



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
Wednesday, September 2, 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
4. PUBLIC PARTICIPATION
5. APPROVAL OF MINUTES

a. Regular Meeting – August 5, 2026

6. STAFF REPORT
7. CHAIRMAN’S REPORT
8. PUBLIC HEARING(S)

- a. **3 Harvard Street-Napoli Associates, LLC.** – 3-part application to establish “Oakville Village Residential Planned Development District” (HOVPDD). MBL# 133-213-004. *Application received 6/3/26; public hearing opened and continued at the 8/5/26 meeting.*
 - i. HOVPDD Master Plan Application in accordance with Section 4.6.D.1.a of the Watertown Zoning Regulations.
 - ii. Text Amendment to establish HOVPDD in accordance with Section 4.6.D.1.b of the Watertown Zoning Regulations.
 - iii. Zone Change Application to establish the HOVPDD at 3 Harvard Street on the Official Watertown Zoning Map in accordance with Section 4.6.D.1.c of the Watertown Zoning Regulations.
- b. **Commission Petitioned Text Amendment - Driveway Separation, R-70 & R-90 Zoning Districts** – Proposed amendment to Section 6.9.E.5.c of the Watertown Zoning Regulations to decrease the minimum required driveway separation for the R-70 & R-90 Zoning Districts. *The public hearing originally scheduled for 9/2/26 will not be opened due to statutory NVCOG referral timelines. The opening of the public hearing has been rescheduled to a Special Meeting on 9/23/26.*

- c. **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. The public hearing originally scheduled for 9/2/26 will not be opened due to statutory NVCOG referral timelines. The opening of the public hearing has been rescheduled to a Special Meeting on 9/23/26.

9. OLD BUSINESS

- a. **3 Harvard Street-Napoli Associates, LLC.** – 3-part application to establish “Oakville Village Residential Planned Development District” (HOVPDD). MBL# 133-213-004. *Application received 6/3/26.*
- i. HOVPDD Master Plan Application in accordance with Section 4.6.D.1.a of the Watertown Zoning Regulations.
 - ii. Text Amendment to establish HOVPDD in accordance with Section 4.6.D.1.b of the Watertown Zoning Regulations.
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10. NEW BUSINESS

- a. **184 Commercial Street – Sztanko / European Performance Specialists** – Special permit application for auto sales and repair. MBL# 159-045-122. *Commission discussion and potential scheduling of a public hearing.*

11. COMMUNICATIONS AND BILLS

12. ADJOURNMENT - Next Meeting Date: 9/23/2026

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

8/26/2026

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