



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

REVISED AGENDA

1. **CALL TO ORDER** – Welcome to the meeting
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PUBLIC PARTICIPATION**
5. **APPROVAL OF MINUTES**
 - a. Regular Meeting – April 1, 2026
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.*
 - 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).*
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).*

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.
- 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. *Approval initially granted on 12/1/21.*
- 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. *Application received 5/6/26.*
- d. **394 Sand Bank Road -Michael Jedd-** Farm stand with accessory parking and grading. MBL# 162-021-010.
- 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
- f. **401 Park Road – Dattco**– Site Plan modification for the installation of a new fuel tank on an existing concrete pad. MBL# 082-089-04B.
- g. **790 Echo Lake Road – Atlantis Service Center** – Site plan modification for the location and installation of a freestanding sign. MBL# 103-096-00C.

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.

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.

11. ADJOURNMENT

- *Next Meeting Date: August 5, 2026*

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

6/17/2026

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