



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
SPECIAL MEETING AGENDA
Wednesday, September 23, 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. **PUBLIC HEARING(S)**
 - a. **184 Commercial Street – Sztanko / European Performance Specialists** – Special permit application for auto sales and repair. MBL# 159-045-122. *Received 9/2/26.*
 - 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.
 - 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.
6. **ADJOURNMENT** - *Next Meeting Date: 10/7/26*

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

9/23/26

**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**



Town of Watertown, Connecticut

Land Use Administration
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
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web: watertownct.org

Town of Watertown
Special Meeting Public Hearings
Planning and Zoning Commission
Legal Notice

The Planning and Zoning Commission of the Town of Watertown, CT will hold a Special Meeting public hearings at 6:30PM on September 23, 2026 in the Watertown Town Hall, Town Council Chambers, 61 Echo Lake Road, Watertown, CT on the following:

184 Commercial Street – Sztanko / European Performance Specialists – Special permit application for auto sales and repair. MBL# 159-045-122.

Commission petitioned text amendment - Driveway Separation, R-70 & R-90 Zoning Districts – a proposed amendment to Section 6.9.E.5.c of the Watertown Zoning Regulations.

Commission petitioned text amendment - Public Act 25-1 Zoning Compliance – amendments to the Watertown Zoning Regulations to bring them into conformity with PA 25-1.

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 in the Town Clerk's Office, 61 Echo Lake Road, Watertown, CT between the hours of 8:30AM and 4:30PM.

Dated at Watertown, CT this 10th day of September 2026 and 17th day of September 2026.

Ray Antonacci, Chairman
Planning and Zoning Commission