



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
SPECIAL MEETING MOTIONS
Wednesday, June 17, 2026, 6:30 p.m.
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road**

1. CALL TO ORDER

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

Members Present: R. Antonaci, D. DiVito, K. Demirs, L. Cavallo, J. McHugh, J. Nygren

Members Absent: J. Duva, R. Antonetti, J. Masi (Present at 8 :35PM)

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

Appointment of Alternates: Jack McHugh was seated for R. Antonetti

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC PARTICIPATION

5. APPROVAL OF MINUTES

a. Regular Meeting – April 1, 2026

R. Antonacci moved to table the approval of the April 1, 2026 minutes. D. DiVito seconded and the motion to approve carried unanimously.

6. OLD BUSINESS

a. 28 Riverside Street – Solli Engineering on behalf of Palm Coast Capital, LLC (Tractor Supply) – Site plan modification to approved site plan #2025-05 to increase driveway grade, elevation of proposed development, and replace stormwater detention basin with an underground detention system. Application received 4/1/26.

J. McHugh moved to approve the site plan modification. K. Demirs seconded and the motion to approve carried unanimously.

- b. 110 Woodbury Road – Stephanie Cummings, Esq. (Carmody) on behalf of the Taft School** – Petition for waiver of fees pursuant to Ordinance 36-4 Taft School, 110 Woodbury Road, Watertown, CT. (*Petition received 3/4/26*).

D. DiVito moved to deny the waiver of fees pursuant to Ordinance 36-4. J. Nygren seconded and the motion to deny carried unanimously.

7. CONTINUED PUBLIC HEARINGS

- a. 110 Woodbury Road – Stephanie Cummings, Esq. (Carmody) on behalf of the Taft School** – Site Plan / Special Permit for the construction of two new 45,000 ft² dormitories with associated site improvements to include landscaping, walkways, and stormwater management. (*Application received March 4, 2026, Public Hearing April 1, 2026*).

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

J. McHugh moved to approve the special permit and site plan. K. Demirs seconded and the motion to approve carried unanimously.

8. NEW BUSINESS

- a. 758 Litchfield Road – Elvis Methoxha** – 8-24 review for the sale of a town-owned parcel (MBL# 053-33A-009) for the construction of a new driveway with improved sightlines.

R. Antonacci moved to issue a favorable 8-24 review recommendation to the Town Council. D. DiVito seconded and the motion to issue a favorable recommendation carried unanimously.

- b. 470 Straits Turnpike – Carmine Castiglione** – Permit extension request for a site plan / special permit approval for an age-restricted housing development to expire on 12/1/26. MBL# 152-256-003.

R. Antonacci moved to grant the site plan / special permit extension request. D. DiVito seconded and the motion carried unanimously. Approval is now valid to 12/1/31.

- c. 178-184 Commercial Street – Bela Sztanko** – Zone change request from IR-80 → B-SC to allow for car sales and repairs. MBL# 159-045-122.

J. McHugh moved to schedule a public hearing for 8/5/26. D. DiVito seconded and the motion carried unanimously.

- d. **394 Sand Bank Road -Michael Jedd-** Farm stand with accessory parking and grading. MBL# 162-021-010.

J. McHugh moved to approve the site plan application. D. DiVito seconded and the motion to approve carried unanimously.

- e. **3 Harvard Street-Napoli Associates, LLC** Application to establish Planned Development District (PDD). MBL# 133-213-004.

- (a) Zone Change Application in accordance with Section 4.6.1 C and Section 8.6
- (b) Application for Planned Development in accordance with Zoning Regulations Section 4.6.1(a) (Master Plan)
- (c) Regulation Amendment Application in accordance with Regulations Section 4.6.D1.b and Section 8.5.1

D. DiVito moved to set a public hearing for the 3 Harvard Street PDD application for 8/5/26. J. McHugh seconded and the motion to set a hearing carried unanimously.

- f. **401 Park Road – Datto**– Site Plan modification for the installation of a new fuel tank on an existing concrete pad. MBL# 082-089-04B.

D. DiVito moved to approve the site plan modification. K. Demirs seconded and the motion to approve carried unanimously.

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

J. Nygren moved to continue the site plan modification application to the 8/5/26 meeting. D. DiVito seconded and the motion to continue carried unanimously.

9. PLANNING

- a. Discussion of potential text amendment to allow bulk material storage in the IR-80 zoning district or the rezoning of parcels along Echo Lake Road from the IR-80 → IG-80 zoning district between Park Road and Rte. 8.

J. McHugh moved to schedule a public hearing for 8/5/26, for a zone change amendment to allow bulk material storage in the IR-80 zoning district for the rezoning of parcels along Echo Lake Road from the IR-80 → IG-80 zoning district between Park Road and Rte. 8. D. DiVito seconded and the motion carried unanimously.

10. COMMUNICATIONS AND BILLS

- a. UCONN Extension Expanding Connecticut Agriculture through vacant lot activation and peri-urban Farmland Access linking.

- b. City of Waterbury Zoning Commission Notice of Proposed Zoning Amendment, Public Hearing June 24, 2026, for the purpose of permitting Religious Institutions by Special Permit in the Park Industrial District.
- c. Town of Woodbury Zoning Regulations text amendment Short-Term Rental - Public Hearing June 9, 2026.
- d. City of Waterbury Zoning Commission Notice of Zoning Regulation Amendment Section 5.04.15 (RM District Maximum Residential Units per Building and Section 10.02.04 (Standards for Intensified two, three and multifamily Development) Public Hearing July 22, 2026.
- e. Town of Woodbury – Zoning regulations text amendments to site plan, mixed-use, and off-street parking standards – Public Hearing June 10, 2026.

The Commission accepted Communications and Bills

11. ADJOURNMENT

D. DiVito moved to adjourn at 8:28PM. K. Demirs seconded and the motion to adjourn carried unanimously.

- *Next Meeting Date: August 5, 2026*

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

6/17/2026