

**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
Wednesday, November 04, 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 – October 7, 2026
- 6. Staff Report**
- 7. Chairman’s Report**
- 8. Public Hearing**
 - a. **Soliwocki – 250 Old Baird Road** – Three (3) lot resubdivision. MBL# 107-13-32. CCIWA received application on 10/7/26
- 9. Old Business**
 - a. **Soliwocki – 250 Old Baird Road** – Three (3) lot resubdivision. MBL# 107-13-32. CCIWA received application on 10/7/26
- 10. New Business**
 - a. **Palmer – 50 Seemar Road** – Site plan modification for the construction of a 35,000 square foot structure with metal roof and no walls. MBL# 82-89-8
 - b. Approval of 2027 Planning and Zoning Meeting Dates
- 11. Communications and Bills**
- 12. Adjournment**
 - *Next Meeting Date: December 2, 2026*

Raymond Antonacci, Chairman
Planning and Zoning Commission
Town of Watertown, CT

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
REGULAR MEETING MINUTES
Wednesday, October 7, 2026, 6:30 pm
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road**

1. CALL TO ORDER

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

2. Pledge of Allegiance

3. Roll Call & Appointment of Alternates

C. Allen took attendance.

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

Members Absent: L. Cavallo, J. Desmaris

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

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

4. Public Participation

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

5. Approval of Minutes

a. Regular Meeting – September 2, 2026

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

b. Special Meeting – September 23, 2026

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

6. Staff Report

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

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

7. Chairman's Report: None.

8. Public Hearing(s)

- a. **Commission Petitioned Text Amendment – Public Act 25-1 Zoning Compliance** – Proposed amendments to the Watertown Zoning Regulations to bring them into conformity with PA 25-1. *Public hearing opened 9/23/26. NVCOG Positive Referral received 9/23/26.*

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

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

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

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

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

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

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

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

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

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

9. Old Business

- a. **Discussion and Possible Action on Commission Petitioned Text Amendment – Public Act 25-1 Zoning Compliance** – Proposed amendments to the Watertown Zoning Regulations to bring them into conformity with PA 25-1. *Public hearing opened 9/23/26. NVCOG Positive Referral received 9/23/26.*

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

10. New Business

- a. **Vodi Associates, Inc. – 200 Commercial Street** – Site plan application for the construction of additional parking spaces, 25 standard spaces (21 existing, 4 proposed) and 10 proposed truck spaces. MBL #159-45-A.

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

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

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

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

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

- b. Napoli Associates, LLC – 3 Harvard Street – Site plan application for the conversion of an existing commercial building into 12 apartments with associated landscaping and parking changes. MBL #133-213-4.**

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

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

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

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

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

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

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

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

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

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

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

11. Communications and Bills

- a. City of Waterbury City Planning Department Zoning Regulation Amendment, Amend Article 4, Section 4.08 PL 2026-0192 Self Storage Facility and creating provisions known as Article 6 Section 6.06 Commercial Redevelopment Overlay District (CA-CR) for the purpose of facilitating adaptive reuse of existing large scale commercial properties. *Public hearing October 28, 2026, 7:00 pm.*

12. Adjournment

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

Cameron Natusch

Assistant Zoning Enforcement Officer
Town of Watertown, CT



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: 4/1/2026

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 Salnowski 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 Salnowski

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.



Town of Watertown

Connecticut

06795

Town of Watertown
Public Works Department
Watertown Town Hall
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5240
Fax (860) 945-2707
www.watertownct.org

Date: October 21, 2026

To: Spencer Musselman, Administrator for Land Use and Building Services/ZEO

From: Paul Bunevich, Town Engineer

Subject: Data Accumulation Plan

Depicting Resubdivision of Assessor's Map 107, Block 13, Lot 32
250 Old Baird Road
Watertown, CT

After a discussion on October 2nd, 2026 with Attorney Franklin Pilicy (on behalf of the Applicant, Mr. Mark Soliwocki) and Jerry Lukowski, Watertown Public Works Director, below is a summation of the Watertown Public Works Department's position on the above referenced Subdivision Application:

- 1) The existing driveway which serves Mr. Soliwocki's dwelling at the above address is an approximately fifteen foot wide milled bituminous concrete pavement surface, installed by Mr. Soliwocki in conformance with a letter written by Charles Berger Jr., the previous Town Engineer, on June 1, 2016, which required the installation of this width driveway within the Old Baird Road right of way in order for Mr. Soliwocki to access his proposed dwelling site.
- 2) The installation of pull offs and a turnaround at the end of the installed driveway for emergency vehicle access were approved by Mr. Larry Black, the previous Fire Marshal, and field confirmed by Kim Calabrese, the present Fire Marshal, during a field walk in August 2026.
- 3) As the proposed three lot subdivision (the existing lot plus two new building lots) does not involve construction of a new Town road, the Public Works Department has no objection to the development of the new lots, providing the following provisions are met:
 - a) The existing milled surface is widened to eighteen (18) feet from the end of the existing Old Baird Road bituminous concrete roadway (at the turn to the dog pound) to the northerly end of the driveway apron for the proposed Lot 32B.
 - b) The two new lot driveway aprons meet the minimum sight line requirements for a local Town road (230 feet to the right, 210 feet to the left), measured from ten feet behind the intersection of the driveway with the edge of the roadway.

- c) Any portion of the milled Old Baird Road which does not meet the maximum grade requirements (ten percent) shall be regraded to meet such maximum grade.
- d) The existing 12 inch C.M.P. culvert under the driveway, mentioned in my August 25th 2026 review letter to the Watertown C.C.I.W.A., will have to be checked for condition and capacity, as this pipe conveys the runoff from the flagged wetland corridor on Lot 32A and may cause future flooding of the driveway.
- e) All present and future maintenance of this driveway will remain the responsibility of the owners of the proposed lots 32A, 32B and 32C, and be so noted in the deeds which convey the lots to the individual lot owners.
- f) The lot owners will be required to provide Hold Harmless Agreements in a form satisfactory to the Town Attorney, and maintain liability insurance in an amount and form determined by the Town Attorney, naming the Town of Watertown as additional insured. These Agreements are to be recorded in the Watertown Land Records at the time of the sale of each lot.

If you have any questions concerning the above comments please contact me.

Cc: J. Lukowski
F. Pilicy
C. Natusch
A. Donorfio



N/F
Salvatore Solia
Old Baird Road

N/F
Edward M. Pogodzinski
OLD BAIRD ROAD

TO BE ADDED TO
LAND N/F PAUL SOLIWOCKI
135 GRANDVIEW AVE.

N/F
Paul Soliwocki
135 GRANDVIEW AVE.

N/F
Rezart Hoxha &
Edon JT Guzi Surv
HAMILTON AVE

N/F
Nathan Pack
436 HAMILTON AVE

N/F
Sherry Pardy &
Ronald JT Brattain
105 HAMILTON AVE

N/F
Joan M. Palladino
482 HAMILTON AVE

N/F
Darryl & Lucille Lee
481 HAMILTON AVE

N/F
Sandra L. & Robert J. Samojedny
480 HAMILTON AVE

N/F
Zachary Buesser &
Brooke Grabowski Surv
88 OLD BAIRD ROAD

N/F
Town of Watertown
Old Baird Road

ZONING CRITERIA

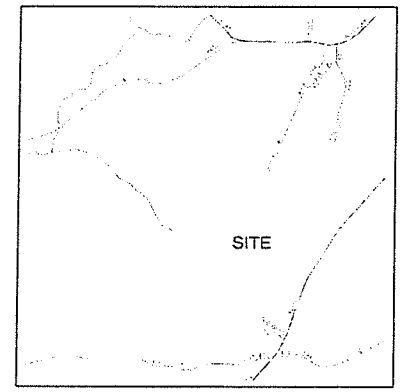
REGULATION	LOT 32A	LOT 32B	LOT 32C
Lot Area - Minimum Municipal Water	70,000 SF 16,415 +/- Acres	32,177 SF 7,415 +/- Acres	17,101 SF 3,915 +/- Acres
Minimum Square Coverage	150	150	150
Minimum Lot Frontage	125	850.08 ±	477.85 ±
Minimum Setback From Front	50'	184.3 ±	242.6 ±
Minimum Setback From Side	25'	250.7 ±	123.2 ±
Minimum Setback From Rear	40'	320.0 ±	130.7 ±
Minimum Lot Coverage by Buildings and Structures as Percent of Lot Area	15%	0.4%	0.4%
Total Lot Coverage	25%	5.0%	3.0%

LEGEND

- EXISTING DRAINAGE
- BUILDING SETBACK LINES
- WETLANDS REVIEW AREA LIMIT
- PROPERTY LINE
- ROAD
- STONEWALL
- METAL FENCE
- WETLAND FENCE
- OVERHEAD UTILITY WIRES
- LIMIT OF INLAND WETLANDS
- EXISTING WELL
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- HYDRANT
- SOIL
- CATCHBASIN (GROUND)
- CATCHBASIN
- WATERHOLE
- LOT POST

NOTES:

- This survey and map has been prepared in accordance with the Sections 30-302a-1 through 30-302b-20 of the Regulations of Connecticut State Agencies - Minimum Standards for Survey and Maps in the State of Connecticut as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Dependent Resurvey and the boundary determination conforms to Horizontal Class A-2. Proposed Lot lines are original survey.
- Reference is made to the following documents on file in the Watertown Town Clerk's Office:
A. Record Map - 2812
B. Deed - Vol. 1935 Pg. 273
- The north bearing is based upon the map referenced in note 2 a. above.
- The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantee that the underground utilities shown conform to all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Total area of lot is 28,295 +/- acres.
- Lot is located in zone R-70 & R-30. Minimum required property line setbacks:
Front 15'-30'
Side 25'-30'
Rear 50'-50'
- Reference is hereby made to Connecticut State Statutes Section 8-17a, as amended, with regards to existing structures three or more years old.
- The inland wetlands depicted are as tagged by JWM Wetland Consulting, LLC on May 27 & June 30, 2025 and located by this office.
- This survey has been prepared in accordance with 1-2" vertical standards, as defined in the minimum standards for surveys and maps in the State of Connecticut, as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., dated September 26, 1996.
- It is the owners and/or contractors responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.



VICINITY MAP
SCALE: 1"=100'

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

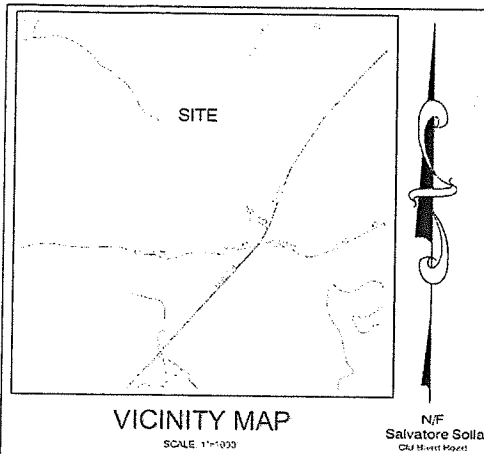
IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
UNLESS THEY ARE LOCATED BY THE SURVEYOR
OR "CALL BEFORE YOU DIG" 1-800-4-A-DIG

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

To my knowledge and belief this map is
substantially correct as shown hereon.

DATE	SCALE	DRAWN	JOB NUMBER	FILE #
06-30-2025	1"=50'	1/2/25	SC-166	XX/XX
1	10-10-25	JERRY JIMENEZ	DESIGN	
2	04-10-25	JERRY JIMENEZ	DESIGN	

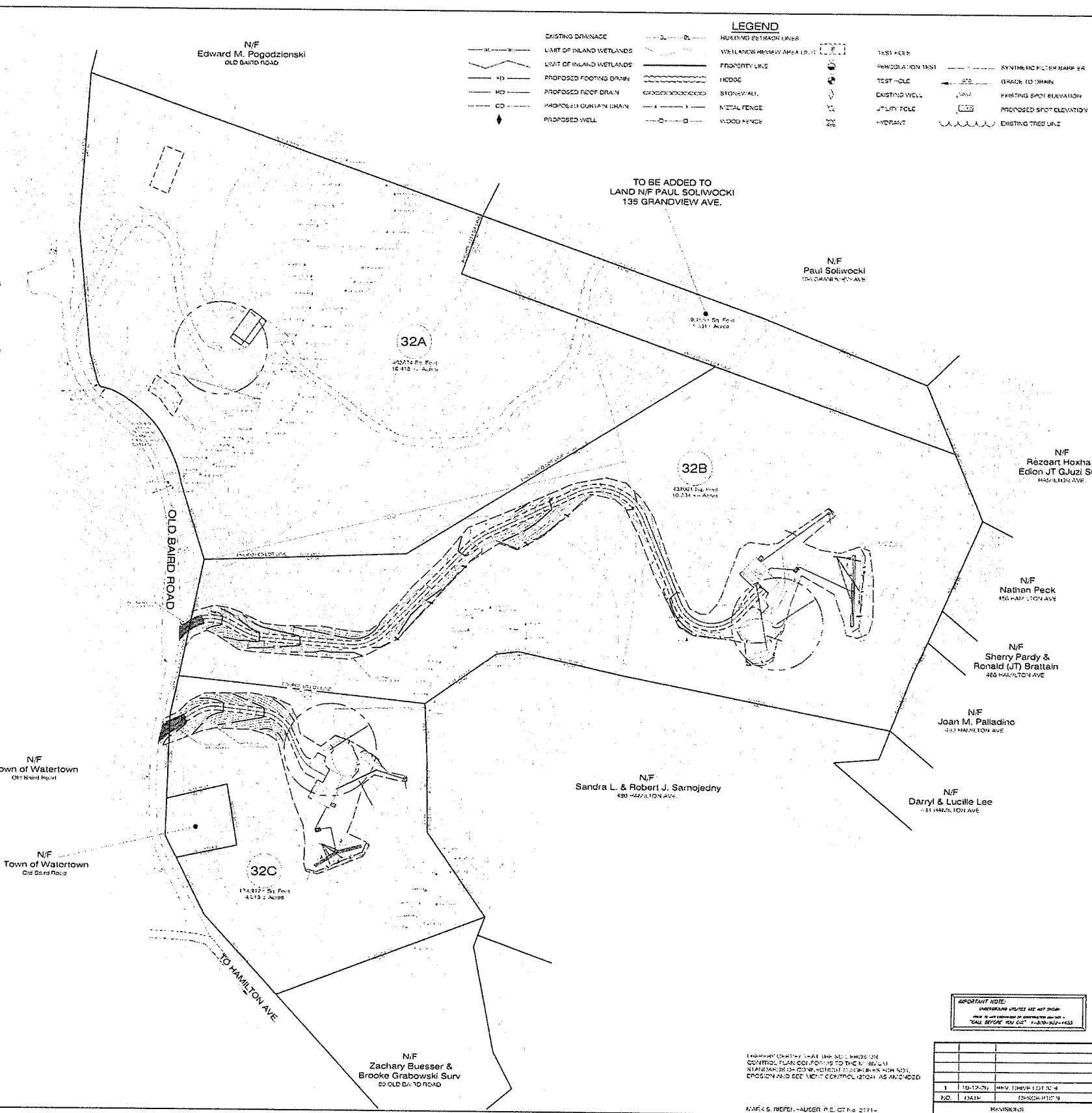
SMITH & COMPANY
Surveyors & Engineers, Inc.



- MAP REFERENCE AND GENERAL NOTES**
- These plans are for review by governmental agencies only and are not to be used for construction.
 - All construction methods, materials and details shall conform to all applicable local and state regulations.
 - Grading to be according to applicable regulations and standards of good practice.
 - 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.
 - The location of underground utilities, if any, is unknown.
 - Existing on-site topography and site features are from a field survey performed by this engineer.
 - Proposed building will be served with private water and a private septic disposal system.
 - Refer to site erosion control plans for all erosion control information.
 - All construction to be done to the Town standards.
 - Elevation refers to NAVD 83 datum.
 - All utilities to be installed underground.
 - Inverts for all culverts and lined ditches to be modified if necessary by field conditions.
 - All open lower pipe shall be CIP unless approved otherwise by the public works.
 - Erosion control notes shall be utilized where deemed necessary.
 - Any retaining walls greater than 3 feet shall be designed by a structural engineer.

- THE FOLLOWING GENERAL SPECIFICATIONS WILL ALSO BE ADHERED TO:**
- Land disturbance will be kept to a minimum. Rehabilitation will be scheduled as soon as practical.
 - Hay bale tires will be installed at all culvert outlets and along the top of all critical cut and fill slopes, clogged, or decomposing hay bales shall be replaced immediately.
 - Culvert discharge areas will be protected with rip-rap channels. Energy dissipaters will be provided as necessary.
 - Catch basins will be protected with erosion stone, hay bale stems, or other suitable appropriate material throughout the construction period and until all disturbed areas are thoroughly stabilized.
 - 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.
 - Erosion and sediment control measures will be installed prior to construction whenever possible.
 - All control measures will be maintained in effective condition throughout the construction period.
 - Additional control measures will be installed during construction if necessary or required.
 - 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.

- SEEDING AND PLANTING REQUIREMENTS**
- Seeded Preparation - King grade and rake surface to remove stones larger than 2" in diameter. Install erosion control devices such as surface water diversions. Grassy seed catchment structures, sediment basins or drainage channels to maintain grassed areas. Apply limestone at a rate of 2 tons/Ac. or 50 lbs/1000 SQ FT unless otherwise required according to soil test results. Apply fertilizers with 10-10-10 at a rate of 200 lbs/Ac. or 75 lbs/1000 SQ FT. At least 50% of nitrogen from organic sources. Use a lime and fertilizer application form to a depth of 4" with a walk-behind spreader or other suitable equipment following the contour lines.
 - Seed Application - Apply grass seed mixture at rates specified by hand, cyclone spreader or broadcast spreader. Increase seed mixture by 10% if mowed or is used. Lightly drag or roll the seeded surface 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.
 - Mulching - Immediately following seeding, mulch the seeded surface with straw, hay or wood chips at a rate of 1.5 to 2 tons/Ac. (800-1,000 lbs.), except as otherwise specified on drawings. Mulches should be free of weeds and coarse matter. Spread mulch by hand or machine. Punch mulch into soil surface with track machine or walk-behind roller. Mulch material should be tuckered approximately 2-3" into the soil surface. Chain all mulch bales or netting. In combination with the straw, hay or wood chips, in the seed where difficult slopes do not allow handworking by machines.
 - Grass Seed Mixtures
Permanent Covers
Perennial ryegrass 20 lbs/Ac. Creeping Red Fescue 40 lbs/Ac.
Annual ryegrass 20 lbs/Ac. Orchard Bluegrass 20 lbs/Ac.
A maximum of 5 species of grasses shall be spread over all cut and fill areas.



- EROSION CONTROL MAT INSTALLATION**
- Channel Applications:**
- Prepare soil before installing blankets. Including any necessary application of lime, fertilizer, and seed.
 - Begin at the top of the channel by anchoring the blanket in a 6" (15 cm) deep by 6" (15 cm) wide trench with approximately 12" (30 cm) of blanket extended beyond the up-slope portion of the trench. Anchor the blanket with a row of stakes spaced approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stepping. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of blanket over compacted soil. Secure blanket over compacted soil with a row of stakes spaced approximately 12" (30 cm) apart across the width of the blanket.
 - Roll center blanket in direction of water flow in bottom of channel. Blankets will be used with appropriate side against the soil surface. Anchor ends must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the stake pattern guide. When using non-woven DOT System (TM) staples/stakes should be placed live long even or the selected one corresponding to the appropriate staple pattern.
 - Place consecutive blankets and overlap (in slope) with a 4" (10-15 cm) overlap. Use a double row of staples/stakes spaced 4" (10 cm) apart and 4" (10 cm) on center to secure blankets.
 - Full length edge of blankets at top of side slopes must be anchored with a row of staples/stakes spaced approximately 12" (30 cm) apart in a 6" (15 cm) deep by 6" (15 cm) wide trench. Backfill and compact the trench after stepping.
 - Adjacent blankets 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 to be overlapped on top of the overlapping blanket. Seam Stitch (TM) on the blanket being overlapped.
 - In high flow channel applications, a stake check slot is recommended at 30-40 ft (9-12 m) intervals. Use a double row of staples/stakes spaced 4" (10 cm) apart and 4" (10 cm) on center over entire width of channel.
 - The terminal end of the blankets must be anchored with a row of staples/stakes spaced approximately 12" (30 cm) apart in a 6" (15 cm) deep by 6" (15 cm) wide trench. Backfill and compact the trench after stepping. Refer to manufacturer's stake guide for correct stake pattern.
 - Hay Bales: Place as directed to provide for temporary control of erosion or pollution or both. Stake with the required stakes. Upon completion of this contract, the bales shall be left in place unless removed by the contractor.
 - ADJUSTMENTS: If any staples/stakes become loose or missing, or if any existing becomes worn, torn, or damaged, make suitable repairs immediately. Maintain in good condition until the entire required length is adequately established. Remove or level and grade to the extent required to prevent a slight sagging and to prevent any obstruction of the flow of water or any other interference with the operation of or access to the permanent works.
- Slope Applications**
- Prepare soil before installing rolls of erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
 - Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep by 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 stepping. 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.
 - Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will install with appropriate side against the soil surface. RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the stake pattern guide. When using the DOT System (TM) staples/stakes should be placed through (even in the selected) in corresponding to the appropriate staple pattern. The edges of parallel RECPs must be spaced with approximately 2" to 5" (5 cm to 12.5 cm) overlap, depending on RECP type.
 - Consecutive RECPs rolled down the slope must be placed end over end (forming a joint) with an overlap of 2" to 5" (5 cm to 12.5 cm) overlap. Staple joints over entire width approximately 12" (30 cm) apart across entire width of the RECP.
 - In loose soil conditions, the use of staples or stakes longer than 6" may be necessary to properly secure the RECPs.

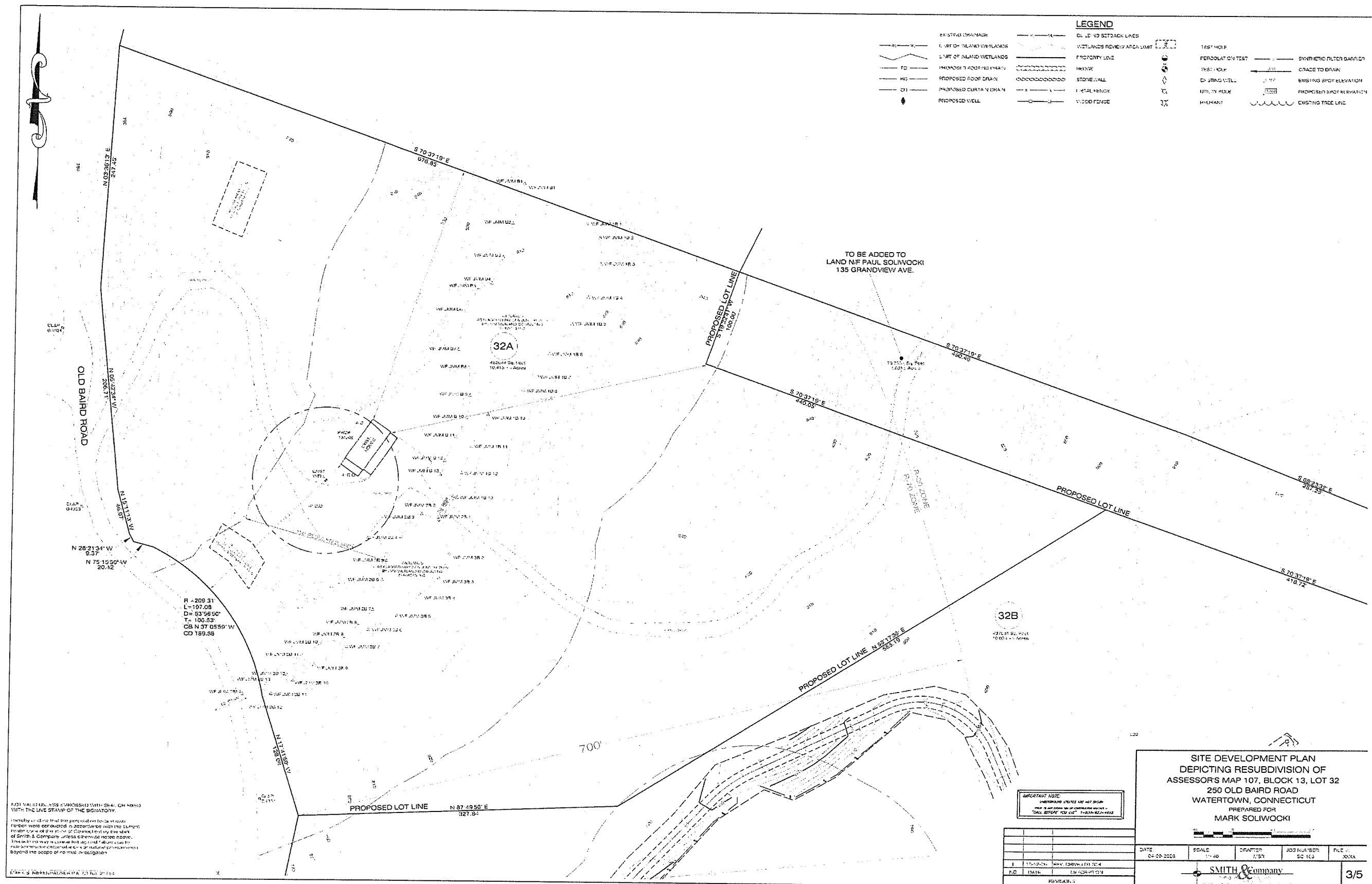
**OVERALL SITE DEVELOPMENT PLAN
DEPICTING RESUBDIVISION OF
ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT**

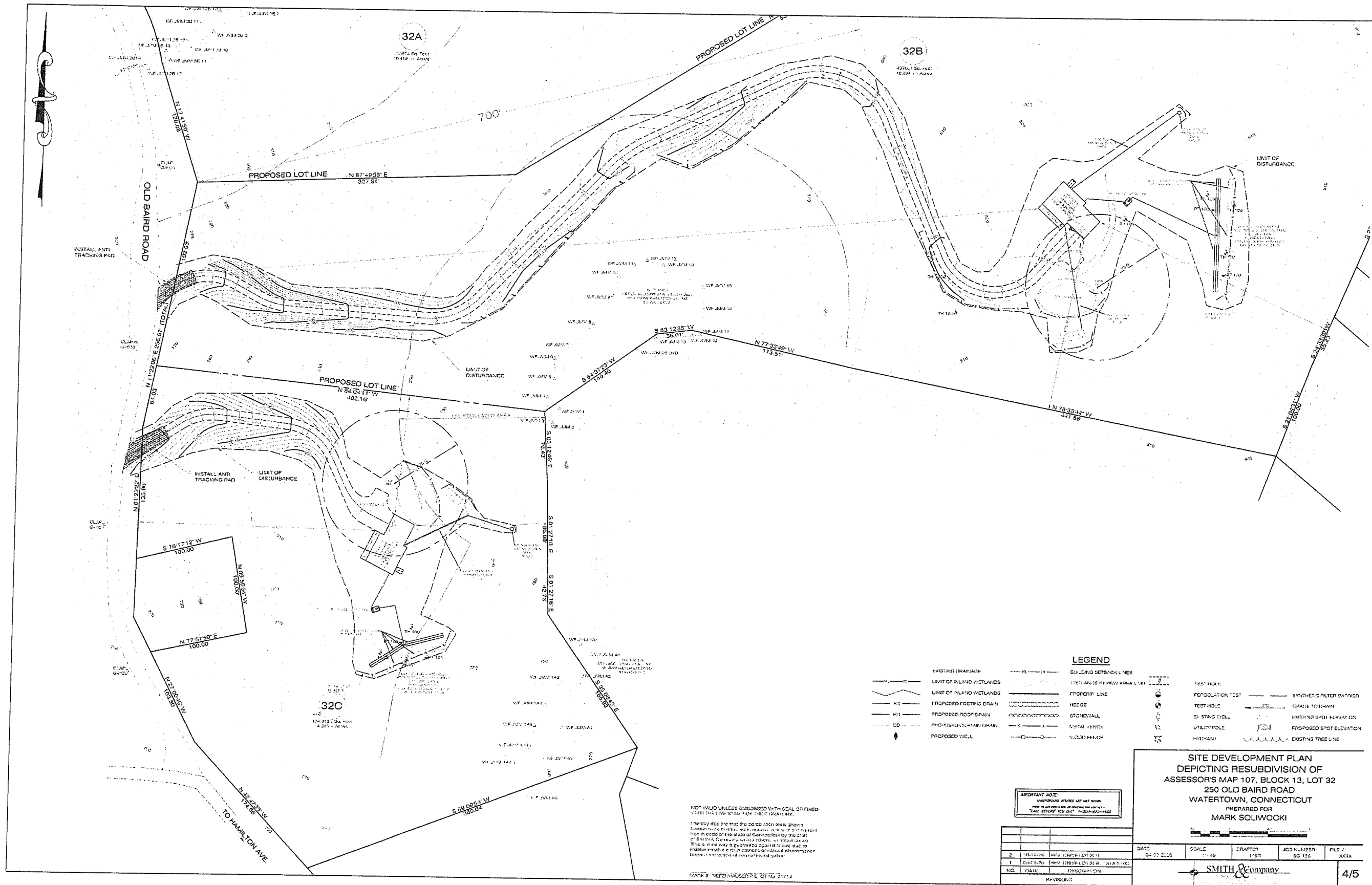
PREPARED FOR
MARK SOLIWOCKI

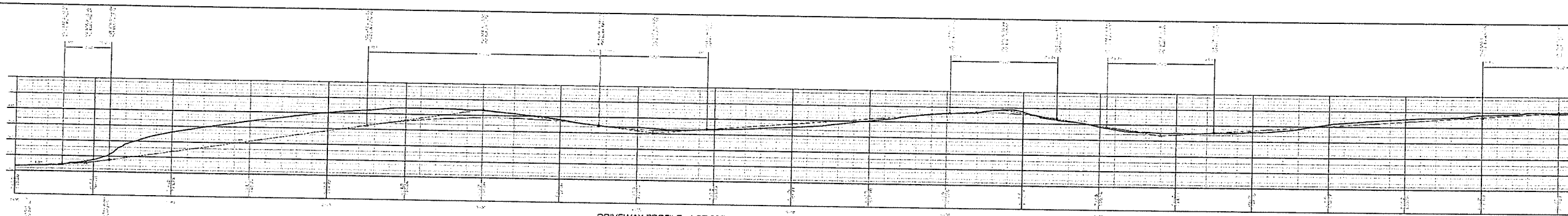
DATE: 04-27-2024 SCALE: 1"=50' DRAWN: JSS/ALB/STB FILE: 2/5

SMITH & COMPANY
INCORPORATED
1000 MAIN STREET
WATERTOWN, CT 06195
(860) 946-1111

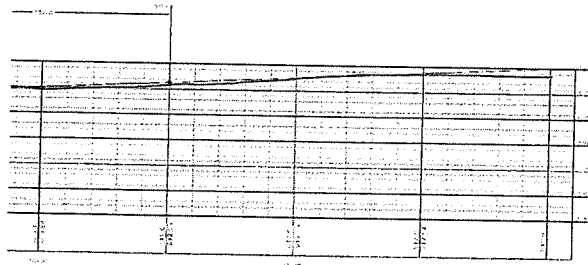
2/5



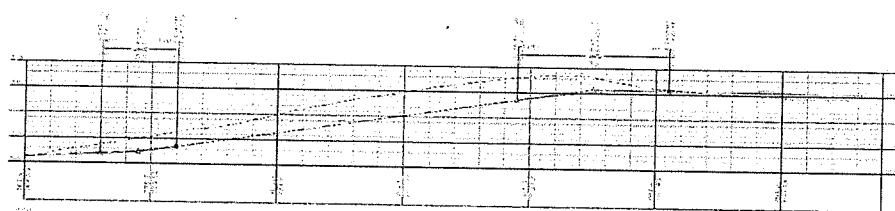




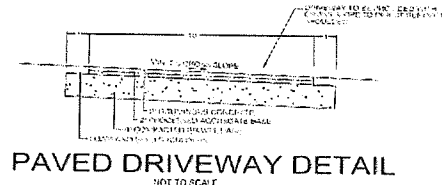
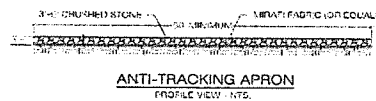
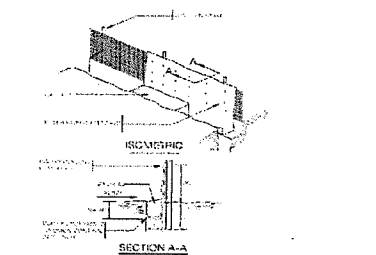
DRIVEWAY PROFILE - LOT 32B
SCALE: HORIZ. 1" = 30'
VERT. 1" = 20'



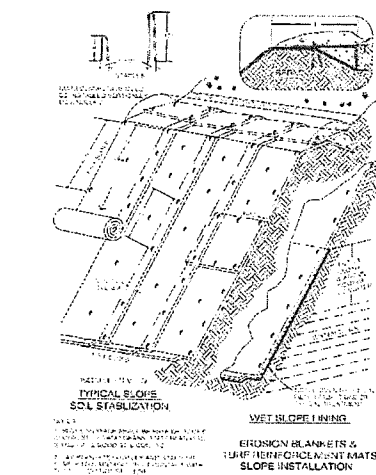
DRIVEWAY PROFILE - LOT 32B
SCALE: HORIZ. 1" = 30'
VERT. 1" = 20'



DRIVEWAY PROFILE - LOT 32C
SCALE: HORIZ. 1" = 30'
VERT. 1" = 20'



SECTION A-A



TYPICAL SLOPE

DEEP TEST HOLES LOG

Test Date: May 11, 2025
Recorded by: Mark Rufenhauser, PE
Witnessed by: Wendy Butterton, TAHD

TP 100
0 - 6" Topsoil
6 - 32" Red brown silty sandy loam w/small rocks
32 - 60" Light gray compact sandy till w/small rocks

Roots to 32"
Restrictive Layer @ 32"
No Groundwater
Refusal @ 60" - Decomposed rock

TP 101
0 - 6" Topsoil
6 - 26" Red brown silty sandy loam w/small rocks
26 - 78" Light gray compact sandy till

Roots to 26"
Restrictive Layer @ 26"
No Groundwater
Ledge @ 78"

TP 102
0 - 6" Topsoil
6 - 24" Red brown silty sandy loam w/small rocks
24 - 72" Light gray compact sandy till

Roots to 26"
Restrictive Layer @ 24"
No Groundwater
Ledge @ 72"

TP 103 24 - 30" to Ledge
TP 104 24 - 26" to Ledge
TP 105 24 - 26" to Ledge

TP 106
0 - 6" Topsoil
6 - 26" Orange brown sandy loam
26 - 70" Light gray moderately compacted sandy till w/mottles

Roots to 20"
Marking @ 26"
No Groundwater
Ledge @ 70"

TP 107
0 - 6" Topsoil
6 - 26" Orange brown sandy loam
26 - 60" Light gray moderately compacted sandy till

Roots to 20"
Restrictive Layer @ 26"
No Groundwater
Ledge @ 60"

TP 108
0 - 6" Topsoil
6 - 26" Orange brown sandy loam
26 - 60" Light gray moderately compacted sandy till

Roots to 26"
Restrictive Layer @ 26"
No Groundwater
Ledge @ 60"

PERCOLATION TEST HOLES LOG

P-100									
Pre-soak @ 10:44 AM									
Test @ 12:45 PM									
PRESOAK TIME 2:55									
depth of hole 20 inches									
time	reading	drop (")	interval (minutes)	rate (in./min)					
12:55	9								
12:55	10	1	10:00	10.00					
1:05	11 1/2	1 1/2	10:00	8.67					
1:15	13	1 1/2	10:00	9.07					
1:25	14 1/4	1 1/4	10:00	8.00					
1:35	15	3/4	10:00	13.33					
1:45	15 3/4	3/4	10:00	13.33					

PERCOLATION RATE
17 13 minutes

P-102									
Pre-soak @ 10:54 AM									
Test @ 12:50 PM									
PRESOAK TIME 1:55									
depth of hole 20 inches									
time	reading	drop (")	interval (minutes)	rate (in./min)					
12:50	9								
1:00	10	2	10:00	5.00					
1:10	11 1/2	1 1/2	10:00	8.67					
1:20	13	1 1/2	10:00	8.67					
1:30	14 1/4	1 1/4	10:00	8.00					
1:40	15 1/2	1 1/4	10:00	8.00					
1:50	15 1/2	1	10:00	10.00					

PERCOLATION RATE
17 10 minutes

P-101									
Pre-soak @ 10:45 AM									
Test @ 12:40 PM									
PRESOAK TIME 2:01									
depth of hole 22 inches									
time	reading	drop (")	interval (minutes)	rate (in./min)					
12:40	8 1/2								
12:50	10 1/2	2	10:00	5.00					
1:05	11 3/4	1 1/4	10:00	3.00					
1:15	13	1 1/4	10:00	3.00					
1:25	14	1	10:00	10.00					
1:35	14 3/4	3/4	10:00	13.33					
1:45	15 1/2	3/4	10:00	13.33					

PERCOLATION RATE
17 13 minutes

P-103									
Pre-soak @ 12:53 AM									
Test @ 12:51 PM									
PRESOAK TIME 1:55									
depth of hole 21 inches									
time	reading	drop (")	interval (minutes)	rate (in./min)					
12:51	7 1/2								
1:01	9 1/2	2	10:00	5.00					
1:11	11 1/4	1 3/4	10:00	5.71					
1:21	12 1/2	1 1/4	10:00	8.00					
1:31	13 1/2	1	10:00	10.00					
1:41	14 1/2	1	10:00	10.00					
1:51	15 1/2	1	10:00	10.00					

PERCOLATION RATE
17 10 minutes

MLSS CALCULATIONS

PROPERTY	DESIGN									
	DEEPS	PERC #	PERC RATE	PF	R/S DEPT-4	SLOPE LF	LF	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	1 Row 20 LF GSI 6212 (600 sq ft)
LOT 32C-4 BR's	103-106	102-103	>10.1	1.0	25	<1	0.8	1.75	115.5	1 Row 115 LF GSI 6206 (654 sq ft)

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN.
PROB. TO NOT EXIST OR BE MISPLACED.
"CALL BEFORE YOU DIG" 1-800-4-A-DIGIT

1	10/1/2025	10/1/2025	10/1/2025	10/1/2025	10/1/2025
NO	DATE	DESIGNATION	DESIGNATION	DESIGNATION	DESIGNATION
REVISIONS					

NOTES AND DETAILS

ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOICKI

DATE	SCALE	DRAWN	JOB NUMBER	FILE #
04-09-2025	1" = 40'	1/5/25	SD-185	1000A
SMITH & COMPANY				



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: GOWANS-KNIGHT CO INC
Address: 249 Knight St Watertown CT 06795
50 Seemar Road Watertown CT 06795
Email: daye.gowansknight.com Phone #: 860-274-8801
Print Name: Day O. Palmer
Signature of Applicant: Day O. Palmer Date: 10-21-2026

Owner Information

Name: Day O. Palmer
Address: 267 Bryant Rd Watertown CT 06795
Email: dayo.gowansknight.com Phone #: 860-274-8801
Print Name: Day O. Palmer
Signature of Owner: Day O. Palmer Date: 10-21-2026

Location of Property:

Address: 50 SEEMAR ROAD - WATERTOWN CT

Zone IR200 Non-conforming? Yes / No Map 82 Block 89 Lot 8

Description of Existing Use/ Property

Type Of Use FIRE APPARATUS Mfg & REPAIR
Size of Property: 8.41 ACRES
Number of Buildings/ Sq Ft approximately: 1 building 35,000 Sq ft
Number of parking spaces: 80
Other important features: RETENTION Pond - HIGH TENSION WIRES
Signage (# of signs & square feet) provide a cut sheet or sketch: 1 sign 6ft x 5ft

Description of Proposed Use ~~addition~~ 28 164

Uses: No change of use Canopy added to back of
Number of Buildings/ Sq Ft approximately: 1 Bldg 35,000 sq ft building
Number of parking spaces: 70
Signage (# of signs & square feet) provide a cut sheet: same

Number of Employees 25+

Professional Engineer/ Surveyor

Name: _____

Address: _____

Email: _____

Phone: _____

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

Day Palmer

From: Day Palmer <day111160@icloud.com>
Sent: Wednesday, October 21, 2026 2:28 PM
To: Day Palmer
Subject: Sign



Sent from my iPhone

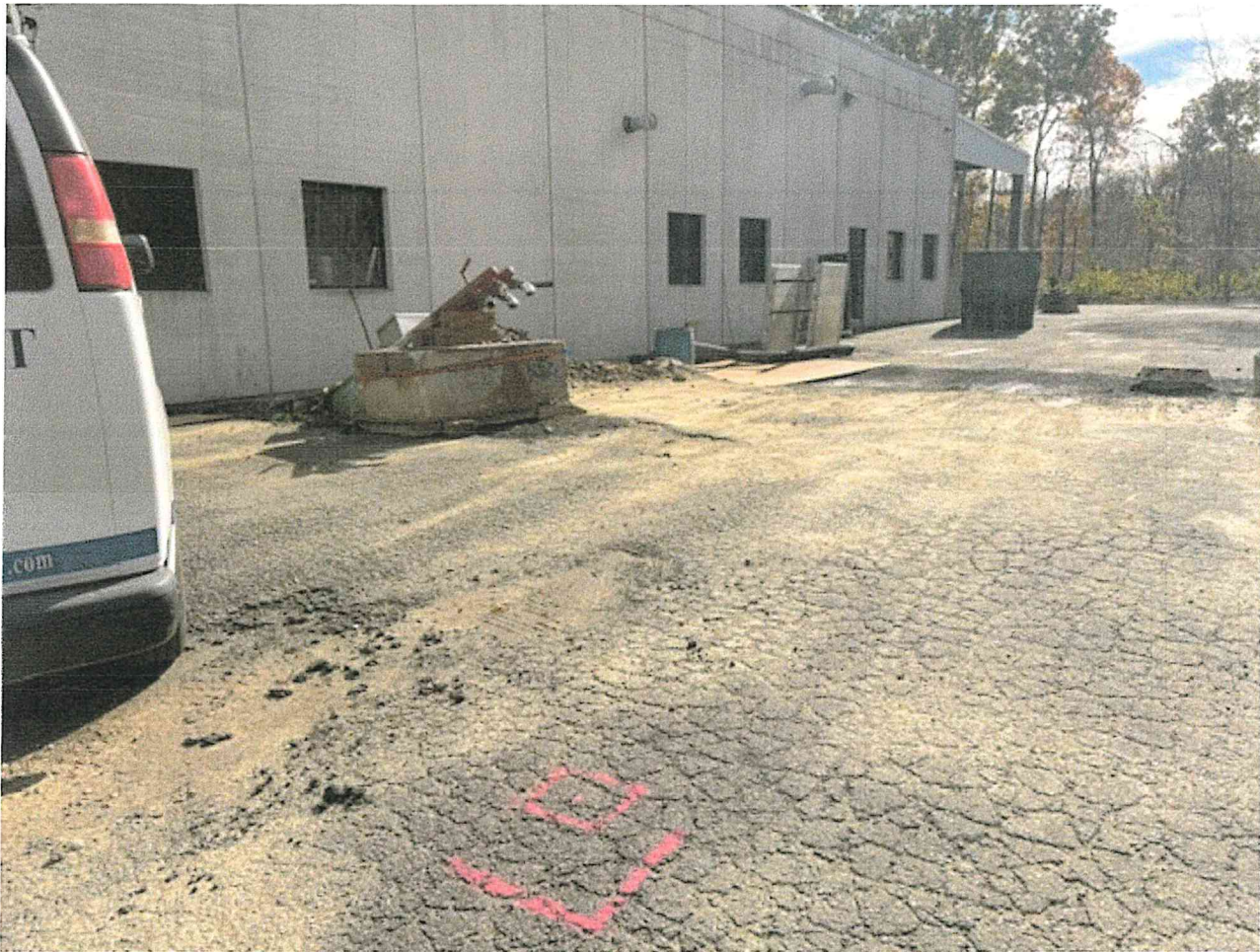
Sign at 50 Seemar

Day Palmer

From: Day Palmer <day111160@icloud.com>
Sent: Wednesday, October 21, 2026 2:23 PM
To: Day Palmer
Subject: Canopy



Back of 50 SEEMAR
where canopy will go



Sent from my iPhone

50
Back of Seemar
where cowopy will go

Day Palmer

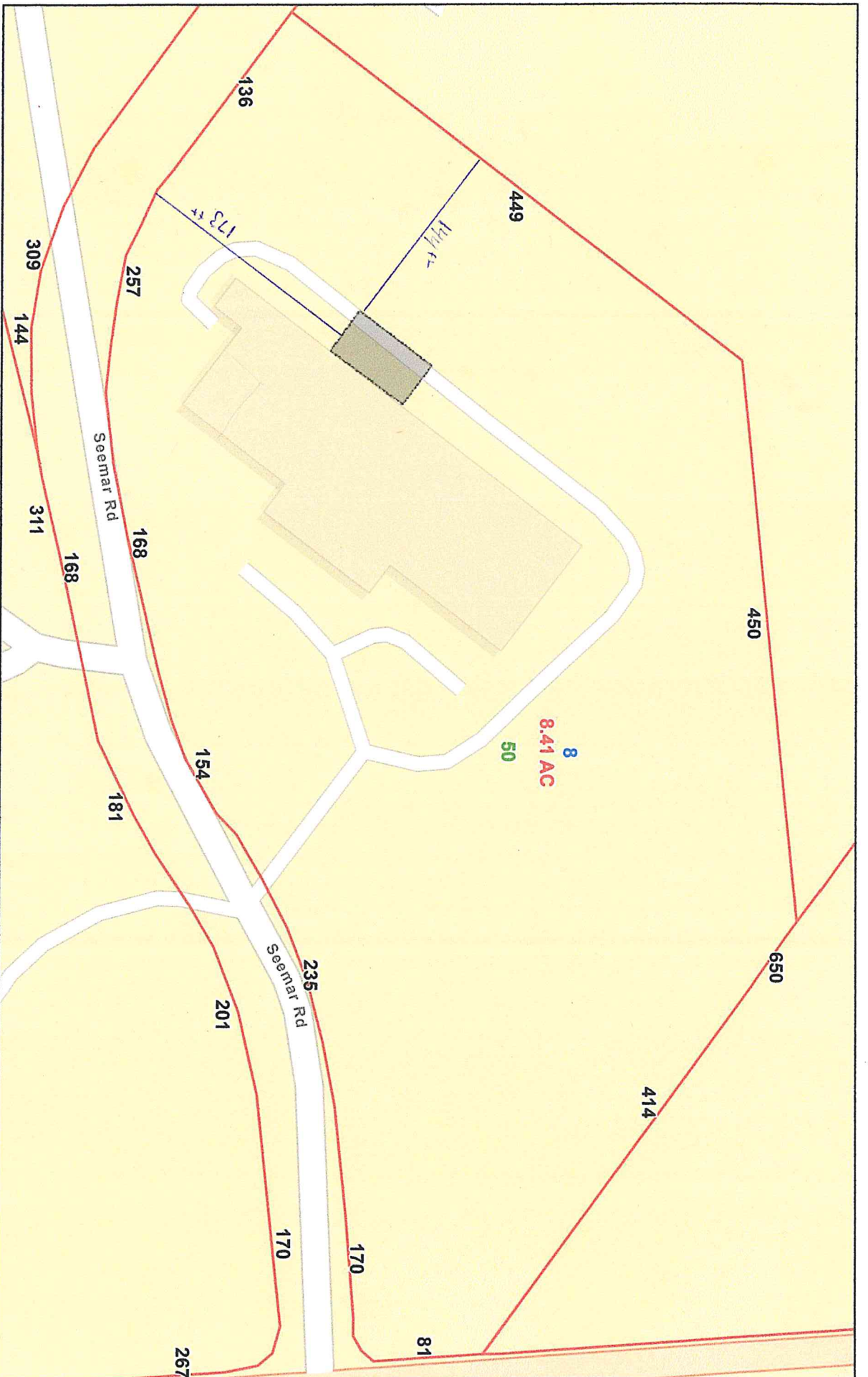
From: Day Palmer <day111160@icloud.com>
Sent: Wednesday, October 21, 2026 4:29 PM
To: Day Palmer
Subject: 49 canopy



Sent from my iPhone

Existing canopy at 49

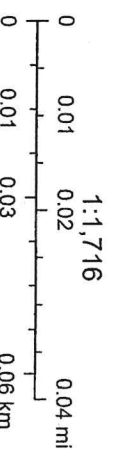
Assessor Map



9/10/2026

Parcel Polygons

Buildings



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



INCORPORATED 1780

TOWN OF WATERTOWN

Land Use Office

Planning & Zoning Commission Zoning Board of Appeals Conservation Commission / Inland Wetlands Agency

Watertown Municipal Center · 61 Echo Lake Road · Watertown, CT 06795
Tel (860) 945-5266 www.watertownct.org

To: Planning and Zoning Commission
From: Spencer Musselman, Administrator For Land Use
Date: November 1, 2026
Subject: Planning and Zoning Meeting Dates for Calendar Year 2027

The following are proposed Planning and Zoning meeting dates for calendar year 2027. Meetings will be held in the Watertown Town Hall, Town Council Chambers, 61 Echo Lake Road, Watertown, CT. at 6:30PM.

January 6, 2027
February 3, 2027
March 3, 2027
April 7, 2027
May 5, 2027
June 2, 2027
No Meeting in July, 2027
August 4, 2027
September 1, 2027
October 6, 2027
November 3, 2027
December 1, 2027

CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES QUARTERLY NEWSLETTER

Fall 2026

Volume XXX, Issue 4

CHANGE FROM NONCONFORMING HEMP OPERATION TO CANNABIS UPHELD BY COURT

The issue of whether the cultivation and processing of cannabis was a lawful continuation of the nonconforming cultivation and processing of hemp was answered in the affirmative by a Superior Court judge. The zoning board of appeals had reached the opposite conclusion based upon the reasoning that since Connecticut law treated hemp and cannabis differently, then the change of processing and cultivating hemp to cannabis would amount to a change of use.

The property in question had been used for the manufacture of tobacco products, a use no longer permitted at the site. When the use of the property was changed to the cultivation and processing of hemp, the town's zoning enforcement officer found this to be a continuation of the existing nonconforming tobacco activity. An opposite finding was made when the change was to be from hemp to cannabis.

The court found that the zoning board's sole reliance on the different treatment the law applied to cannabis and hemp was an insufficient basis to find that the processing and cultivation of cannabis could not be a lawful extension of the existing nonconforming use. Instead, the board should have determined whether the change from hemp to cannabis changed the character

of the use. In this case, the processing was identical except that the end product would have a differing concentration of THC. *Lasa Extract LLC v. Zoning Board of Appeals*, 355 Conn. 426 (2026).

WHAT IS A MATERIAL CHANGE OR INTENSIFICATION OF USE

A zoning permit was approved to allow for certain changes to an approved special exception use. The permit holder wanted to make some interior changes to a building on the property. Neighbors appealed the issuance of the permit to the zoning board of appeals on the issue of whether the zoning permit violated a condition of approval for the special exception. This condition stated that 'there shall be no material change to the approved use or intensification of any use'.

On appeal, the question before the court was whether the changes allowed by the zoning permit resulted in an intensification or material change to the use approved by the special exception. The court refused to apply the legal analysis for whether a nonconforming use had expanded or intensified. The reason was that a nonconforming use is a use not permitted by the zoning regulations while a special exception use is an approved use. This resulted in a less strict analysis.

For purposes of determining whether a special exception use had

Written and Edited by
Attorney Steven E. Byrne
P.O. Box 1065, Farmington CT 06034-1065
Tel. (860) 677-7355
attysbyrne@gmail.com
contact.cfpza@gmail.com

CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES QUARTERLY NEWSLETTER

Fall 2026

Volume XXX, Issue 4

materially changed or intensified, the court applied the standard that for there to be a material change, the change in use must be significant to such a degree that the commission would change its mind as to whether it would approve the special exception. Similarly, intensification is equated to mean growing stronger.

Interior changes to a building did not amount to a material change or intensification as the type of use would not change. For example, the number of people working at the building would not increase. *Markatos v. Zoning Board of Appeals*, 355 Conn. 143 (2026).

APPLICANT CANNOT ALWAYS BE REQUIRED TO PAY COMMISSION'S ATTORNEY FEES

Connecticut General Statutes Sec. 8-1c provides that a municipality can establish a schedule of fees for the processing of land use applications. This fee schedule is established by ordinance and can require an applicant to pay the reasonable fees for consultants with land use expertise hired by the land use agency. The question raised in this case was whether the commission's attorney qualified as a consultant with land use expertise so that the applicant could be required to pay his fees.

Without evidence that there were any legal issues presented to the commission which required his legal expertise, the attorney's fees fell outside of this statute and the municipal fee

ordinance. The application before the commission concerned a special permit for a home occupation. The legal issue presented by the application could have been addressed by the commission and its staff in the court's opinion. *Sherman Building Design LLC v. Planning & Zoning Commission*, DBD-CV-25-6055215 (7.16.2026).

TIME-TESTED INTERPRETATION OF REGULATIONS

The owner of a nonconforming private golf club sought approval to construct tennis courts on its property. The applicable zoning regulation stated in part that permitted uses included unilluminated tennis, basketball and other outdoor sports courts. The application was denied by the Commission based on its long-held interpretation of this regulation that tennis courts, as well as other listed permitted uses such as swimming pools, patios, generators and accessory buildings are only permitted as accessory uses to a permitted use. Since the golf course was a nonconforming use, the application was denied.

On appeal, the Court found that the Commission's interpretation of the zoning regulations whereby certain listed uses were permitted solely as accessory uses to a permitted use followed long standing policy of the Commission. When reviewing a land use agency's application of a zoning regulation, courts afford considerable weight to a board's

Written and Edited by
Attorney Steven E. Byrne
P.O. Box 1065, Farmington CT 06034-1065
Tel. (860) 677-7355
attysbyrne@gmail.com
contact.cfpza@gmail.com

CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES QUARTERLY NEWSLETTER

Fall 2026

Volume XXX, Issue 4

reasonable time-tested interpretation of a zoning regulation. *Washington Club Inc. v. Zoning Commission*, LLI-CV-25-6040494 (4.27.26).

REDUCTION IN NONCONFORMITY MAY NOT JUSTIFY VARIANCE

It has been long established that the reduction of a nonconforming use to a less nonconforming use constitutes an independent ground for granting a variance. This includes the situation when the overall nonconforming nature of a property would be reduced. Doubt has now been imposed on this rule.

An application for 6 variances was approved by a zoning board of appeals on the basis that the overall nonconforming characteristics of the property would be reduced. Older nonconforming structures would be removed and replaced by new structures, such as a swimming pool, that while nonconforming as to location were more in conformity with setback requirements than the old structures.

In reviewing this decision on appeal, the Court ruled that since the new structures created new nonconformities, the variances could only be approved upon a showing of unusual hardship. This decision has been appealed to the Appellate Court. *Connecticut River Gateway Commission v. Zoning Board of Appeals*, MMX-CV-24-6042449.

BUILDING PERMIT VALID FOR 9 YEARS

A Superior Court confirmed that any open building permit 9 years old or older is deemed closed pursuant to Connecticut General Statutes Sec. 29-265(c). Prior to the enactment of this law, a building permit could remain open indefinitely provided that work under the permit was not stopped for a continuous period of 180 days. *Lunney v. Palkimas*, FST-CV-23-6061948 (3.31.26).

ANNOUNCEMENTS

Workshops

Four hours of Commissioner training must be completed once every four years or once each term of a commissioner. At the price of \$185.00 per session for each agency attending, our workshops are an affordable way for your board to 'stay legal'. **Email us at contact.cfpza@gmail.com to schedule a workshop.**

ABOUT THE EDITOR

Steven Byrne is an attorney with an office in Farmington, Connecticut. A principal in the law firm of Byrne & Byrne LLC, he maintains a strong focus in the area of land use law and is available for consultation and representation in all land use matters both at the administrative and court levels.

Written and Edited by
Attorney Steven E. Byrne
P.O. Box 1065, Farmington CT 06034-1065
Tel. (860) 677-7355
attysbyrne@gmail.com
contact.cfpza@gmail.com

BOOK ORDER FORM

Name of Agency: _____

Person Making Order: _____

Address: _____

Purchase Order No.: _____

"PLANNING AND ZONING IN CONNECTICUT"

at \$ 35.00 each for members Copies _____ \$ _____

at \$ 40.00 each for nonmembers

"CONNECTICUT ZONING BOARD OF APPEALS"

at \$ 30.00 each for members Copies _____ \$ _____

at \$ 35.00 each for nonmembers

"WORKSHOP BOOKLETS" at \$12.00 each for members & \$16.00 each for nonmembers

Planning & Zoning Commissions Copies _____ \$ _____

Zoning Board of Appeals Copies _____ \$ _____

Inland Wetlands & Watercourses Copies _____ \$ _____

Historic District Commissions Copies _____ \$ _____

TOTAL DUE: _____ \$ _____

*Please make check payable to:
Connecticut Federation of Planning & Zoning Agencies*

**CONNECTICUT FEDERATION OF
PLANNING & ZONING AGENCIES**

P.O. Box 1065
270 Farmington Avenue
Farmington CT 06034



1776 * 2026
USA FOREVER

Watertown Planning & Zoning Commission
61 Echo Lake Road
Watertown, CT 06795