



Town of Watertown, Connecticut

Land Use Administration
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
office: (860) 945-5266 fax: (860) 945-4706
web: watertownct.org

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

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

May 3, 2023
6:30PM

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC PARTICIPATION:
LIMITED TO COMMENTS REGARDING ITEMS NOT SPECIFICALLY LISTED ON THE AGENDA.
5. ACCEPTANCE OF MINUTES

Regular Meeting March 1, 2023
Regular Meeting April 5, 2023 (meeting not held lack of quorum)
Special Meeting April 12, 2023

6. STAFF REPORT

7. CHAIRMAN'S REPORT

8. OLD BUSINESS

- a. Proposed Sealy Oakville Center Planned Development District: submitted by Attorney Franklin Pilicy:

1) Petition to amend the zoning regulations 2) section 2 Definitions to add "Planned Development District (PDD)" and to amend section 34.14 Drive – Through Facilities, 3) establish the Sealy Oakville Center Planned Development District (SOCPDD).

Public Hearing closed April 5, 2023

Commission decision within 65 days from close of public hearing or by May 5, 2023.

9. Public Hearings (New)

- a. Site Plan/Special Permit #2023-01, River Oak Academy Child Daycare Center, 795 Straits Turnpike, Watertown, CT Map 165A, Block 257, Lot 50 in a BSC Zoning District.

Date of Receipt: April 5, 2023

Proposed Date of Public Hearing: May 3, 2023

- b. Site Plan/ Special Permit #2023-02 submitted by AEPM International LLC, on behalf of Sabrina Signore, 1125 Main Street- proposed mixed use site redevelopment within existing buildings. Map 11A Block 23 Lot 24 in a B-G-1 Zoning District.

Date of Receipt: March 1, 2023

10. NEW BUSINESS

- a. Site Plan Modification, Theraplant LLC- 856 Echo Lake Road, Watertown, CT, Map 103, Block 96, Lot 1A, IR-80 zone, reconfigure 1200 square feet of existing space within the facility for manufacturing of edible cannabis products.

Date of Receipt: April 5, 2023

11. COMMUNICATIONS AND BILLS

12. INFORMAL DISCUSSION

Ryan Geddes Jr for Premiere Properties LLC- 243 Echo Lake Road, potential revision of site plan development- elimination of one building and conversion of two buildings from townhouse to one and two bedroom units.

13. NEXT MEETING DATE: **June 7, 2023**

14. ADJOURNMENT

TOWN OF WATERTOWN
Planning and Zoning Commission
Legal Notice

The Planning and Zoning Commission of the Town of Watertown, CT will hold Public Hearings on May 3, 2023 in the Town Hall Council Chambers, 61 Echo Lake Road, Watertown, CT. at 6:30PM on the following:

Site Plan/Special Permit #2023-01, River Oak Academy Child Day Care Center, 795 Straits Turnpike,- Map 165A, Block 257, Lot 50 located in a B-SC zoning district.

And

Site Plan/ Special Permit #2023-02 AEPM International LLC, on behalf of Sabrina Signore, 1125 Main Street- proposed mixed use site redevelopment within an existing building. Map 11A Block 23 Lot 24 in a B-G1 zoning district.

At these hearings interested persons and written communications will be received. A copy of the applications are on file in the Planning and Zoning Office, Watertown Municipal Center, 61 Echo Lake Road, Watertown, CT and also in the office of the Town Clerk, 61 Echo Lake Road, Watertown, CT 06795 between the hours of 8:30AM and 4:30PM.

Dated in Watertown, CT this 20th and 27th day of April, 2023.

Ken Demirs, Secretary
Planning and Zoning Commission