8) After construction is complete, remove silt fences.
- 9) The exact start time of construction is unknown, however the estimated total construction time for of the project is approximately 6 months.

NOTE: THIS CONSTRUCTION SEQUENCE IS TO SERVE AS A GUIDE FOR CONSTRUCTION PROCEDURE. GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CONSTRUCTION MATERIALS AND PROVIDE MEANS AND METHOD PROCEDURE FOR COMPLETION OF CONSTRUCTION THAT SHALL BE COORDINATED WITH THE DESIGN ENGINEER.

RESPONSIBILITY FOR THE PLAN

The responsibility for implementing and maintaining the Erosion and Sedimentation Control Plan rests with the OWNER, where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER shall be held responsible for informing all concerned regarding responsibility of the plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage, erosion and sedimentation control measures will therefore rest with the OWNER.

Whenever sedimentation is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.

Maintenance of all drainage facilities and watercourses within any land development shall be the responsibility of the OWNER, or they are accepted by the Town. All control measures will be maintained in effective condition throughout the construction period. Surface inlets shall be kept open and free of sediment and debris. The system shall be checked after every major rain and sediment shall be disposed of at an approved location consistent with the plan.

It shall be the responsibility of any person, corporation or other entity engaging in any act on or near any stream, watercourse or swale or upon the flood plain or right-of-way thereof to maintain as nearly as possible in its present state that same stream, watercourse, swale, flood plain or right-of-way equal for the duration of the activity and to return it to its original or equal condition after such activity is completed.

Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the OWNER to their point of open discharge at the property line or at a communal watercourse within the property.

No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects the flow of water in any stream, flood plain or watercourse without having obtained prior approval from the Town.

GENERAL PRINCIPLES

The following general principles shall be maintained as effective means of minimizing erosion and sedimentation during the construction process.

Stripping away of vegetation, regrading or other development shall be done in such a way as to minimize erosion.

Disturbed soils shall be stabilized as quickly as possible. Since site is almost entirely existing impervious surface and there is no proposed grading of earth materials disturbance of soils is anticipated to be minimal.

The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during construction.

All control measures will be maintained in effective condition throughout the construction period.

The responsibility for implementing the erosion and sediment control plan will rest with the owner of record. He acknowledges that he is responsible for informing all concerned of the requirements of the plan, for notifying the planning administration of any transfer of responsibility.

Additional control measures are not anticipated to be required but may be installed during construction if deemed necessary.

	NO.	REVISIONS	DATE		PROJECT DETAILS & NOTES	CIVIL C1 CORNERSTONE PROFESSIONAL PARK, SUITE D-101 43 SHERMAN HILL ROAD (203) 268-0778 WOODBURY CONNECTICUT
OWNER/APPLICANT: VODI ASSOCIATES LLC IRON MOUNTAIN 1101 ENTERPRISE DRIVE ROYERSFORD, PA 19468				IRON MOUNTAIN 200 COMMERCIAL STREET WATERTOWN CONNECTICUT	STATE OF CONNECTICUT CURTIS C. VODI NO. 10288 LICENSED PROFESSIONAL ENGINEER	DRAWING KM APPROVED CJ SCALE: N.T.S. DATE: 08 SEP 2026 PROJECT NO.: 4531 CAD FILE NAME: 4531 DRAWING NO.: C 4.1



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org

SITE PLAN APPROVAL (SA) / SPECIAL PERMIT (SP)

Applicant Information

Name: Napoli Associates, LLC c/o Pilicy & Ryan P.C. 235 Main ST Watertown cT

Address: 58 Pleasant Drive Southbury CT 06488

Email: fpilicy@prwpc.com

Phone #: 860-274-0018

Print Name: Franklin G. Pilicy Esq.

Signature of Applicant: *Franklin G. Pilicy*

Date: 09/30/2026

Franklin G. Pilicy Esq on behalf of Napoli Associates LLC
Owner Information

Name: Same as above

Address: _____

Email: fpilicy@prwpc.com

Phone #: 860-274-0018

Print Name: Napoli Associates LLC C/O Pilicy & Ryan P.C.

Signature of Owner: *Franklin G. Pilicy*

Date: 09/30/2026

Franklin G. Pilicy Esq on behalf of Napoli Associates LLC
Location of Property:

Address: 3 Harvard Street, Oakville CT

* HOV PDD Harvard Oakville Planned Development District

Zone HOV PDD Non-conforming? Yes / (No) Map 133 Block 213 Lot 4

Description of Existing Use/ Property

Type Of Use Vacant Building

Size of Property: 0.489 Acres (21,308 sq ft)

Number of Buildings/ Sq Ft approximately: 1 Building - 6,468 sq ft

Number of parking spaces: 26

Other important features: See submitted Site Plan

Signage (# of signs & square feet) provide a cut sheet or sketch: See submitted Site Plan

Description of Proposed Use

Uses: Residential - 12 Unit Apartment

Number of Buildings/ Sq Ft approximately: 1 Building (proposed two floors 13,536 Sq Ft)

Number of parking spaces: 25

Signage (# of signs & square feet) provide a cut sheet: Master Plan and submitted Site Plan
Community Mail Box with Address Posted on it.

Number of Employees 0

Professional Engineer/ Surveyor

Name: David A. Hughes

Address: 57 Norway Street, Oakville CT 06779

Email: dhughes@hecole.com

Phone: 860-681-7483

Fees

An additional \$60 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Residential	\$250
Multi-family dwellings or Non- residential use	
Value less than \$100,000	\$500
Value \$100,000 to \$500,000	\$1,000
Value more than \$500,000	\$1,000 plus \$200 for each
\$100,000 value	

Special permits or special exception (in addition to the application fee and site plan fee)

Residential	\$150
Non-Residential	\$250
Excavation of fill materials	
Less than 1,000 cubic yards	\$500
1,000 to 49,999 cubic yards	\$1,000
50,000 to 99,999 cubic yards	\$2,000
100,000 or more cubic yards	\$4,000

SITE PLAN FOR HARVARD OAKVILLE VILLAGE PLANNED DEVELOPMENT DISTRICT (HOVPDD)

**3 HARVARD STREET
ASSESSOR'S MAP #133, BLOCK #213, LOT #4
OAKVILLE, CONNECTICUT**

PREPARED FOR

NAPOLI ASSOCIATES, LLC

SEPTEMBER 28, 2026

INDEX OF DRAWINGS

- S1 - EXISTING CONDITIONS PLAN
- C1 - SITE PLAN
- C2 - CONSTRUCTION NOTES & DETAILS
- C3 - CONSTRUCTION DETAILS

APPLICANT & OWNER

NAPOLI ASSOCIATES, LLC
58 PLEASANT DRIVE
SOUTHURY, CT 06488
(860) 274-0018

LAND USE ATTORNEY

FRANKLIN PILICY, ESQ.
PILICY & RYAN, PC
235 MAIN STREET
WATERTOWN, CT 06795
(860) 274-0018

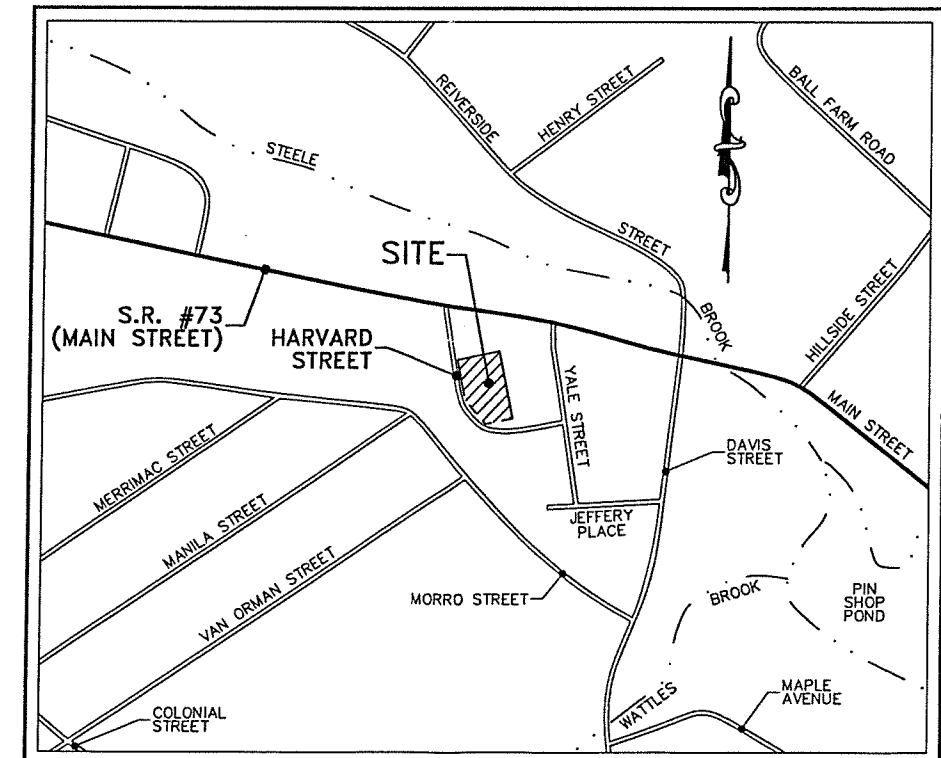
CIVIL ENGINEER & LAND SURVEYOR

DAVID A. HUGHES
PROFESSIONAL ENGINEER &
& LAND SURVEYOR
57 Norway Street
Oakville, CT 06779
(860) 681-7483

APPROVED BY THE TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION

Chairman / Secretary Date

KEY MAP

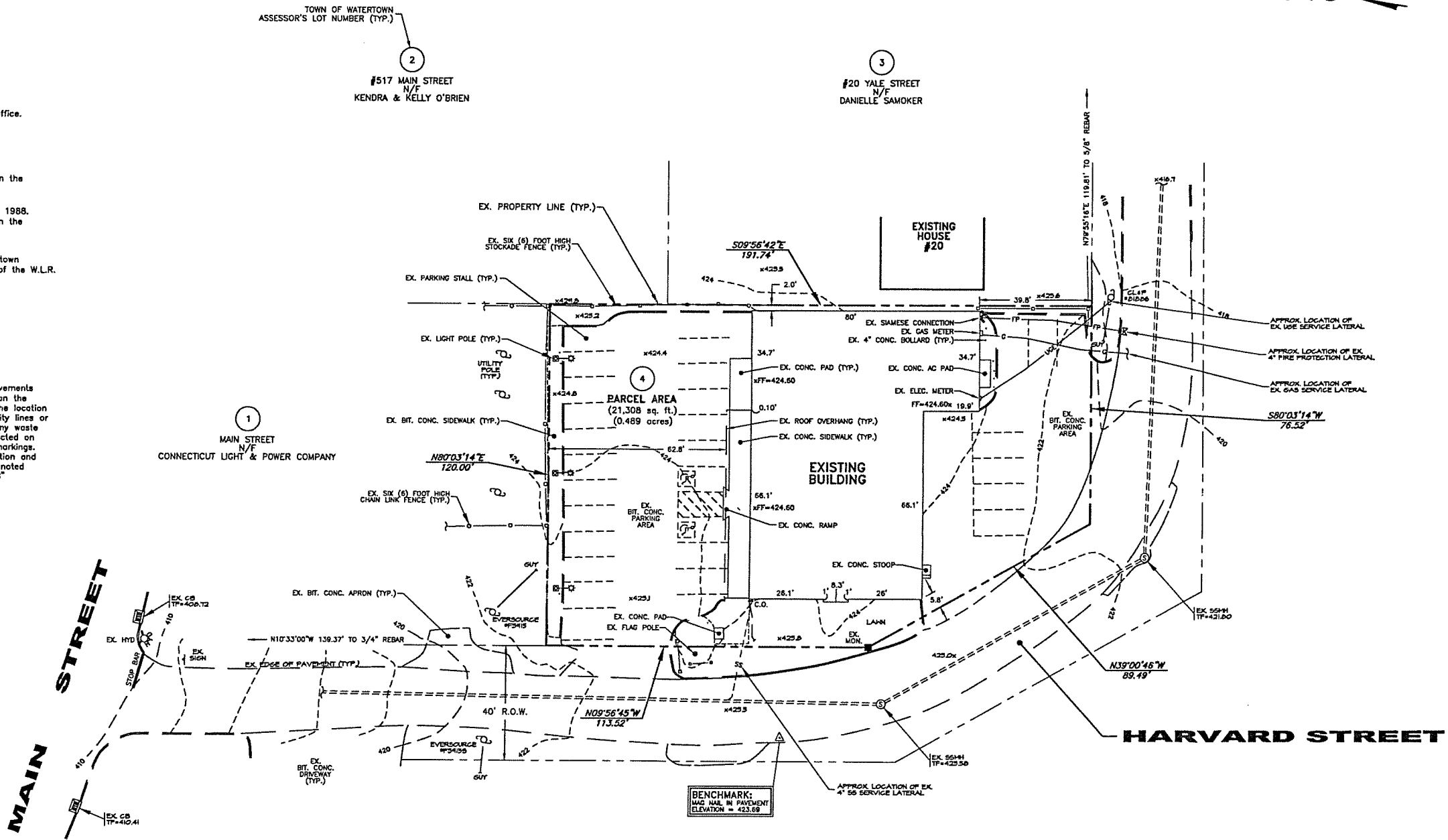


SCALE 1" = 600'

David A. Hughes
DAVID A. HUGHES, P.E., L.S. REG. NO. 7011
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERE TO

NOTES:

- This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
 - Type of Survey: Property & Topographic
 - Boundary Determination Category: Resurvey
 - Class of Accuracy: A-2, T-2
- The intent of this map is to depict the property lines, topography and existing improvements within #3 Harvard Street parcel with respect to applicable municipal requirements.
- Zone: (B-C) Oakville Central Business District.
- Total Area of Parcel = 21,308 square feet or 0.489 acres.
- Owner of Parcel: Napoli Associates, LLC.
- Town of Watertown Assessor's Map #133, Block #213 and Lot #4.
- Filed in Volume 2212, Page 39 of the Town of Watertown clerk's office.
- Survey was conducted in the field on March 30, 2026 by David A. Hughes, P.E., L.S.
- Horizontal datum is based on the North American Datum of 1983. Datum obtained on March 12, 2026 with static GPS observations on the Connecticut Network (ACORN), utilizing a Carlson Brx7 receiver.
- Vertical datum is based on the National Geodetic Vertical Datum of 1988. Datum obtained on March 12, 2026 with static GPS observations on the Connecticut Network (ACORN), utilizing a Carlson Brx7 receiver.
- A variance was granted to the subject parcel by the Town of Watertown Zoning Board of Appeals and recorded in Volume 1192, Page 305 of the W.L.R.
- Contour interval is two (2) feet.
- All monumentation found or set is depicted or noted hereon.
- This property is subject to any and all local, state and federal ordinances, statutes, rules and/or regulations, restrictions, public or private law or easement(s); or claims of adverse possession which may affect the premises.
- This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris, other than the piping depicted as being "As-built". This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The subsurface utility locations depicted on this survey have been interpreted from visible evidence or painted markings. However, the indicated existing utilities are based on limited information and all utilities may not be shown. The underground items depicted or noted are approximate and not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.
- Map References:
 - Map #38 filed in the Watertown Land Records.
 - Map #3070 filed in the Watertown Land Records.
 - "Foundation As-Built Map, Lots 29, 30, 31 & 32, The Davis Homestead, Harvard Street, Watertown, Connecticut, Prepared For, Keneicut Hardware, LLC, Dated 3/3/03, Scaled 1"=20', by Land-Data Engineers".
 - "Site Plan, Lots 29, 30, 31 & 32, The Davis Homestead, Harvard Street, Watertown, Connecticut, Prepared For, Keneicut Hardware, LLC, Dated 7/02, Scaled 1"=20', by Land-Data Engineers".



GENERAL LEGEND

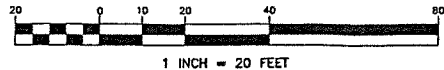
Ex. 10' Contours	---000---	Gas Main	—G—G—	Ex. 'C' Catch Basin	
Ex. 2' Contours	---000---	Force Main	—FM—FM—	Ex. 'C-L' Catch Basin	
Ex. Spot Elevation	+000.0	Underground Electric	—UGE—UGE—	Ex. Drainage Manhole	
Ex. Edge of Pavement	=====	Underground Telecom	—TEL—TEL—	Ex. Drainage Pipe	
Ex. Bit. Curbing	=====	Unknown Underground Utility	—U—U—	Ex. Sanitary Manhole	
Ex. Concrete Curbing	=====	Underground Traffic Control	—T—T—	Ex. Sanitary Pipe	
Ex. Granite Curbing	=====	Wire Fence	—X—X—	Ex. Utility Box	
Ex. Well		Chain Link Fence	—O—O—	Ex. Utility Pole	
Ex. Water Valve		Stockade Fence	—S—S—	Ex. Parking Lot Light	
Ex. Fire Hydrant		Stonewall	—W—W—	Ex. Soil Boring	
Ex. Gas Valve		Treesline	—T—T—	Overhead Electric	
Ex. Traffic Sign		Deciduous Tree		Water Main	
Ex. Monitoring Well		Coniferous Tree			

APPROVED BY THE TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION

Chairman / Secretary Date

To the best of my knowledge and belief, this
map is substantially correct as noted hereon.

DAVID A. HUGHES, L.S. REG. NO. 770111
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO



PROPERTY & TOPOGRAPHIC
SURVEY
#3 HARVARD STREET
OAKVILLE, CT
PREPARED FOR
NAPOLI ASSOCIATES, LLC

REVISIONS

DRAWN BY: DAH
DATE: 03/31/26
SCALE: 1" = 20'
APPROVED BY: DAH

DAVID A. HUGHES
PROFESSIONAL
ENGINEER &
LAND SURVEYOR
57 NEWBY STREET
OAKVILLE, CT 06679
(860) 681-7483

PROJECT NO.
0421
DWG. NO.

61

PROJECT NOTES:

1. OWNER: NAPOLI ASSOCIATES, LLC.
2. APPLICANT: NAPOLI ASSOCIATES, LLC.
3. STREET ADDRESS: 3 HARVARD STREET.
4. MAILING ADDRESS: 58 PLEASANT DRIVE, SOUTHURY, CT 06488.
5. TOTAL AREA OF PARCEL: 21,308 S.F. OR 0.489 ACRES.
6. EXISTING ZONE IS HARVARD OAKVILLE VILLAGE PLANNED DEVELOPMENT DISTRICT (HOVPDD).
7. UNDERLYING ZONE IS: (B-C) OAKVILLE CENTRAL BUSINESS DISTRICT.
8. PRESENT USE: VACANT RETAIL/COMMERCIAL.
9. PROPOSED USE: MULTI-FAMILY DWELLING.
10. NO INLAND WETLANDS EXIST ONSITE.
11. SITE IS SERVICED BY PUBLIC WATER, SEWER, AND GAS
12. ALL SITE WORK SHALL CONFORM TO SPECIFICATIONS AS OUTLINED IN C.D.O.T. FORM 819 DATED 2024, INCLUDING ALL TRAFFIC SPECIAL PROVISIONS AMENDED TO DATE.
13. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
14. REFER TO SHEET C2 FOR ALL CONSTRUCTION NOTES.

EXTERIOR LIGHT FIXTURE SCHEDULE

TYPE	MANU.	FIXTURE DESCRIPTION	QUANTITY
1	LITHONIA	3000K LED ARM MOUNT RETRO-FIT LUMINAIRE WITH "FULL CUTOFF OPTICS" CATEGORY # DSX2 LED, WITH TIMER, OR APPROVED EQUAL	3
2	LITHONIA	3000K LED WALL PACK LUMINAIRE WITH "FULL CUTOFF OPTICS" CATEGORY # DSXW1 LED, WITH TIMER, OR APPROVED EQUAL	1
3	LITHONIA	3000K CANOPY LUMINAIRE WITH FROSTED LENS CATEGORY # CNY-LED-ALO, OR APPROVED EQUAL	6

MAIN STREET

CALL BEFORE YOU DIG

CONNECTICUT

1-800-922-4455

811

CALL 2 BUSINESS DAYS IN ADVANCE
TO LOCATE BURIED UTILITY PIPE AND CABLES
OF UNDERGROUND MEMBER UTILITIES

WWW.CBYD.COM

ZONING DATA

ZONE IS (B-C) - OAKVILLE CENTRAL BUSINESS DISTRICT

	REQUIRED	EXISTING	PROPOSED - PDD
MINIMUM LOT AREA	NO MINIMUM	21,308 SF	21,308 SF
MINIMUM LOT FRONTAGE	NO MINIMUM	279.53'	279.53'
MINIMUM FRONT YARD SETBACK:			
ABUTTING A NON-RESIDENTIAL DISTRICT	NO MINIMUM	5.8'	NO MINIMUM
ABUTTING A RESIDENTIAL DISTRICT	NO MINIMUM	N/A	N/A
MINIMUM REAR YARD SETBACK:			
ABUTTING A NON-RESIDENTIAL DISTRICT	NO MINIMUM	2.0'	1.5'
ABUTTING A RESIDENTIAL DISTRICT	35'	N/A	N/A
MINIMUM SIDE YARD SETBACK:			
ABUTTING A NON-RESIDENTIAL DISTRICT	NO MINIMUM	62.8'	40'
ABUTTING A RESIDENTIAL DISTRICT	35'	N/A	N/A
ALLOWABLE PROJECTION	2'	N/A	2'
MINIMUM BUILDING SEPARATION	5'	N/A	N/A
MINIMUM PARKING/LOADING SETBACKS			
FRONT YARD:			
ABUTTING A NON-RESIDENTIAL DISTRICT	NO MINIMUM	0'	NO MINIMUM
ABUTTING A RESIDENTIAL DISTRICT	35'	N/A	N/A
SIDE AND REAR YARD:			
ABUTTING A NON-RESIDENTIAL DISTRICT	NO MINIMUM	2'	NO MINIMUM
ABUTTING A RESIDENTIAL DISTRICT	35'	N/A	N/A
BUILDING COVERAGE	75%	34.6%	40%
IMPERVIOUS COVERAGE	90%	90.1%	90%
MAXIMUM FLOOR AREA RATIO	2.0	0.32	0.70
MAXIMUM BUILDING HEIGHT (IN STORIES)	4	1	2
MAXIMUM BUILDING HEIGHT (IN FEET)	50'	28'	38'

PARKING REQUIREMENTS:

Refer to Parking and Loading Basic Provisions per Section 6.2, of the Watertown Zoning Regulations.

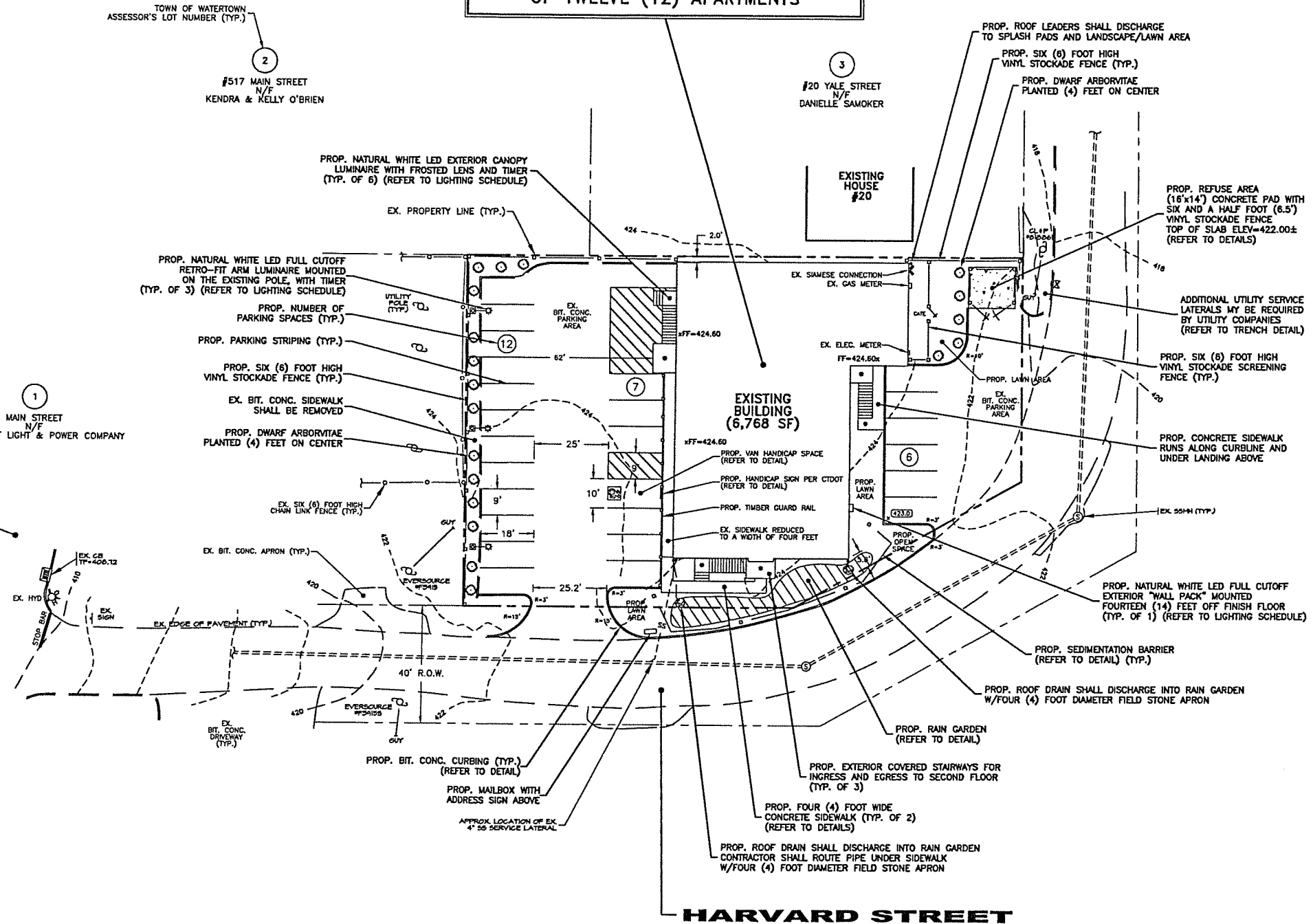
*Note: NO minimum off street parking is required as the application proposes less than sixteen (16) units.

RESIDENTIAL PARKING SPACE CALCULATION:

- 1.) TWO BEDROOM DWELLING UNITS (2 SPACES/UNIT)
- 2.) TWELVE, TWO BEDROOM DWELLING UNITS PROPOSED = 24 SPACES

TOTAL # OF SPACES PROVIDED = 25 (INCLUDING 1 H/C)

RE-USE ALTERATION OF AN EXISTING
BUILDING FROM A VACANT RETAIL
FACILITY TO A MULTI-FAMILY TWO (2)
STORY APARTMENT BUILDING, CONSISTING
OF TWELVE (12) APARTMENTS



SITE PLAN

#3 HARVARD STREET
OAKVILLE, CT

PREPARED FOR
NAPOLI ASSOCIATES, LLC

REVISIONS

NO.	DESCRIPTION
1	
2	
3	
4	
5	

DRAWN BY: DAH

DATE: 08/28/26

SCALE: 1" = 20'

APPROVED BY: DAH

DAVID A. HUGHES
PROFESSIONAL
ENGINEER &
LAND SURVEYOR

57 NORWICH STREET
OAKVILLE, CT 06483
(860) 681-7483

PROJECT NO.

0421

DWG. NO.

C1

APPROVED BY THE TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION

Chairman / Secretary Date

DAVID A. HUGHES, P.E. REG. NO. 70111
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org

SUBDIVISION/ RESUBDIVISION APPLICATION

Application for: _____ Subdivision

Date: 4/1/2021

2 Resubdivision

Location of Property: 250 Old Baird Road, Watertown Ct

Is this parcel within 50 feet of another municipality? Yes _____ No X

Name of municipality: _____

Assessor's Map: 107 Block: 13 Lot: 32

Subdivision Name: Oakley Farm

Total Number of Proposed Lots: 2 Total Acreage: 14 +/-

Number of proposed lots having frontage on existing street: 2 lots

Are there wetlands on the property or will you be draining water into a wetlands? Yes _____ No X

If YES, has an application been submitted to the Inland Wetland Commission? Yes X No X

Applicant: Mark Solimowski c/o Piling & Ryan PC

Address: 250 Old Baird Road

Phone Number: 203-509-5463 Email: j.piling@piling.com

Applicant's Signature: [Signature]

Owner Name: Mark Solimowski

Address: 250 Old Baird Road

Phone Number: 203-509-5463 Email: c/o j.piling@piling.com

Owner's Signature: [Signature]

Information for Applicants and Owners

1. Twelve copies of the subdivision plan, twelve copies of the site development plan, two copies of the construction plans and four copies of the sediment and erosion control plans must be submitted with the application.
2. Public hearings will be held on all resubdivision applications and on subdivision applications at the discretion of the commission.

CERTIFICATE OF TITLE

WATERTOWN, CONNECTICUT

DATE: JULY 28, 2016

TIME: 4:47 P.M.

THIS IS TO CERTIFY that after an examination of the Land Records, as properly indexed, of the Town of Watertown, County of Litchfield and State of Connecticut, to the date hereof, I am of the opinion that so far as it appears from the records, that

MARK SOLIWOCKI

IS the owner, in fee simple, free of all encumbrances, except such as hereinafter mentioned, of a certain piece or parcel of land, with all the improvements thereon, situated in said Town of Watertown, and known as 0 Old Baird Road – Assessor M/B/L 107/13/32, and bounded and described as follows:

All that certain piece or parcel of land with all the improvements thereon, situated in the Town of Watertown, County of Litchfield, and State of Connecticut, and being shown as 0 Old Baird Road (Assessor 107/13/32) which contains the remaining land of Oakledge Farm - containing 26.2953 acres ± as further shown on map entitled, "SUBDIVISION LAND OF OAKLEDGE FARM HAMILTON AVENUE AND OLD BAIRD ROAD, WATERTOWN, CT" Scale: 1" = 100' dated October 2, 1995 by Bradford E. Smith & Son, Land Surveying & Planning Consultants, 247 Main Street South, Woodbury CT recorded on the Watertown Land Records as Map No. #2780.

"Remaining Land of Oakledge Farm – Containing 26.2953 Acres ± "

BEING the property conveyed to Mark Soliwocki by Warranty Deed from Oakledge Farm dated July 28, 2016 and recorded July 28, 2016 in Volume 1983, at Page 273 of the Watertown Land Records.

Said premises are free and clear of any and all encumbrances and defects of record, except for the following:

1. **Subject to:** Building Lines, if established, and any and all provisions of any zoning or planning ordinance, wetland law or regulations and any and all provisions of any ordinance, regulation or public or private law, municipal, state or federal.
2. **Subject to:** Taxes due and payable to the Town of Watertown.
3. **Subject to:** All notes, easements and restrictions as described on Maps relating to this land filed on the Watertown Land Records.
4. **Subject to:** Variance #191 granted by the Town of Watertown permitting "Construction of an Accessory Building on a parcel prior to erection of the principal building" dated

June 27, 1984 and recorded in Volume 363, at Page 179 of the Watertown Land Records.

5. **Subject to:** Approval Granted by the Town of Watertown Planning and Zoning Commission at a regular meeting held on June 1, 2016 voted unanimously to approve application for a 26.29 acres one-lot residential subdivision located at 0 Old Baird Road, Watertown CT subject to conditions for improvement of road. (Expiration June 1, 2021)

NOTE (1): OLD BAIRD ROAD IS A TOWN ACCEPTED ROAD AS DOCUMENTED WITH THE TOWN OF WATERTOWN ENGINEERING DEPARTMENT. THE TOWN DOES NOT HAVE FUNDS AVAILABLE TO IMPROVE THE ROAD. THE FUTURE OWNER HAS AGREED TO IMPROVE A PORTION OF THE ROAD.

NOTE: (2): Approval from Inland/Wetland Agency. Application #990 of Mark Soliwocki for one lot residential subdivision and construction of a single-family selling, driveway, and onsite septic system at 0 Old Baird Road, Watertown, CT as shown on the site plan be approved with some minor modifications in the upland review area in accordance with standard conditions and give Moosa Rafey the authority to issue a permit after the 14 days. Motion made by: G. Touponse - Second by: J. Polletta All in Favor – Granted on May 12, 2016

NOTE THIS DEED IS NOT PART OF THE CHAIN OF TITLE. CAROL ANN LUKOS, AKA CAROL A. LUKOS AND SIMON LUKOS NEVER OWNED THE PROPERTY REFERENCED IN THIS SEARCH. THIS TITLE EXAMINER SPOKE WITH ATTORNEY PALUMBO, OF WATERBURY CT IN REFERENCE TO THIS DEED. AT ONE POINT THERE WAS DISCUSSION OF A PROPERTY LINE DISPUTE. THE NEIGHBORS RESOLVED THE DISPUTE WITHOUT FILING A LAW SUIT. THE NEIGHBORS FILED THIS DEED WITH THE INTENTION OF CONVEYING ANY INTEREST THEY CAROL AND SIMON LUKOS MAY HAVE TO THE PROPERTY. BRUCE M. BELLERIVE, KEVIN BELLERIVE AND JOSEPH RICHARD LOPES WERE NOT LISTED ON THE DEED INTO OAKLEDGE FARM THE CURRENT OWNER.

NOTE (4): The “Barn” is in a R70 Zone the rear portion of the property is in a R30 Zone

NOTE: Taxes 2014 List – Assessment \$60,900.00 – Total Tax \$1,833.10 – PAID IN FULL

NOTE: Property in an area of minimal flooding as further shown on Panel No. 0900580010B dated November 5, 1980 – Zone C

NOTE: Call Water Department and/or Fire District and/or Water & Sewer Authority (whichever may apply for this property) for any charges and/or payoffs.

Subject to such state of facts and conditions that an accurate survey and personal inspection of the premises would disclose.

Subject to any riparian, drainage or littoral rights of others, common law or statutory, in and to any stream or other body of water adjoining, situated on, passing through the premises.

Subject to any and all provisions of any statute, ordinance, municipal regulation, zoning, planning and wetland laws and regulations, building lines, if established, or public or private law, local, state or federal.

Subject to rights of persons in possession other than the owner.

Subject to unrecorded mechanic's liens.

Subject to unrecorded inchoate liens.

Subject to governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the chain of title at the date hereof.

Subject to forgery or claims of forgery.

Subject to usury or claims of usury.

Subject to bankruptcy or receivership unless notice of such bankruptcy or receivership appears in the chain of title at the date hereof.

Subject to The Non-Intercourse Act of July 22, 1790, 1 Stat. 137, as modified by 16 Stat. 566 (25 USCS Subsection 71). See also 25 USCS Subsection 177 and Act June 30, 1834, c. 161, Subsection 12, 4 Stat. 730.

NOTE: Inquiry should be had of the proper authorities regarding the payment of current taxes, water bills and assessments for which liens have not yet been filed.

NOTE: We make no representation as to any loss, or damage by reason of any consumer credit protection, "Truth-in-Lending", or similar law or laws.

NOTE: As to easements, and other rights (if any mentioned in this Certificate), we did not search the holders thereof for any assignments, transfers etc.

NOTE: Real Estate Taxes: Special Assessments (i.e. sewer use, water use, fire district, etc.) For Informational Purposes Only: This office does not have direct access to Tax Collector's records and

therefore must rely entirely upon information supplied to us by the staffs in those offices. Many towns do not maintain their records properly. Taxes and special assessments must be confirmed before closing. No liability will be assumed by this office on any delinquencies for which there is not a corresponding lien properly filed and indexed in timely manner on file in the Town Clerk's Office.

NOTE: This Certificate of Title is issued for the sole use and benefit of (and our liability is limited only to) the person or persons to whom it is issued.

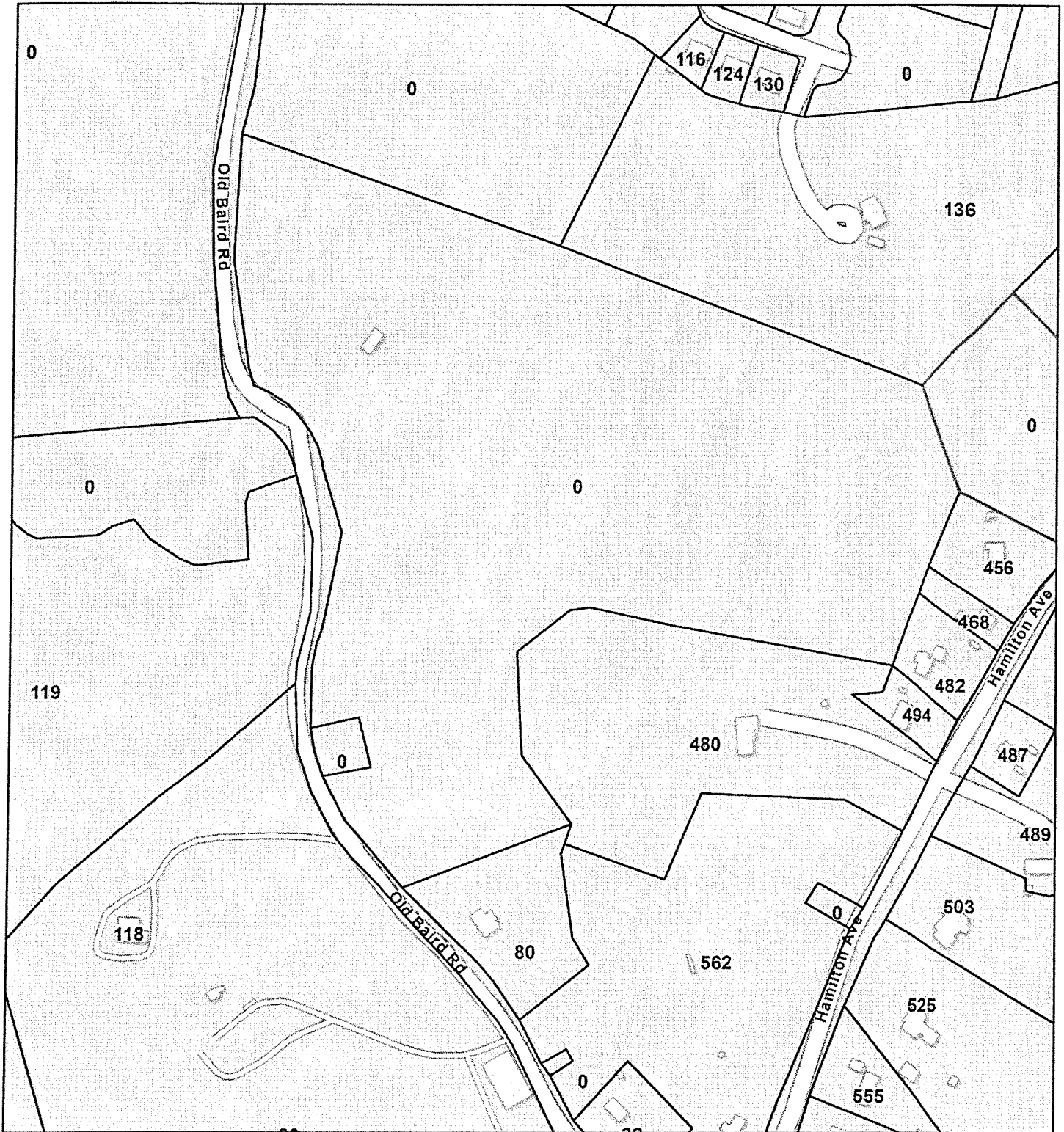
Dated at Watertown, Connecticut, this 28th day of July, 2016 at 4:47 p.m.

Certified to:
MARK S. SOLIWOCKI

FRANKLIN G. PILICY, P.C.

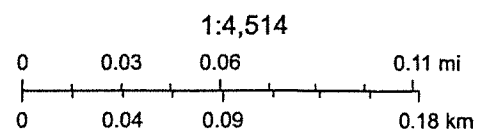
By _____
Franklin G. Pilicy
Commissioner of Superior Court

Watertown CT, Web Map



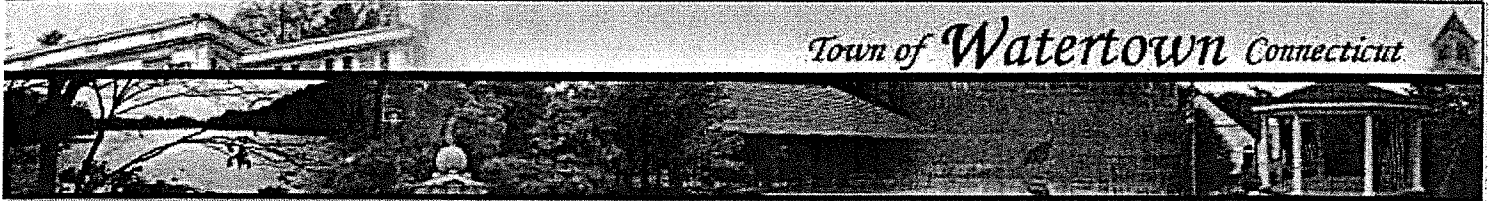
4/1/2026, 2:16:35 PM

 Parcel Polygons



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2023.



Information on the Property Records for the Municipality of Watertown was last updated on 3/31/2026.



Parcel Information

Location:	OLD BAIRD RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	000843	Map Block Lot:	107 13 32	Acres:	26.2900
490 Acres:	24.00	Zone:	R70	Volume / Page:	1983/0273
Developers Map / Lot:		Census:	3602		

Value Information

	Appraised Value	Assessed Value
Land	197,600	72,660
Buildings	201,900	141,330
Detached Outbuildings	0	0
Total	399,500	213,990

Owner's Information

Owner's Data

SOLIWOCKI MARK
250 OLD BAIRD RD
WATERTOWN, CT 06795

Building 1



22	12
15 FR- FGR	FOP
48	48
22 FOP 8	

Building Use:	Single Family	Style:	High Ranch	Living Area:	1,056
Stories:	2.00	Construction:	Wood Frame	Year Built:	2021
Total Rooms:	5	Bedrooms:	1	Full Baths:	1

Half Baths:	1	Fireplaces:	0	Heating:	Forced Hot Air
Fuel:		Cooling Percent:	100	Basement Garages:	2
Roof Material:		Siding:		Units:	

Special Features

Attached Components

Type:	Year Built:	Area:
Frame Garage	2021	1,056
Open Porch	2021	176
Open Porch	2021	576

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
SOLIWOCKI MARK	1983	0273	07/28/2016		\$147,000
BELLERIVE BRUCE M ETALS	0420	0010	05/30/1986		\$0

Building Permits

Permit Number	Permit Type	Date Opened	Reason
75-2023	Tank	01/23/2023	Install 3 120 gallon LP tanks to the stub out provided on left side of garage. System will be upgra
594-2021	Addition	12/22/2021	12 X 48 balcony
594-2021	Exterior Renovation	12/22/2021	12 X 48 BALCONY

Permit Number	Permit Type	Date Opened	Reason
290C-2021	Electrical	10/04/2021	Electrical wiring for 1 family dwelling
290B-2021	HVAC	10/04/2021	Air conditioning for 1 Family Dwelling
290-0221	Plumbing	10/04/2021	PLUMBING FOR 1 FAMILY DWELLING
290A-2021	Heating	10/02/2021	HEATING FOR 1 FAMILY DWELLING
290B-2021	Air Conditioning	10/02/2021	AIR CONDITIONING FOR 1 FAMILY DWELLING
290D-2021	Electrical	10/02/2021	ELECTRICAL WIRING FOR 1 FAMILY DWELLING
84665	Residential	05/15/2020	RENOVATE EXISTING BARN TO 1 FAMILY DWELLING, ADD 22 X 48 SECOND FLOOR
84562	Tank	03/27/2020	1000 GAL PROPANE TANK UNDERGROUND WITH 200 UNDERGROUND PIPING
80131	Electrical	02/28/2017	TEMP EL SERVICE

Information Published With Permission From The Assessor



SCALE: 1"=1000'

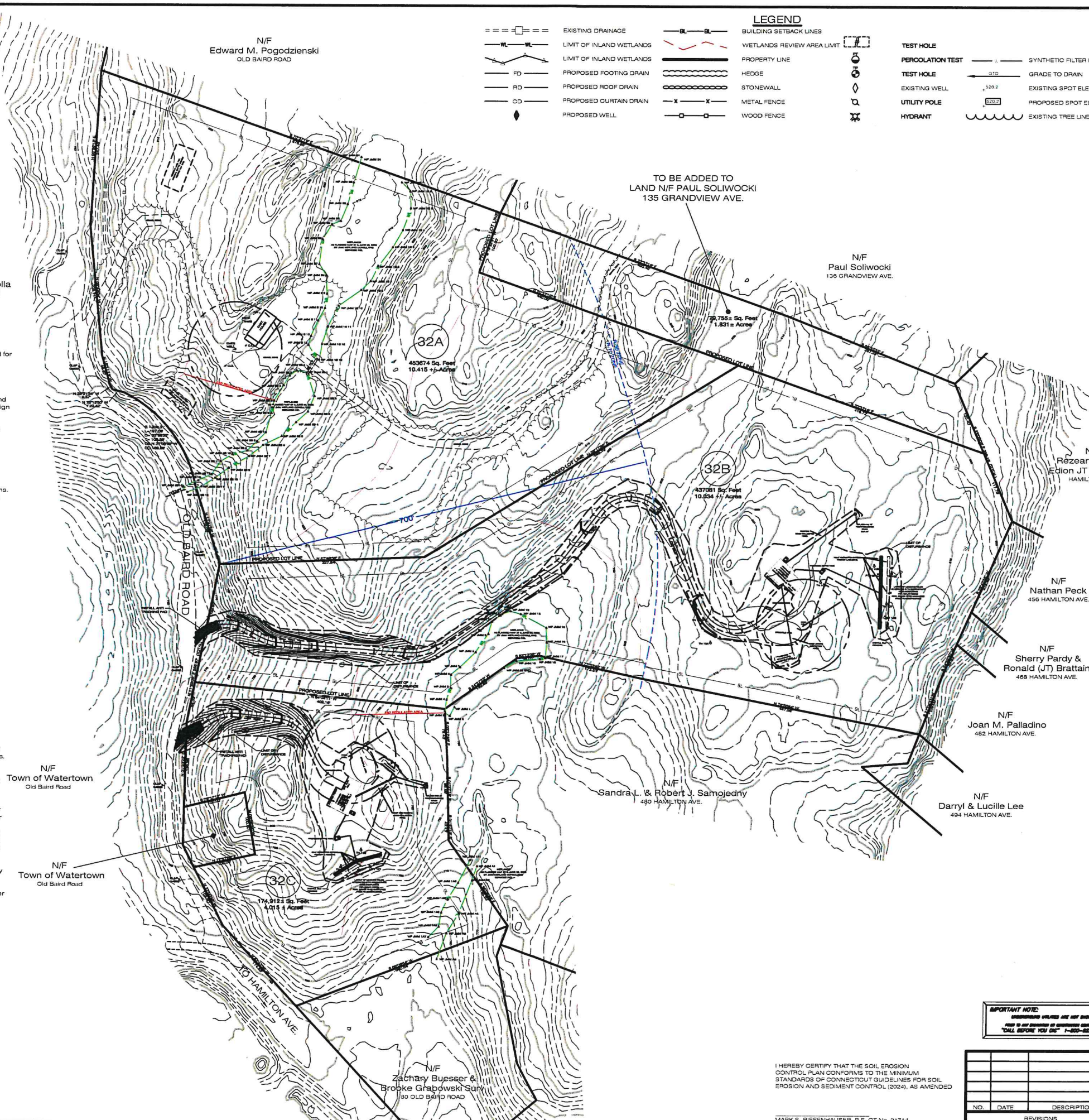
N/F
Salvatore Solla
Old Baird Road

1. These plans are for review by governmental agencies only and are not to be used for construction.
2. All construction methods, materials and septic installations are to conform to all applicable local and state regulations.
3. Grading to be according to applicable regulations a normal standards of good practice.
4. It is the contractor's responsibility to verify all on site and off site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
5. The location of underground utilities, if any, is unknown.
6. Existing on site topography and site features are from a field survey performed by this office.
7. Proposed building will be served with private water and a private septic disposal system.
8. Refer to soil erosion control plans for all erosion control information.
9. All construction to be done to the Town standards.
10. Elevations refer to NAVD 88 datum.
11. All utilities to be installed underground.
12. Inverts for all culverts and flared ends to be modified if necessary by field conditions.
13. All storm sewer pipe shall be CFP unless approved otherwise by the public works.
14. Erosion control measures shall not be utilized where deemed necessary.
15. Any retaining walls greater than 3 feet shall be designed by a structural engineer.

1. Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical.
2. Hay bale filters will be installed at all culvert outlets and along the toe of all critical cut and fill slopes. clogged, or decomposing hay bales shall be replaced immediately.
3. Culvert discharge areas will be protected with rip-rap channels. Energy dissipaters will be provided as necessary.
4. Catch basins will be protected with crushed stone, hay bale filters, or silt sacks (as appropriate) throughout the construction period and until all disturbed areas are thoroughly stabilized.
5. All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the 'Guidelines for Soil Erosion and Sediment Control' of the State of Connecticut, as amended.
6. Erosion and sediment control measures will be installed prior to construction whenever possible.
7. All control measures will be maintained in effective condition throughout the construction period.
8. Additional control measures will be installed during construction if necessary or required.
9. The responsibility for implementing the erosion and sediment control plan will rest with the owner, who is also responsible for informing all concerned of the requirements of the plan, for notifying the planning administration of any transfer of responsibility, and for seeing that a copy of the site plan accompanies the title to the land be transferred.

1. Seedbed Preparation - Fine grade and rake surface to remove stones larger than 2" in diameter. Install needed erosion control devices such as surface water diversions. Grade stabilization structures, sediment basins or drainage channels to maintain grassed areas. Apply limestone at a rate of 2 tons/ac, or 90 lbs/1,000 SQ FT unless otherwise required according to soil test results. Apply fertilizers with 10-10-10 at a rate of 50 lbs/ac to cover topsoil. Seed and mulch surface with seed from same sources. Work lime and fertilizer into soil uniformly to a depth of 4" with a whisk, spring tooth harrow or other suitable equipment following the contour lines.
2. Seed Application - Apply grass mixtures at rates specified by hand, cyclone seeder or hydroseeder. Increase seed mixture by 10% if hydroseeded is used. Lightly drag or rake seedbed into place to cover seed. Seeding for selected fine grasses should be done between April 1 and June 1 or between August 15 and October 15. If seeding cannot be done during these times, repeat mulching procedure below until seeding can take place or seed with a quick germinating seed mixture to stabilize slopes. A quick germinating seed mixture (Domestic Ryegrass) can be applied between June 15 through August 15 as approved by the Architect or Engineer.
3. Mulch - Immediately following seed application, mulch surface with straw, hay or wood fiber at a rate of 1.5 to 2 tons/AC (80#/1,000sq.ft), except as otherwise specified elsewhere. Mulches should be free of weeds and coarse matter. Spread mulch by hand or mulch blower. Punch mulch into soil surface with track machine or disk harrow set straight up. Mulch material should be "tucked" approximately 2"-3" into soil immediately following mulch spreading or setting, in combination with straw, hay or wood fibers, will be used where difficult slopes do not allow harrowing by machines.
4. Grass Seed Mixtures

Temporary Covers	Permanent Covers
Annual ryegrass 20 lbs/ac	Perennial Ryegrass 40 lbs/ac
Annual ryegrass 20 lbs/ac	Canada Bluegrass 20 lbs/ac
A minimum of 5 inches of topsoil shall be spread over all cut and fill areas.	



Channel Applications:

1. Prepare soil before installing blankets, including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the blanket in a 6" (15.2 cm) deep by 6" (15.2 cm) wide trench with approximately 12" (30 cm) of blanket extended beyond the top slope pinch. Anchor the blanket with a row of staples/staples approximately 12 (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of blanket back over seed and compacted soil. Secure blanket over compacted soil with a row of staples/staples spaced approximately 12" (30 cm) apart across the width of the blanket.
3. Refer to the direction of water flow in bottom of channel. Blankets will unroll with appropriate side against the soil surface. All blankets must be securely fastened to soil surface by placing staples/staples in appropriate locations as shown in the staple pattern guide. When using optional DOT System(TM), staples/staples should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place successive blankets end over end (single style) with a 4"-5"(10-15cm) overlap. Use a double row of staples staggered 4"(10cm) apart and 4"(10cm) on center to secure blankets.
5. Full length edge of blankets at top of side slopes must be anchored with a row of staples/staples approximately 12" (30 cm) apart in a 6" (15 cm) deep by 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Anchor the blanket must be overlapped approximately 2" (5 - 10 cm) (depending on blanket type) and stapled to ensure proper seam alignment. Place the edge of the overlapping blanket (blanket being installed on top) even with the colored Seam Stitch(TM) on the blanket being overlapped.
7. In high flow channel applications, a staple check slot is recommended at 30 - 40 ft (9 m - 12 m) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure the staples.
8. The terminal end of the blankets must be anchored with a row of staples/staples approximately 12" (30 cm) apart in a 6" (15 cm) deep by 6" (15 cm) wide trench. Backfill and compact the trench after stapling. Refer to manufacturers staple guide for correct staple pattern.
9. Hay Bales: Bales as ordered to provide for temporary control of erosion or pollution or both, in conjunction with the staples. Upon acceptance of the contract, the bales shall be left in place unless released to the contractor.
10. ADJUSTING: If any staples become loosened or raised, or if any matting becomes loose, torn, or undermined, make satisfactory repairs immediately. Maintain areas mulched or matted, until the vegetation becomes established. Remove or level and grade the excess required to present a sightly appearance and to prevent any obstruction of the flow of water or any other interference with the operation of or access to the permanent works.

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECPs extended beyond the up-slope portion of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECPs back over seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple placement guide. The staples/stakes in the DOT locations must be placed at least 12" (30 cm) apart across the width of the RECP. The staples/stakes must be placed through each of the colored dots corresponding to the appropriate staple pattern. The edges of parallel RECPs must be stapled with approximately 2" to 5" (5 to 12.5 cm) overlap, depending on RECP type.
4. Consecutive RECPs spliced down the slope must be placed end over end (angle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire width of the RECP.
5. In areas with steep slopes or slope lengths greater than 5' may be necessary to properly secure the RECPs.

IMPORTANT NOTE:
UNDERSTANDING UTILITIES ARE NOT SHOWN
PERT TO ANY CHANGES IN CONSTRUCTION COSTS -
"CALL BEFORE YOU DIG" 1-800-822-4433

MARK S. RIEFFENHAUSER, P.E., GT No. 21714

NO.	DATE	DESCRIPTION
REVISIONS		

OVERALL SITE DEVELOPMENT PLAN
DEPICTING RESUBDIVISION OF
ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOCKI

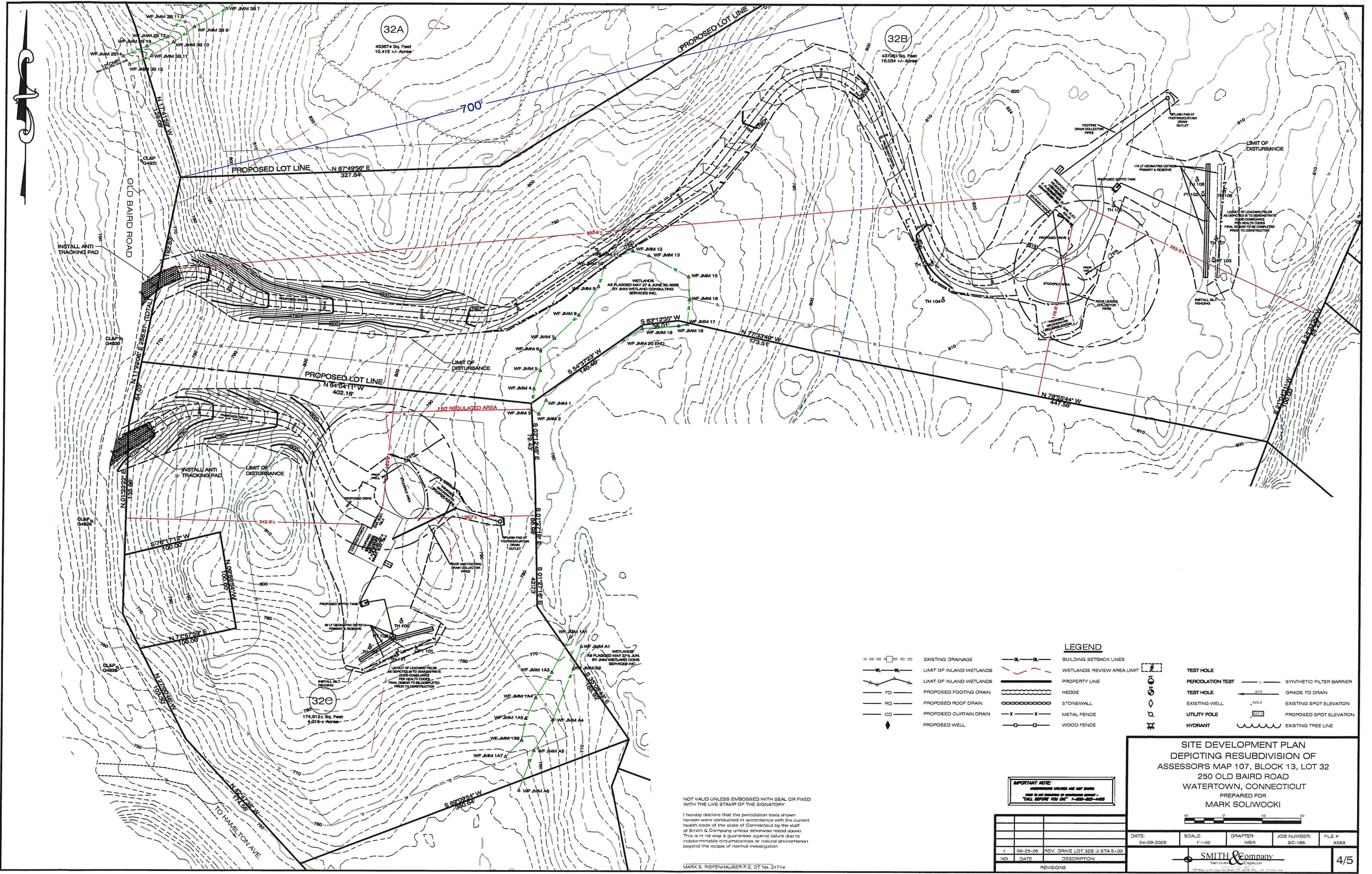
DATE: 04-09-2026	SCALE: 1"=80'	DRAFTER: MSR	JOB NUMBER: SC-165	FILE #: XXXX
				2/5



I hereby declare that the percolation tests shown hereon were conducted in accordance with the current health code of the state of Connecticut by the staff of Smith & Company unless otherwise noted above. This is in no way a guarantee against failure due to indeterminate circumstances or natural phenomenon beyond the scope of normal investigation

NO.	DATE	DESCRIPTION
REVISIONS		

3/5



NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY.

I hereby declare that the percolation tests shown hereon were conducted in accordance with the current health code of the state of Connecticut by the staff of Smith & Company unless otherwise noted above. This is in no way a guarantee against failure due to indeterminate circumstances or natural phenomenon beyond the scope of normal investigation.

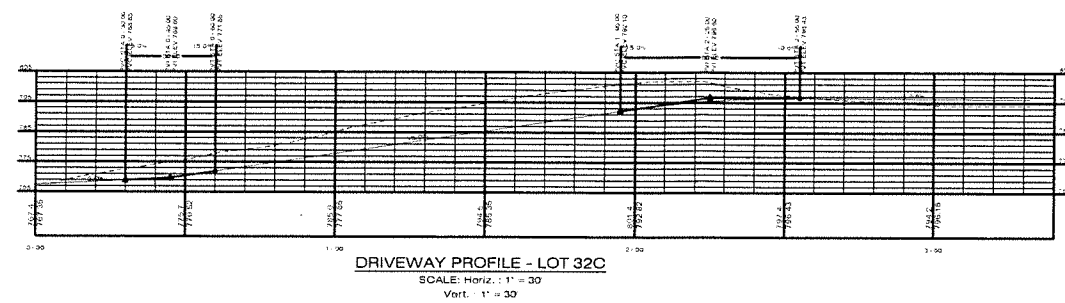
MARK S. RIEPENHAUSER P.E. OT No. 21714

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
BASED ON ANY INFORMATION OR RECORDS AVAILABLE.
"CALL BEFORE YOU DIG" 1-800-485-4800

NO.	DATE	REVISIONS
1	08-25-26	REV. DRIVE LOT 32B @ STA 5+00

SITE DEVELOPMENT PLAN
DEPICTING RESUBDIVISION OF
ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOCKI

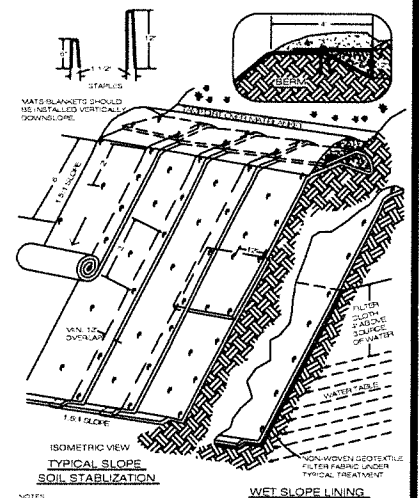
DATE:	04-09-2026	SCALE:	1"=40'	DRAFTER:	MSR	JOB NUMBER:	SC-165	FILE #:	XXXX
SMITH & COMPANY Surveyors & Engineers 180 New York Ave., New Britain, CT 06053-1000									4/5



Roots to 25"
Restrictive Layer @ 25"
No Groundwater
Ledge @ 60"

PERCOLATION RATE
1" / 10 minutes

PROPERTY	DESIGN										PROPOSED LEACHING SYSTEM
	DEEPS	PERC #	PERC RATE	PF	R S DEPTH	SLOPE	HF	FF	MLSS	REQ'D SQ FT LEACHING	
LOT 32B-4 BR's	100-103	100, 101	10-1-20 0	1.25	24	>15 0	24	1.75	52.5	787.5	1 Row 60 LF GST 6212 (600 sf)
LOT 32C-4 3R's	105-108	102, 103	>10 1	1.0	25	<1	66	1.75	115.5	577.5	1 Row 116 LF GST 9206 (684.4 sf)



IMPORTANT NOTE:
UNSATISFIED CUSTOMERS ARE NOT SHOWN
FROM IN ANY MANNER ON CREDIT REPORTS -
"CALL BEFORE YOU DIE" 1-800-862-4403

NO.	DATE	DESCRIPTION

REVISIONS

THE CITY OF WATERBURY, ZONING COMMISSION

DATE: AUGUST 31, 2026 MAILED CERTIFIED/RETURN RECEIPT
TO: MUNICIPALITIES ADJOINING WATERBURY
FROM: CITY OF WATERBURY, CITY PLANNING DEPARTMENT
RE: NOTICE OF PROPOSED ZONING REGULATION AMENDMENT

In accordance with the Connecticut General Statutes, you are hereby notified that the Zoning Commission of the City of Waterbury will hold a public hearing to consider amendments to the Zoning Regulations for the City of Waterbury. The description of the proposed amendments as well as the date time and location of the public hearing is noted below.

WATERBURY ZONING COMMISSION
NOTICE OF PUBLIC HEARING

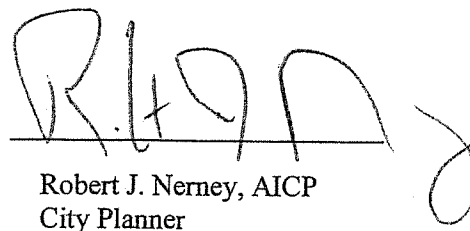
Date: Wednesday, October 28, 2026
Time: 7:00 PM
Place: Aldermanic Chambers, 2nd Floor, Waterbury City Hall, 235 Grand Street, Waterbury, CT 06702

The application is as follows:

PL 2026-0192 Zoning Regulation Amendment- Proposed revisions to the City of Waterbury Zoning Regulations to: 1) Amend Article 4, Section 4.08 (Master Use Table) for the purpose of establishing and defining "Self-Service Storage Facility" uses and 2) 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. **Applicant:** Sami Abunasra. **Open Hearing Deadline:** October 30, 2026.

A copy of the petition is enclosed. Copies of the petition are also on file and available for public inspection in the Office of the City Plan Department, 185 South Main Street, Waterbury, Connecticut 06706.

ATTEST:


Robert J. Nerney, AICP
City Planner

PL2026-0192



**CITY OF WATERBURY
ZONING COMMISSION
PETITION TO AMEND THE
ZONING MAP OR REGULATIONS**

Page 1
Zoning Amendment 6-1-15
Received by

AUG 10 2026

City Plan Dept.

Fee: \$ 660.00
Includes \$60 State Fee

Application is hereby made pursuant to Section 11.12 of the Zoning Regulation, City of Waterbury for an amendment to the zoning map or the text of the zoning regulations.

PROPERTY INFORMATION:

ADDRESS: 575 Union Street, Waterbury, CT
MAP-BLOCK- LOT: 0347-0093-0115

DATE: 08/07/2026

APPLICANT:

Name: Sami Abunasra
Address: 1030 New Britain Ave
City, State, Zip: West Hartford, CT 06110
Phone: (201)280-8300
Fax:
Email: sami@didicorp.com

PROPERTY OWNER:

Name: Nasra Waterbury, LLC
Address: 1030 New Britain Ave
City, State, Zip: West Hartford, CT 06110
Phone: (201)280-8300
Fax:
Email: sami@didicorp.com

Property Owners Signature: _____ Date: _____
(Certifies authorization for application and permission to enter the property in connection with the application)
If the proposed zone change area contains multiple parcels, please attach as many SUPPLEMENTAL INFORMATION SHEET(s) as necessary to identify all parcels.

Applicants Signature: _____

Date: 8/6/26

REQUESTED AMENDMENT:

MAP AMENDMENT

Existing Zoning District

What is the area of the land subject to the change?

Acres

Proposed Zoning District

Square Feet

Is the area subject to the change within 500 feet of a municipal boundary? Yes ☐ No ☐

Does the area subject to the change abut the proposed zoning district? Yes ☐ No ☐

REGULATION TEXT AMENDMENT

Section Numbers subject to amendment:					
\$	\$	\$	\$ 4.08	\$ 6.06	\$
\$	\$	\$	\$	\$	\$

ATTORNEYS

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CARLOS A. SANTOS

CESAR L. SOUSA

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TOLL FREE 1-866-729-4555
WWW.FSSPLAW.COM

Received by

AUG 10 2026

City Plan Dept.

August 7, 2026

Michael Hayden, Chairman
Waterbury Zoning Commission
185 South Main Street, 5th Floor
Waterbury, CT 06706

Re: Comprehensive Analysis in Support of Proposed Zoning Map and Zoning
Regulation Text Amendments

Dear Mr. Chairman:

The Applicant seeks approval of a Zoning Regulation Text Amendment creating a Commercial Redevelopment Overlay District (CA-CR) and a corresponding Zoning Map Amendment applying the Overlay District to 575 Union Street. The proposed CA-CR district is intended to facilitate adaptive reuse of large-scale commercial properties through carefully regulated redevelopment opportunities, including self-service storage facilities within pre-existing commercial buildings subject to Special Permit approval.

Description of the Property

The subject property is one of the parcels comprising Brass Mill Center Mall and contains approximately 11.47 acres and an existing commercial building containing approximately 161,744 square feet of gross leasable area. The property is currently located within the CA District and is served by existing roads, parking, utilities, and supporting infrastructure.

Purpose and Need

Changing retail trends, e-commerce, and declining demand for large-format retail space have created redevelopment challenges for shopping centers. The proposed CA-CR provides a mechanism for adaptive reuse, reduction of vacancies, preservation of taxable value, and continued productive use of existing commercial buildings.

Consistency with the POCD and Economic Development

The proposed amendment is consistent with the goals, objectives, and policy recommendations of the City of Waterbury's recently published Plan of Conservation and

Development (“POCD”). The POCD expressly recognizes that Waterbury’s commercial districts are evolving in response to changing consumer behavior, the growth of online shopping, and reduced demand for traditional retail space. The POCD notes that businesses have increasingly shifted toward uses such as food and beverage establishments, automotive uses, fitness facilities, entertainment venues, and other commercial uses that are less susceptible to online competition. The POCD further recognizes that many older shopping centers and commercial corridors must adapt to changing market conditions in order to remain economically viable and continue contributing to Waterbury’s tax base.

Brass Mill Center Mall is one of Waterbury’s largest and most significant commercial properties and is representative of the changing retail environment described in the POCD. Like many regional shopping centers throughout Connecticut and the nation, Brass Mill Center has experienced the challenges associated with declining demand for large-format retail space and changing consumer preferences. The proposed amendment directly responds to those challenges by creating a mechanism for the adaptive reuse of existing commercial space within an established commercial center rather than requiring new development on previously undeveloped land.

The POCD further emphasizes the importance of redevelopment and reinvestment in existing developed areas, recognizing that Waterbury has a limited supply of vacant land and that future growth should focus on the productive reuse of underutilized properties. The proposed CA-CR district recognizes and advances these objectives by facilitating the adaptive reuse of existing commercial buildings, reducing commercial vacancy, encouraging private investment, preserving Waterbury’s commercial tax base, and promoting the long-term viability of a major regional commercial asset.

Accordingly, the proposed amendment is not only consistent with the POCD, but directly implements the POCD’s recommendations regarding commercial redevelopment, adaptive reuse, economic prosperity, and reinvestment in existing commercial properties.

Environmental Impacts and Public Services

The proposed amendment facilitates the adaptive reuse of an existing commercial building within a fully developed commercial site and does not contemplate substantial site expansion, additional impervious surface coverage, or significant alterations to existing drainage patterns. Accordingly, the proposal is not expected to result in adverse environmental impacts and promotes the efficient use of previously developed land. Furthermore, the property is already served by existing public infrastructure, including municipal utilities, transportation facilities, emergency services, and other public services. The proposed use can be accommodated by the existing infrastructure network and is not anticipated to require the expansion of public facilities or municipal services. As such, the amendment represents an efficient and sustainable use of existing development and public investments.

Special Permit Safeguards

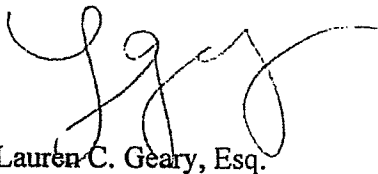
The proposed CA-CR district requires Special Permit approval for self-service storage facilities, ensuring review of compatibility, circulation, parking, landscaping, buffering, lighting, and operational impacts on a case-by-case basis.

Conclusion

The proposed CA-CR district promotes adaptive reuse, economic reinvestment, efficient use of existing infrastructure, and consistency with the POCD. Approval of the amendment will provide a valuable redevelopment tool for a significant commercial asset within Waterbury.

Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'L. Geary', with a long, sweeping horizontal line extending to the right.

Lauren C. Geary, Esq.

Prepared by

DATE: 10/10/17

PROPOSED ZONING TEXT AMENDMENT

NASRA WATERBURY LLC

City Plan Dept.

575 UNION STREET

COMMERCIAL REDEVELOPMENT OVERLAY DISTRICT (CA-CR)

Section 4.08 Master Use Table

USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
Self-Service Storage Facility									SP						6.06.07
**** Permitted in the CA-CR Overlay District, subject to Special Permit approval under Section 6.06 of the Regulations.															

USE DEFINITIONS		AS-OF-RIGHT ACCESSORY USES
Commercial Uses		
<u>Self-Service Storage Facility</u> : - Any real property designed and used for the renting or leasing of individual self-contained units of storage space to occupants who are to have access to such units for storing and removing personal property only, and not for residential purposes, as defined in C.G.S. Section 42-159.		Including not necessarily limited to parking, signs, and loading docks.

Section 6.06. Commercial Redevelopment Overlay District (CA-CR)

6.06.01 Purpose

The CA-CR Overlay District is established to facilitate the adaptive reuse, redevelopment, and continued economic viability of large-scale commercial properties and shopping centers within Waterbury. The district is intended to encourage reinvestment in existing commercial properties experiencing changing market conditions, promote the adaptive reuse of existing commercial buildings, and reduce commercial vacancy and the underutilization of existing structures. It also seeks to preserve and strengthen Waterbury's

commercial tax base while providing flexibility for the reuse of large-format commercial buildings in a manner that remains compatible with surrounding commercial development. The CA-CR Overlay District shall be applied as an overlay district to property located within the CA District. Except as expressly modified herein, all provisions of the CA District and all other applicable provisions of these Regulations shall remain in full force and effect.

6.06.02 Boundaries

The location and boundaries of the CA-CR Overlay District shall be set forth on the map entitled Zoning Map of the City of Waterbury, filed in the office of the City Engineer.

6.06.03 Applicability

The CA-CR District may be applied by amendment to the Official Zoning Map to properties meeting the following criteria:

- i. Located within the Arterial Commercial (CA) District;
- ii. Containing one or more existing commercial buildings constructed prior to the effective date of this Section; and
- iii. Containing not less than 100,000 square feet GFA within one or more principal buildings.

6.06.04 CA-CR Overlay District Permitted Uses

Refer to Section 4.08 – Master Use Table.

6.06.05 CA-CR Development Standards

Refer to Section 4.09 – Master Development Standards Table.

6.06.06 CA-CR Parking, Loading, Access

Refer to Section 9.03 – Parking and Access.

6.06.07 Special Permit Standards for Self-Service Storage Facilities

In addition to the Special Permit standards contained in Section 11.04, self-service storage facilities within the CA-CR Overlay District shall comply with the following requirements:

- i. Located entirely within a pre-existing commercial building.
- ii. No outdoor storage of personal property, commercial materials, vehicles, trailers, shipping containers, equipment, or similar items shall be permitted.
- iii. Any loading areas associated with the use shall be screened from public rights-of-way and adjoining properties.
- iv. The exterior architectural appearance of the building shall be maintained in a manner consistent with the commercial character of the site.
- v. Adequate parking shall be maintained for all remaining uses on the property.
- vi. The Commission may impose such additional conditions as are reasonably necessary to protect the public health, safety, welfare, and the character of the surrounding area.

6.06.08 Considerations

In reviewing any Special Permit application under this Section, the Commission shall consider:

- i. Whether the proposed use promotes the adaptive reuse of an existing commercial building;
- ii. Whether the proposed use contributes to the long-term economic viability of the property;
- iii. Whether the proposed use is compatible with surrounding development; and
- iv. Whether the proposed use advances the purposes of the CA-CR Overlay District.