



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, April 1st, 2026, 6:30 p.m.
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Members Present: Ray Antonacci, Chairman, Dan DeVito, Vice-Chairman, Ken Demirs, Secretary, Lou Cavallo, Joe D’Uva, Richard Antonetti (z) Jay Nygren

Members Absent: Robert Marinaro, Jack McHugh

Others Present: Spencer Musselman, Administrator For Land Use, Cameron Natusch, Wetland Enforcement Officer, Carol Allen, Administrative Assistant

4. PUBLIC PARTICIPATION

5. APPROVAL OF MINUTES

a. Regular Meeting - March 4, 2026

Text of Motion: Approve Regular Meeting Minutes March 4, 2026

Motion made by: Dan DiVito

Second by: Ken Demirs

All in Favor

6. STAFF REPORT

a. Site Reports

7. CHAIRMAN’S REPORT

8. CONTINUED PUBLIC HEARINGS (None)

9. OLD BUSINESS

- a. 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 March 4, 2026*).

Text of Motion: Table to the May 6, 2025 regular meeting

Motion made by: Dan DiVito

Second by: Ken Demirs

All in Favor

10. NEW PUBLIC HEARING

- 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*)

Text of Motion: Continue Public Hearing to the May 6, 2026 Regular Meeting

Motion made by: Dan DiVito

Second by: Ken Demirs

All in Favor

Chairman Antonacci left the meeting at 8:16PM

Vice-Chair Dan DiVito presided over the rest of the meeting as acting chairman.

Commission Members recessed at 8:05PM and returned at 8:16PM

11. NEW BUSINESS

- a. **Request dated February 23, 2026, from George Toupons, Ashford Wood, LLC** requesting to remove condition of Approval #4- requirement for fencing around the detention pond at the Ashford Woods, LLC Subdivision located between Georgetown Drive and Bunker Hill Road, Watertown, CT.

Text of Motion: Approve Request to remove condition of approval #4

Motion made by: Joe D’Uva

Second by: Dan Divito

All in favor

Ken Demirs recused himself from this application and returned after the vote

- b. **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.

Text of Motion: Schedule a site walk for Monday, April 6, 2026 at 4:00PM

Motion made by: Lou Cavallo

Second by: Joe D’Uva

All in Favor

Ken Demirs left the meeting at 8:40pm

12. 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.

Text of Motion: Table discussion to the May 6, 2026 Regular Meeting

Motion made by: Joe D'Uva

Second by: Richard Antonetti

All in Favor

- b. 2027 POCD update

Spencer Musselman gave an update on the 2027 POCD

13. COMMUNICATIONS AND BILLS

Add to the agenda Item 13. A – Public Comment

Motion made by: Jo D'Uva

Second by: Lou Cavallo

All in favor

14. ADJOURNMENT

Text of Motion: Adjourn at 8:50PM

Motion made by: Joe D'Uva

Second by: Lou Cavallo

All in Favor