



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org

2026-02

SITE PLAN APPROVAL (SA) / SPECIAL PERMIT (SP)

Applicant Information

Name: Bela Szanko
Address: 184 Commercial ST
Watertown 06795
Email: Bela@EKSSPORT.COM Phone #: 203 2326048
Print Name: Bela Szanko
Signature of Applicant: [Signature] Date: 8-27-26

Owner Information

Name: SAME
Address: _____
Email: _____ Phone #: _____
Print Name: _____
Signature of Owner: _____ Date: _____

Location of Property:

Address: 184 Commercial ST

Zone _____ Non-conforming? Yes / No Map _____ Block _____ Lot _____

Description of Existing Use/ Property

Type Of Use Auto Sales and Repair

Size of Property: _____

Number of Buildings/ Sq Ft approximately: 1 ~~10000~~ and 13,000

Number of parking spaces: 200

Other important features: _____

Signage (# of signs & square feet) provide a cut sheet or sketch: One sign

Description of Proposed Use

Uses: Car repair and sales

Number of Buildings/ Sq Ft approximately: 1 building 13,000

Number of parking spaces: _____

Signage (# of signs & square feet) provide a cut sheet: _____

Number of Employees _____

Professional Engineer/ Surveyor

Name: _____

Address: _____

Email: _____

Phone: _____

Fees

An additional \$60 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Residential	\$250
Multi-family dwellings or Non- residential use	
Value less than \$100,000	\$500
Value \$100,000 to \$500,000	\$1,000
Value more than \$500,000	\$1,000 plus \$200 for each
\$100,000 value	

Special permits or special exception (in addition to the application fee and site plan fee)

Residential	\$150
Non-Residential	<u>\$250</u>
Excavation of fill materials	
Less than 1,000 cubic yards	\$500
1,000 to 49,999 cubic yards	\$1,000
50,000 to 99,999 cubic yards	\$2,000
100,000 or more cubic yards	\$4,000

To whom this may concern,

Hello, I would like your assistance in getting the appropriate approvals for the following.

I just purchased the property located at 178-184 Commercial St. in Watertown.

The property has long been vacant and overgrown. We plan to bring it back to life and improve the appearance of the grounds and the building to match the rest of the neighborhood.

Currently it is in IR80 Zoning, which does not permit our intended use.

I would like to change the zoning to BSC that allows car sales or repair at this location.

The building is in the same neighborhood as all the car dealerships in Watertown, so this wouldn't be a departure from the current use and feel of the surrounding businesses.

Crab Tree Toyota has a body shop facility adjacent to this property at 158 Commercial Street. There are multiple other car related businesses on Commercial Street, including the Volkswagen and Volvo dealerships along with several body shops.

We have a well established Car repair business in Oakville, at 11 Falls Avenue and we intend to relocate our facility to Commercial St.

Our business is centered around Porsche race cars and a small percentage of street cars.

We restore, maintain and fabricate race cars. We also design and build car components. We are a licensed auto repair business in good standing with the state of Connecticut.

We are a small family owned and operated business and provide employment to a handful of local people, we ourselves are long time Watertown residents, trying to improve our town.

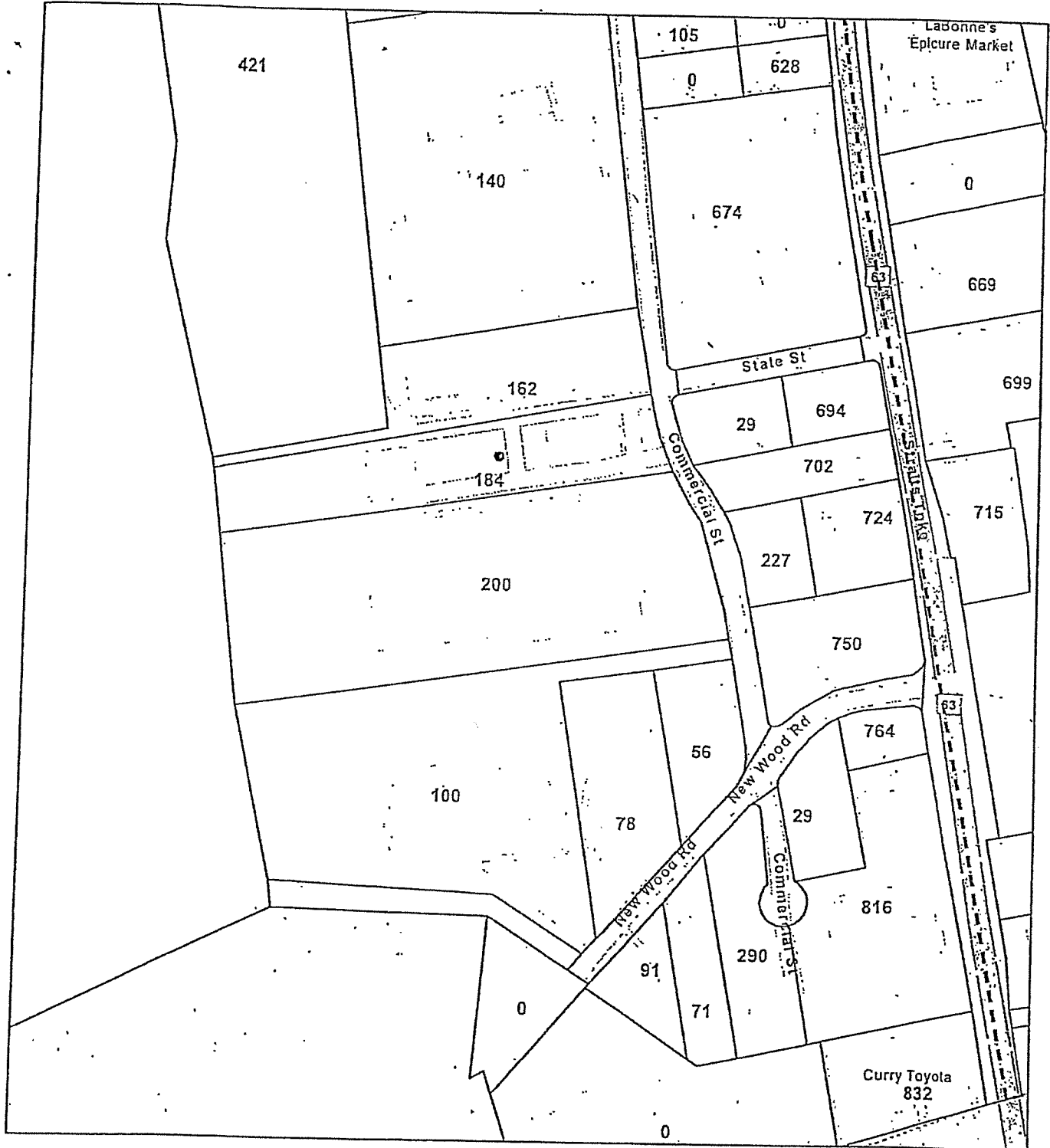
I would appreciate your help with this matter

Thank you!

Best regards,

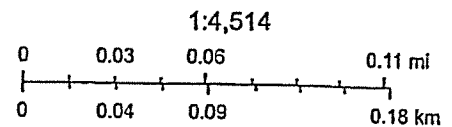
Bela Sztanko.

Watertown CT, Web Map

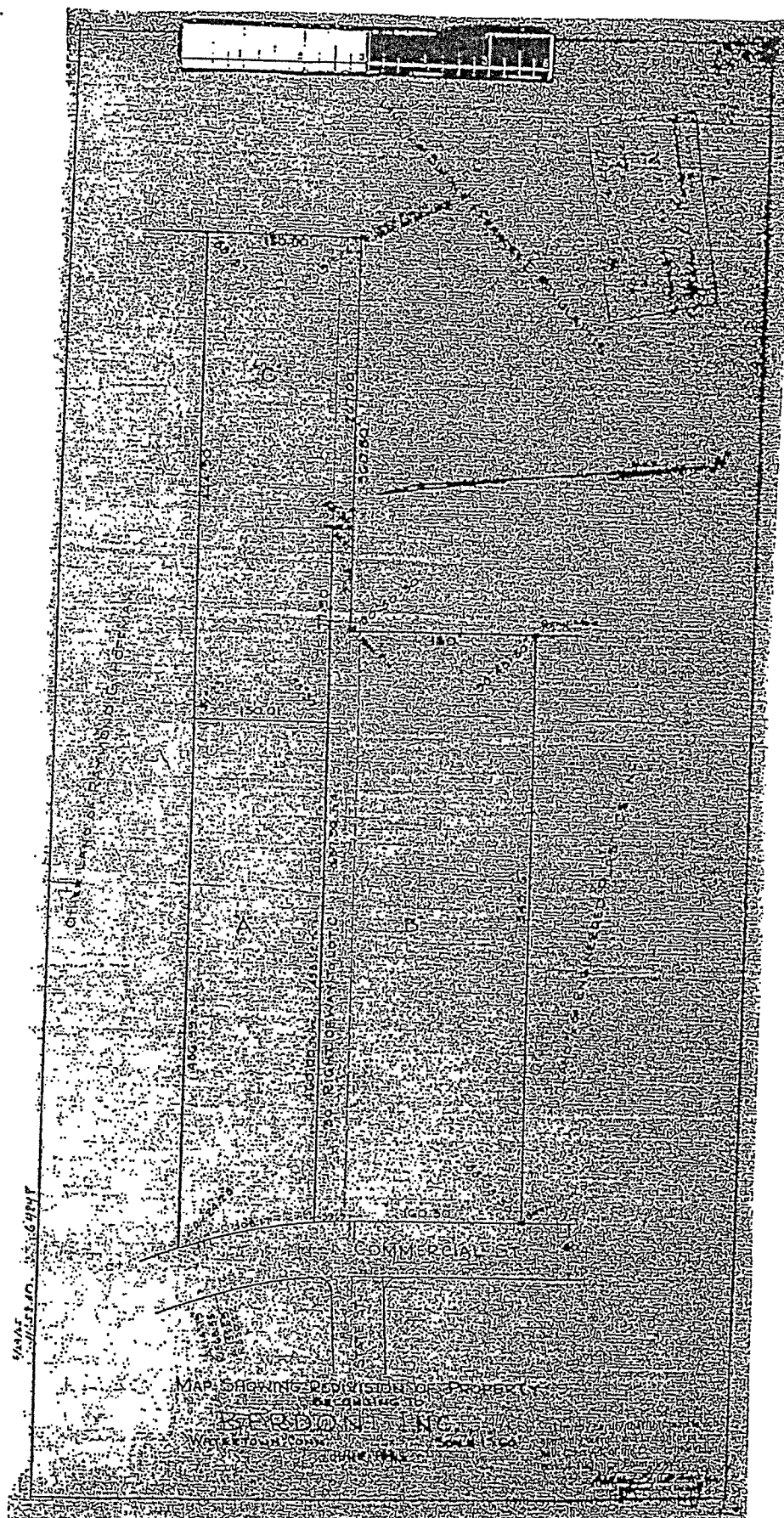


4/28/2026, 4:08:55 PM

 Parcel Polygons
 Oakville Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



RETURN TO:
Bela Sztanko
215 Hopkins Rd
Watertown, CT 06795

Receipt # 93208



Local Conveyance Tax: 1375
State Conveyance Tax: 6875

BK: 2389 PG: 636
Instr #: 2026-143110
03/30/2026 11:35:33 AM
3 Pages
DEED
Lisa Dalton, Town Clerk

TRUSTEE'S DEED

Terry D. Vitale, Trustee of the Donald N. Vitale Trust Agreement dated February 10, 1992, duly qualified as trustee, whose address is 340 Sunset Drive, #1002, Fort Lauderdale, FL 33301 ("Grantor") for consideration paid grants to 178-184 Commercial Street, LLC a Connecticut limited liability company, whose address is 215 Hopkins Road, Watertown, CT 06795 ("Grantee") with TRUSTEE'S COVENANTS, all that certain piece or parcel of land together with all improvements thereon and appurtenances thereto as more particularly described on Exhibit A attached hereto and made a part hereof ("Premises").

SAID PREMISES ARE ALSO CONVEYED SUBJECT TO, AND GRANTOR'S COVENANT HEREINABOVE SET FORTH EXCLUDES ANY OBLIGATION WITH RESPECT TO, THE FOLLOWING:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law; any declarations, restrictions, covenants, matters and easements of record; any state of facts which an accurate survey or personal inspection of the Premises might reveal; water and sewer use charges; Watertown fire district taxes; Taxes of the Town of Waterford on the List of October 1, 2025, and thereafter which Grantee herein assumes and agrees to pay.
2. Grant in favor of the New Milford Power Company dated May 22, 1903 and recorded in Volume 32 at Page 430, as modified by instrument dated November 19, 1915 and recorded in Volume 43 at Page 262 further modified by instrument dated August 9, 1917 and recorded in Volume 43 at Page 267, and as further modified by instrument dated June 5, 1918 and recorded in Volume 43 at Page 543 of the Watertown land records.
3. Drainage easement as set forth in a deed dated February 11, 1941 and recorded in Volume 95 at page 312 of the Watertown land records.
4. Permanent Easement in favor of the Connecticut Light and Power Company dated July 18, 1960 and recorded in Volume 136 at Page 279 of the Watertown land records.
5. Building line restrictions as set forth in a deed dated January 9, 1962 and recorded in Volume 140 at Page 132 of the Watertown land records.
6. Notice of Contest of Easement by Prescription and Notice of Building Encroachment by W.I.D.E. LLC dated September 15, 2009 and recorded in Volume 1672 at Page 197 of the Watertown land records.
7. Notes, notations, facts easements, encroachments and conditions as shown on Map No. 3480 on file in the office of the Watertown Town Clerk.

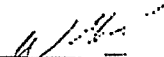
8. Leases and tenancies affecting the Premises.

Signed this 27th day of March, 2026.

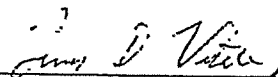
Signed, sealed and delivered
in the presence of:



Jeanne S. Roberts, as witness



David A. Glavin, as witness



Terry D. Vitale, Trustee of the
Donald N. Vitale Trust
Agreement dated February 10, 1992

STATE OF CONNECTICUT)

) ss: Hartford

COUNTY OF HARTFORD)

On this the 26th day of March, 2026, before me, Jeanne S. Roberts, the undersigned officer, personally appeared Terry D. Vitale, Trustee of the Donald N. Vitale Trust dated February 10, 1992 of the city of East Landford and State of Florida, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof I hereunto set my hand.



Jeanne S. Roberts
Commissioner of the Superior Court

Exhibit A
Legal Description of Premises

FIRST PIECE

ALL THAT CERTAIN piece or parcel of land with all improvements thereon situated on the westerly side of Commercial Street, in the Town of Watertown, County of Litchfield and State of Connecticut, being shown as Lot "A" on map entitled "Map Showing Redivision of Property belonging to Bardon, Inc., Watertown, Conn., Scale 1 in = 60 ft, June 1965", Harry G. Owens, Jr., Surveyor on file in the Office of the Watertown Town Clerk as Map No. 1293.

Said parcel is bounded as follows:

NORTHERLY: 460.00 feet by Lot "9" as shown on said Map;

EASTERLY: 132.45 feet by Commercial Street, so-called;

SOUTHERLY: 485.99 feet by land now or formerly of Raymond G. Hoffman;

WESTERLY: 130.01 feet by Lot "C" as shown on said Map.

SECOND PIECE:

ALL THAT CERTAIN piece or parcel of land with all improvements thereon situated on the westerly side of Commercial Street, in the Town of Watertown, County of Litchfield and State of Connecticut, being shown as Lot "C" on map entitled "Map Showing Redivision of Property belonging to Bardon, Inc., Watertown, Conn., Scale 1 in = 60 feet, June, 1965" Harry G. Owens, Jr., Surveyor on file in the Office of the Watertown Town Clerk as Map No. 1293.

Said parcel is described and bounded as follows:

Commencing at a point in the northerly line of Lot "A" as shown on above-mentioned map. Said point being 460.00 feet westerly from the westerly street line of Commercial Street as measured along said northerly line of Lot "A", thence Southerly forming an interior angle of $88^{\circ} 37'$ 130.01 feet to a point; thence westerly forming an interior angle of $91^{\circ} 23'$ 444.90 feet to a point; thence northerly forming an interior angle of $88^{\circ} 37'$ 150.00 feet to an iron pin in a heap of stones; thence east forming an interior angle of $91^{\circ} 24'$ 267.00 feet; thence southerly forming an interior angle of $88^{\circ} 36'$ 20.07 feet; thence easterly forming an exterior angle of $88^{\circ} 37'$ 177.90 feet to the point of beginning.

Bounded:

NORTHERLY: by land now or formerly of Simon J. and Frances E. Panulallis and by Lot "B" as shown on said Map, each in part;

EASTERLY: by Lot "B" and by Lot "A" each in part;

SOUTHERLY: by land now or formerly of Raymond G. Hoffman;

WESTERLY: by land now or formerly of Simon J. and Frances E. Panulallis.

TOGETHER WITH Passway Rights over 30' passway across Lot "B" as shown on said map

Received for Record
03/30/2026 11:35:33 AM
Attest: *Kevin Dalton*
Town Clerk, Watertown CT

TOWN OF WATERTOWN, CONNECTICUT
PROPOSED AMENDMENT TO THE ZONING REGULATIONS

Section 6.9.E.5.c — Driveway Separation, R-70 and R-90 Residential Districts

Commission Petitioned Text Amendment · Working Draft — July 2026

Statement of Purpose

The purpose of this amendment is to conform the driveway separation standard of Section 6.9.E.5.c to the lot dimensions of the R-70 and R-90 Residential Districts. Section 6.9.E.5 contemplates that more than one driveway may serve a lot, but Section 6.9.E.5.c requires that driveways serving the same lot be located not less than 150 feet apart, measured center line to center line — a distance that equals or exceeds the minimum lot frontage required in both Districts. On a conforming minimum-frontage lot in either District a second driveway therefore cannot be established, notwithstanding that these are the Town’s largest-lot residential Districts and are the least likely to present access-management concerns.

The amendment establishes a 50-foot separation standard in these two Districts. That distance is achievable on a conforming lot while preserving meaningful separation between curb cuts. No existing text is deleted and no other driveway standard is amended.

Basis for the Amendment

District	Min. Lot Area	Min. Frontage	Existing 150-foot separation standard
R-90	90,000 SF	150 feet	Not achievable on a minimum-frontage lot. Two driveway center lines 150 feet apart would fall on the two side lot lines; Section 6.2.F.2 requires a 5-foot driveway setback from side property lines.
R-70	70,000 SF	125 feet	Not achievable. The required separation exceeds the minimum lot frontage of the District.

By contrast, the same 150-foot standard applies uniformly to the R-30 and R-20 Districts, where the minimum lot frontage is 75 feet. The result is that the separation requirement operates as a de facto prohibition on second driveways across all residential Districts, including those with the greatest frontage and the most capacity to accommodate an additional curb cut safely.

Proposed Amendment

Existing text shown in plain type; proposed additions underlined. No existing text is deleted.

Section 6.9.E.5.c is amended to read as follows:

- c. Driveways serving the same lot shall be at least 150 feet apart (measured center line to center line), unless they are one-way driveways. Notwithstanding the foregoing, in the R-70 and R-90 Residential Districts, driveways serving the same lot shall be at least 50 feet apart (measured center line to center line), unless they are one-way driveways.

Scope of the Amendment

All other driveway standards remain unchanged and continue to apply, including the number and location provisions of Section 6.9.C, the alignment requirements of Section 6.9.E.5.a, the Commission's public-safety authority under Section 6.9.E.5.b, the 60-foot corner-lot restriction of Section 6.9.E.5.d, the design and construction standards of Section 6.9.D, and the driveway setback from side property lines under Section 6.2.F.2.

The Regulations continue to direct that driveway number be controlled case by case. Section 6.9.C.1 provides that the number of driveways serving a site shall be minimized and authorizes the Commission to limit the number serving a specific site; Section 6.9.C.2 permits the Commission to designate driveway locations, to require use of an existing driveway on adjacent property, or to require a shared driveway; and Section 6.9.E.5.b authorizes the Commission to require that only one driveway serve a lot where necessary for public safety. This amendment disturbs none of those provisions. It removes only a fixed dimensional standard that operates as an absolute bar in the two Districts with the greatest lot frontage, restoring to those Districts the case-by-case judgment the Regulations otherwise call for.

That case-by-case authority reaches the uses most likely to generate meaningful traffic. Every institutional, recreational, and special use permitted in the R-70 and R-90 Districts — places of worship, non-profit institutions, government and fire district facilities, convalescent homes, private clubs, day camps, senior homes, planned residential developments, and age-restricted housing — requires a Special Permit under Section 2.2, and therefore comes before the Commission with a public hearing at which those provisions apply. The uses administered at staff level in these Districts are single-family dwellings, interior lots, and agricultural uses.

Optional Provisions — Commission Decision

Each may be added to the amendment above or omitted. Neither is required for the amendment to function.

[Option 1 — cap on number of driveways] Add as a further sentence: Not more than two driveways shall serve a lot in the R-70 or R-90 Residential District. At 50-foot spacing, a lot with substantial frontage could otherwise accommodate three or more curb cuts. *Staff recommends adoption.*

[Option 2 — conforming frontage required] Add as a further sentence: The 50-foot separation standard shall apply only to a lot that meets or exceeds the minimum lot frontage requirement of the District. This prevents the reduced standard from applying to nonconforming narrow lots. *Staff recommends adoption.*

TOWN OF WATERTOWN, CONNECTICUT
PROPOSED AMENDMENTS TO THE ZONING REGULATIONS

Public Act 25-1 Compliance Package
Commission Petitioned Text Amendment · Working Draft — July 2026

Statement of Purpose

The purpose of this package is to conform the Watertown Zoning Regulations to Special Session Public Act 25-1, An Act Concerning Housing Growth. Most of its requirements took effect July 1, 2026; the protest-petition correction in Amendment 11 has been in force since January 1, 2026. The amendments **(1)** allow transit community middle housing and qualifying mixed-use developments on lots zoned for commercial or mixed-use development, subject only to summary review, under CGS Sections 8-2r and 8-2s; **(2)** conform residential off-street parking requirements to CGS Section 8-2; **(3)** extend equal treatment to manufactured homes built to federal construction and safety standards; and **(4)** conform further provisions of the Regulations to the re-enacted CGS Sections 8-2(d) and 8-3(b).

The amendments are consistent with the Plan of Conservation and Development, including its goals of strengthening Main Street and the Oakville center as mixed-use village cores and broadening the range of housing in areas served by public water and sewer.

Until the Regulations contain the objective standards in Amendment 3, the State mandate operates without them. A qualifying application filed today would be entitled to summary review with no local design standards for the Zoning Enforcement Officer to apply. To establish conformity with PA 25-1 a phased approach is recommended as follows:

Phase One — Fall 2026

The twelve amendments that follow. Two of them, Amendments 9 and 10, use short savings clauses rather than rewriting the underlying provisions. This closes the compliance gap now without committing the Commission to substantive design decisions it has not yet had time to make.

Phase Two — Winter 2026/27

Replacing Amendment #9's savings clause with explicit physical design standards for the village districts, converting design aspiration into enforceable standard. Adopting a Conservation and Traffic Mitigation District if a specific location warrants preserving parking minimums for smaller developments — the Town is eligible for up to two, each no larger than 4% of its land area.

Phase Three — 2027 Plan of Conservation and Development

Whether to designate a Transit-Oriented District, and the Housing Growth Plan. NVCOG municipalities have until 2029 to adopt a housing growth plan, so that work aligns with the next POCD update.

Drafting Conventions

In the regulation text that follows, proposed additions appear underlined and proposed deletions in ~~striketrough~~. A **highlighted value in brackets** marks a number or election the Commission needs to set; the figures shown are staff-recommended starting points. Items requiring a decision or a legal determination are called out in a short note beneath the text, and all are gathered in the Schedule of Decision Points at the end.

Amendment 1 — Section 10.4: New Definitions

BACKGROUND: The Act and the underlying zoning statutes turn on terms the Regulations do not define. Most are already defined by State law — CGS Section 8-1a(b) has defined cottage cluster, middle housing, mixed-use development, and townhouse since 2021, and those definitions govern throughout the zoning chapter. Where the State has defined a term, we've used those definitions verbatim.

Inserted alphabetically in Section 10.4. All text is new. Source of each definition is noted in brackets after it.

AMENDMENT:

BASE GROUND FLOOR ELEVATION — The finished floor elevation of the ground story of a building, as shown on the approved plans. Where that elevation varies along a street-facing façade, the base ground floor elevation for that façade shall be the average of the highest and lowest finished floor elevations along it. *[Local — no State definition; required to fix the ground-story glazing band in Section 5.28.E.2.]*

COTTAGE CLUSTER — A grouping of at least four (4) detached housing units, or live work units, per acre that are located around a common open area. *[CGS §8-1a(b)(4)]*

MIDDLE HOUSING — Duplexes, triplexes, quadplexes, cottage clusters and townhouses. *[CGS §8-1a(b)(5). Distinct from TRANSIT COMMUNITY MIDDLE HOUSING DEVELOPMENT, below, which is the term used in Public Act 25-1 and carries a nine-unit ceiling.]*

MIXED-USE DEVELOPMENT — A development containing both residential and nonresidential uses in any single building. *[CGS §8-1a(b)(6)]*

MIXED-USE MIDDLE HOUSING DEVELOPMENT — A mixed-use development containing not less than two (2) dwelling units but not more than nine (9) such units. *[Local — combines the CGS §8-1a(b)(6) definition of mixed-use development with the nine-unit ceiling of Public Act 25-1, §11(3).]*

PARKING NEEDS ASSESSMENT — A study of the parking needs of a proposed development, prepared and paid for by the applicant, containing (a) an inventory of existing available parking spaces in the vicinity of the development, (b) available public transit options serving the development, (c) the projected parking needs of the development, and (d) any other relevant local traffic, parking, or safety studies. *[Public Act 25-1]*

PERFECT SIX — A three-story residential building with a central entrance containing two dwelling units per story. *[Public Act 25-1, §11(5)]*

STREET-FACING FAÇADE — Any exterior wall of a principal building that faces a street line and is generally parallel to it. On a corner lot, each wall facing a street line shall be a street-facing façade, and the standards of Section 5.28.E shall apply in full to each such façade. *[Local — no State definition; required so that the Section 5.28 design standards apply uniformly and objectively on corner lots.]*

SUMMARY REVIEW — An administrative review and approval procedure conducted by the Zoning Enforcement Officer as provided in CGS Section 8-2r & 8-2s, as amended, and Section 8.1.E of these Regulations, in which an application shall be approved, without a public hearing and without discretionary review, upon a determination that the application (a) complies with the applicable

specific, objective, and non-discretionary standards of these Regulations and (b) will not substantially impact public health or safety. [CGS §8-2r, §8-2s]

TOWNHOUSE – A residential building constructed in a grouping of three (3) or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides. [CGS §8-1a(b)(7)]

TRANSIT COMMUNITY MIDDLE HOUSING DEVELOPMENT – A residential building containing not less than two (2) dwelling units but not more than nine (9) such units, including, but not limited to, townhouses, duplexes, triplexes, perfect sixes and cottage clusters. For purposes of these Regulations, and notwithstanding the reference to a single residential building, a cottage cluster of not more than nine (9) dwelling units developed on a single lot as a unified development shall constitute one transit community middle housing development. *[Public Act 25-1, §11(3), with a local clarifying sentence. The Act defines a transit community middle housing development as a residential building containing two to nine units, but then lists cottage clusters among the examples. A cottage cluster is by definition a grouping of detached buildings, not one building. The added sentence clarifies this inconsistency.]*

Amendment 2 — Section 2.2.E: Middle Housing and Mixed-Use by Summary Review

BACKGROUND: On every commercially or mixed-use zoned lot, the Regulations must allow a development of two to nine units – either wholly residential or mixed-use – approved by staff without a public hearing. Two rows are added to the Section 2.2.E use table — each marked “SR” for summary review across all eight business districts — together with a matching entry in the approval legend.

AMENDMENT:

E. RESIDENTIAL-RELATED (additions)	B-D	B-C	B-SC	B-G1	B-G2	B-L	B-MG	B-O
6. Transit community middle housing development, subject to the provisions and standards of Section 5.28.	SR	SR	SR	SR	SR	SR	SR	SR
7. Mixed-use middle housing development, as defined in Section 10.4, subject to the provisions and standards of Section 5.28.	SR	SR	SR	SR	SR	SR	SR	SR

New entry for the approval legend (Sections 1–3):

SR	Summary Review	Zoning Enforcement Officer — no public hearing	Section 8.1.E
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Existing rows E.3 (dwelling units over street-level uses, by Special Permit) and E.5 (office-building reuse, by Site Plan) are kept. They continue to govern residential forms that fall outside Section 5.28 — both wholly residential buildings of ten or more units and mixed-use buildings of ten or more units. Neither is a transit community middle housing development or a mixed-use middle housing development as defined in Section 10.4, so neither is within the summary-review mandate, and both remain on their existing review tracks.

Decision for the Commission — Whether to designate both pathways, as drafted, or only transit community middle housing. Staff recommends designating both in all 8 business districts as it is consistent with the Plan of Conservation and Development to strengthen the mixed-use village cores of Main Street and Oakville Center.

Amendment 3 — New Section 5.28: Standards for Transit Community & Mixed-Use Middle Housing

BACKGROUND: Because a summary-review approval leaves the Zoning Enforcement Officer no discretion, the standards written into this new section are the Town's control over how these buildings look and function. Each standard is written to be an objective criterion that can be determined from plan review.

Entirely new section. All text is new. Highlighted bracketed values are the Commission's to set; the figures shown are drawn from existing Regulation standards where possible.

AMENDMENT:

5.28. Transit Community & Mixed-Use Middle Housing (Summary Review)

A. Purpose and Authority

This Section implements CGS Section 8-2s, as amended, which requires that a transit community middle housing development, or a mixed-use development of the same scale, be allowed on any lot zoned for commercial or mixed-use development, subject only to summary review. It establishes the specific, objective, and non-discretionary standards under which the Zoning Enforcement Officer shall administer such developments. To the extent any provision of this Section or of these Regulations is inconsistent with said Act, the Act shall control.

B. Applicability

1. This Section applies to (a) any transit community middle housing development and (b) any mixed-use middle housing development, in each case on a lot where such use is designated "SR" in Section 2.2.E. Each shall contain not fewer than two (2) nor more than nine (9) dwelling units, consistent with the Section 10.4 definitions.
2. A development of ten (10) or more dwelling units, whether wholly residential or mixed-use, is neither a transit community middle housing development nor a mixed-use middle housing development, is not eligible for summary review under this Section, and is governed by the otherwise-applicable provisions of these Regulations.
3. Where a standard elsewhere in these Regulations conflicts with this Section as applied to a qualifying development, this Section controls.

C. Use Standards

1. A transit community middle housing development and a mixed-use middle housing development shall each contain not fewer than two (2) nor more than nine (9) dwelling units, as provided in the Section 10.4 definitions.
2. Not more than **[one (1)]** principal building shall be located on a lot, except that a cottage cluster may contain not more than nine (9) detached dwelling units on a single lot as a unified development.
3. In a mixed-use middle housing development, the non-residential use(s) shall be limited to principal uses otherwise permitted in the subject District under Section 2.2.
4. Accessory uses and structures shall be permitted in accordance with Section 2.3.

Decision for the Commission — Whether to keep the one building per lot limit as permitted by the Act.

D. Area and Dimensional Standards

1. A qualifying development shall comply with the minimum lot requirements, building and parking setbacks, maximum coverage, maximum floor area ratio, and maximum height standards of Section 2.4 for the subject District.
2. In a cottage cluster, buildings shall be separated by not less than **[ten (10)]** feet.
3. No minimum dwelling-unit floor area is established by this Section. (Under CGS §8-2(d)(7), a regulation may not set a minimum dwelling-unit floor area greater than the applicable building-code minimum.)

E. Objective Design Standards

Each standard is measurable from the plans. The Commission may add, delete, or adjust values, but may not adopt standards that call for subjective judgment ("harmonize with," "compatible," "to the satisfaction of").

1. **Entrance.** At least one principal building entrance shall face the street line or a walkway connecting directly to the street line or public sidewalk.
2. **Glazing.**
 - a. Transit community middle housing development. Windows and glazed doors shall comprise not less than **[20]**% of the ground-story glazing band described in subsection (d), and not less than **[15]**% of each street-facing façade of the second story and each story above.
 - b. Mixed-use middle housing development. Windows and glazed doors shall comprise not less than **[40]**% of the ground-story glazing band described in subsection (d), and not less than **[15]**% of each street-facing façade of the second story and each story above.
 - c. Proportion. Each window and glazed door on a street-facing façade shall be vertically proportioned, having a height-to-width ratio of not less than three to two (3:2). This subsection shall not apply to the ground story of a mixed-use middle housing development.
 - d. Measurement. Ground-story glazing shall be located within a vertical band measured between two (2) and ten (10) feet above the base ground floor elevation. The area of such band, for purposes of the percentages required by subsections (a) and (b), shall be the horizontal length of each respective street-facing façade multiplied by the eight (8) foot height of the band, and such percentages shall be satisfied on each street-facing façade. Glazing above the ground story shall be calculated per story based on the total surface area of the exterior wall of that story. Only clear glass having a visible light transmittance of not less than **[60]**% shall count towards fulfilling the minimum glazing requirements. Opaque, spandrel, and mirrored glass shall not be counted.
 - e. Openings. No street-facing façade shall have a continuous horizontal length of more than **[15]** feet without a window or door opening.
3. **Garage doors.** Garage doors on a street-facing façade shall not exceed **[40]**% of the width of that façade.

4. Parking location. Off-street parking shall be located to the side or rear of the principal building(s). No parking space shall lie between a street-facing façade and the street line, except that a driveway may cross such area. Parking and loading setbacks shall comply with Section 2.4.C.

5. Pedestrian access. A paved walkway not less than [four (4)] feet wide shall connect each principal entrance to the street line, and to the public sidewalk where one exists along the frontage.

6. Utilities. New electric, telephone, and other cable-supplied services shall be installed underground from the point of connection at the street or lot line.

7. Screening. Ground-mounted mechanical equipment and refuse containers shall be screened from any street and any abutting Residential District by an opaque fence, wall, or evergreen planting at least as tall as the item screened.

8. Roof form. Each principal building shall have (a) a pitched gable, hip, or gambrel roof with a minimum slope of [4:12] and a minimum eave and rake overhang of [one (1)] foot on all elevations; or (b) a flat roof with a parapet extending not less than [one (1)] foot above the roof deck along each street-facing façade, or a height sufficient to completely screen all roof-mounted mechanical equipment from view at the front property line, whichever is greater. Any such parapet shall include a continuous architectural cornice.

9. Street trees. Not less than one (1) deciduous tree of at least [two (2)] inches caliper shall be provided per [forty (40)] feet of street frontage; existing healthy trees preserved within fifteen (15) feet of the street line shall count.

10. Lighting and signs. Exterior lighting shall comply with Section 6.4; signs with Section 6.1.

11. Stormwater and erosion control. The development shall comply with Sections 6.5 and 6.7.

F. Public Health and Safety Standards

1. Water and sewage. The development shall connect to public water and sanitary sewer where available. Where not available, the application shall include approval of the proposed water supply and subsurface sewage disposal system by the Torrington Area Health District.

2. Access. Driveways shall comply with Sections 6.8 (Corner Visibility) and 6.9 (Driveway / Access Management), and, for lots fronting a State highway, shall have or have applied for a CTDOT encroachment permit.

3. Emergency access. Buildings shall have unobstructed emergency vehicle access under the applicable fire code, as verified by the Fire Marshal.

4. Overlay zones. Development in the Flood Management Overlay Zone shall comply with Appendix B. Development in the Aquifer Protection Overlay Zone shall comply with the substantive standards of Section 4.1.

5. Inland wetlands and watercourses. Where the proposed development involves an activity regulated pursuant to CGS Sections 22a-36 to 22a-45, inclusive, the applicant shall submit an application to the Conservation Commission / Inland Wetlands Agency not later than the day

the summary review application is filed. No application under this Section shall be approved until such agency has rendered its decision on the regulated activity.

G. Application and Review

Applications under this Section shall be submitted, reviewed, and decided in accordance with Section 8.1.E (Summary Review).

Amendment 4 — New Section 8.1.E: The Summary Review Procedure

BACKGROUND: This new subsection is the summary review application procedure:

New subsection, following existing Subsections 8.1.A through 8.1.D. All text is new.

AMENDMENT:

E. Summary Review

- 1. Applicability.** This Subsection governs any use designated “SR” in these Regulations.
- 2. Application.** An application shall be submitted to the Zoning Enforcement Officer on the Land Use Department form, with the fee established by ordinance, and shall include:
 - a. A site plan by a Connecticut-licensed land surveyor and/or professional engineer, at a scale adequate to determine compliance, showing property lines; existing and proposed buildings and structures with setback dimensions; driveways, parking, and loading areas; walkways; utilities; grading and drainage; erosion and sedimentation controls; and the screening and landscaping required by Section 5.28;
 - b. Dimensioned building elevations for each street-facing façade sufficient to show compliance with the objective design standards of Section 5.28.E;
 - c. Floor plans identifying the number of dwelling units and the number of bedrooms in each;
 - d. Evidence of the approvals or pending applications required by Section 5.28.F (inland wetlands, water, sewage disposal, driveway); and
 - e. Such other information as is necessary to determine compliance with the applicable non-discretionary standards.
- 3. Completeness.** Within **[ten (10)]** days of receipt, the Zoning Enforcement Officer shall determine whether the application is complete and, if not, provide the applicant a written list of the missing items.
- 4. Referral.** The Zoning Enforcement Officer may refer the application to the Town Engineer, Fire Marshal, Water and Sewer Authority, or the Torrington Area Health District to verify compliance with the applicable technical and objective standards. No referral shall convert the review into a discretionary one or extend the decision period beyond that prescribed by statute.
- 5. Decision.** The Zoning Enforcement Officer **shall approve** the application, without a public hearing, upon determining that it (a) complies with the applicable specific, objective, and non-discretionary standards of these Regulations and (b) will not substantially impact public health or safety. The decision shall be rendered in writing not later than sixty-five (65) days after the official date of receipt of the application, in accordance with CGS §8-2r(d). The applicant may consent to one or more extensions of time for the rendering of such decision, provided the total combined period of all such extensions does not exceed an additional sixty-five (65) days.
- 6. Conditions.** Conditions shall be limited to those necessary to (a) secure compliance with the applicable non-discretionary standards or (b) mitigate a specific, identified adverse impact on public health or safety, and shall not substantially impair the viability of the development.

7. Denial. Any denial shall be in writing and shall cite (a) the specific standard(s) with which the application does not comply, or (b) the specific substantial public health or safety impact and why it cannot be mitigated through conditions consistent with Paragraph 6.

8. Notice of Decision. The Zoning Enforcement Officer shall publish their decision in a newspaper having substantial circulation in the municipality within fifteen (15) days after such decision is rendered.

8. Effect. Approval authorizes issuance of a Zoning Permit and is subject to the same duration and lapse provisions as Zoning Permits under Subsection 8.1.A.

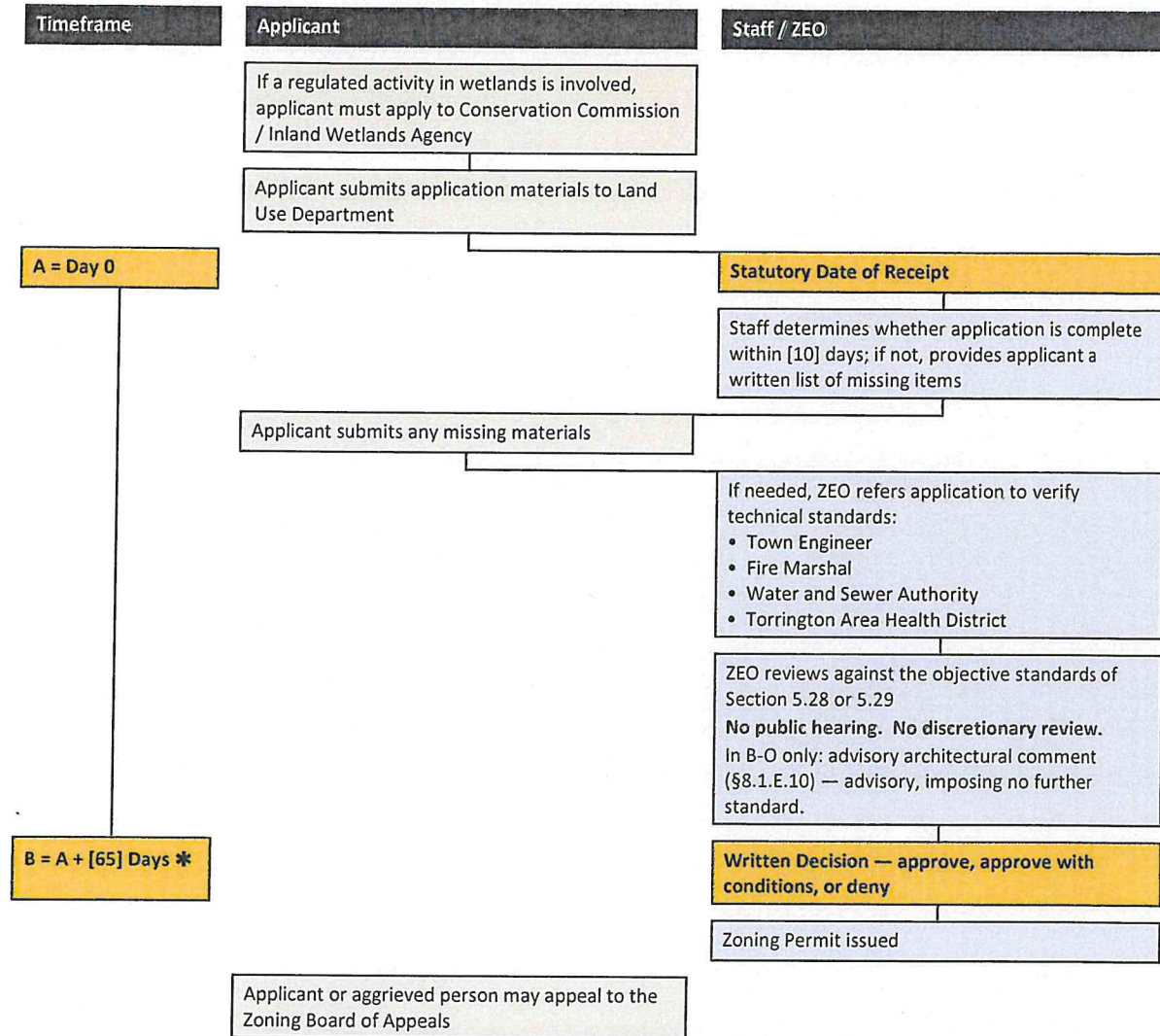
9. Appeal. Any person aggrieved by a decision under this Subsection may appeal to the Zoning Board of Appeals under CGS Sections 8-6 and 8-7 and Section 8.7 of these Regulations.

10. Village District. For a lot in the B-O Village District, the Zoning Enforcement Officer shall promptly refer the application for advisory architectural comment under Section 7.5; such comment is advisory only, shall be returned within the administrative review period, and shall not impose any standard beyond the non-discretionary standards of these Regulations.

11. Wetlands. Where an application under this Subsection involves an activity regulated pursuant to CGS Sections 22a-36 to 22a-45, inclusive, and the Conservation Commission / Inland Wetlands Agency has not rendered its decision, the applicant may consent to an extension of the time for decision, in increments of not more than sixty-five (65) days, pending that decision. Absent such consent, the Zoning Enforcement Officer shall render a decision within the time prescribed by Paragraph 5, and any denial on the ground that the agency has not acted shall be without prejudice to the refiling of the application following that agency's decision.

Summary Review Application Flowchart

To be inserted at the end of Section 8.1, in the format used throughout Section 8.



* Timeframe may be extended by consent of the applicant pending a decision of the Conservation Commission / Inland Wetlands Agency (§8.1.E.11).

How summary review differs — No public hearing is held and the Commission takes no action; the decision is the ZEO's. The ZEO shall approve an application that meets the objective standards and will not substantially impact public health or safety. A denial must cite the specific standard not met, in writing.

DISCLAIMER — This graphic is a generalized overview of the application process; the Connecticut General Statutes and the text of these Regulations shall control.

Amendment 5 — Section 6.2: Residential Parking Conformance

BACKGROUND: The Act removes the Town's authority to require off-street parking for residential developments of sixteen (16) or fewer dwelling units and caps it for larger developments.

New subsection at the head of Section 6.2

All text below is new.

AMENDMENT:

Statutory Limitations on Residential Off-Street Parking Requirements

1. Notwithstanding any other provision of these Regulations, for a residential development of sixteen (16) or fewer dwelling units: (a) no minimum number of off-street parking spaces shall be required, and (b) no application shall be denied on the basis of the number of off-street parking spaces provided, except upon a written finding that the lack of parking will have a specific adverse impact on public health or safety that cannot be mitigated through conditions having no substantial adverse impact on the viability of the development.
2. For a residential development of seventeen (17) or more dwelling units, the minimum number of off-street parking spaces shall not exceed one (1) space per studio or one-bedroom dwelling unit and two (2) spaces per dwelling unit with two or more bedrooms.
3. An applicant for a development of seventeen (17) or more dwelling units may submit a parking needs assessment, as defined in Section 10.4. Where it demonstrates that fewer spaces are needed, approval shall be conditioned on the number the assessment supports.
4. For a mixed-use development, this subsection governs the residential component; the non-residential component follows the otherwise-applicable requirements of this Section 6.2.
5. Nothing in this subsection limits maximum parking standards, or applies to non-residential development.
6. All other provisions setting minimum off-street parking for residential uses — including Sections 4.3.E.2, 4.5.D.2, 5.5.F.1, and 5.14.C.1.c — apply only to the extent consistent with this subsection.

Correction to the Principal Residential Uses schedule (Section 6.2.C)

- 2) One-bedroom dwelling units ~~1.5 spaces per dwelling unit~~ 1.0 space per dwelling unit

The 1.5-space figure exceeds the statutory one-space cap for one-bedroom units even at seventeen or more units, and must be reduced.

Add a note beneath the Principal Residential Uses heading: "The minimum parking figures in this schedule do not apply to residential developments of sixteen (16) or fewer dwelling units and are subject to reduction through a parking needs assessment for larger developments. See the Statutory Limitations subsection at the head of this Section 6.2."

Amendment 6 — Conforming Parking Amendments

BACKGROUND: Several sections scattered through the Regulations set their own residential parking minimums. The same short lead-in clause is added to every instance, making it subject to the new rule at the head of Section 6.2. The existing text is otherwise untouched.

AMENDMENT:

Section 5.5.F.1 (Multi-Family Dwellings): Except as provided in the Statutory Limitations subsection of Section 6.2, a minimum of one garaged space per unit shall be provided...

Section 4.3.E.2 (Age-Restricted Housing, parking): Except as provided in the Statutory Limitations subsection of Section 6.2, the minimum resident parking requirements shall be as specified in Section 6.2... [applies to sub-items a, b, and d].

Section 4.5.D.2 (Designed Residential Development, parking): Except as provided in the Statutory Limitations subsection of Section 6.2, the minimum resident parking requirements shall be as specified in Section 6.2...

Section 5.14.C.1.c (Conversion of Existing Industrial Buildings): Except as provided in the Statutory Limitations subsection of Section 6.2, Minimum Off-Street Parking Spaces: 2 spaces per dwelling unit.

Section 6.2 (Congregate housing): Except as provided in the Statutory Limitations subsection of Section 6.2, 1.5 spaces per dwelling unit.

Section 6.2 (Adaptive use of historic structures in a residence district): Except as provided in the Statutory Limitations subsection of Section 6.2, 2 spaces per dwelling unit plus 1 space per 300 SF of non-residential floor area (the limitation applies to the residential component).

Amendment 7 — Section 10.4 (DWELLING): Manufactured Housing Parity

BACKGROUND: The Act requires that a manufactured home built to the federal HUD construction and safety standards be treated no differently than any other home; one sentence is proposed to be added to Watertown's DWELLING definition to make this parity explicit.

Implements CGS §8-2(d)(3) (as amended, which also strikes the former "twenty-two feet or more" width threshold). Addition underlined.

AMENDMENT:

DWELLING – A building designed or used as living quarters for one or more families. The term shall not be deemed to include automobile courts, motels, hotels, rooming houses, boarding houses, camping trailers, mobile home trailers, tourist homes, or tents. The term shall include a manufactured home as defined in this section, built in accordance with the federal Manufactured Home Construction and Safety Standards, and such a manufactured home, and any lot or park containing such a home, shall not be subject to conditions or requirements that substantially differ from those applicable to single-family or multifamily dwellings, lots, or developments of the same District, as provided in CGS Section 8-2(d)(3), as amended.

Section 5.1 (Accessory Vehicle / Trailers Storage) continues to govern pre-HUD-code mobile homes, which remain distinct from manufactured homes under the Section 10.4 definitions.

Amendment 8 — Section 5.5.B: No Cap on the Number of Units

BACKGROUND: The Act forbids the Town from capping the number of multifamily, middle-housing, or mixed-use units it will permit. Watertown's density and lot-area standards are dimensional controls rather than caps — but a short savings clause puts that beyond argument and preserves the standards as the lot-by-lot tools they are.

New savings clause. Implements CGS §8-2(d)(8). All text is new.

AMENDMENT:

New Section 5.5.B.4: No provision of these Regulations, including any maximum-density or minimum-lot-area-per-dwelling-unit standard in this Section or in the business-district provisions of Section 2.5, shall be applied to place a fixed numerical or percentage cap on the total number of dwelling units that constitute multifamily housing of more than four units, transit community middle housing development, or mixed-use development that may be permitted in the Town. Such density and lot-area standards shall be administered as lot-specific dimensional requirements only.

Amendment 9 — Character-Based Criteria

BACKGROUND: The Act bars denying an application on “neighborhood character” grounds unless the Regulations express that character as concrete, physical standards. Watertown has six “in harmony with” or “conform to the character of” provisions that can no longer carry a denial on their own. Rather than rewrite each, a single savings clause keeps them as design guidance while removing that power.

Implements CGS §8-2(d)(10). All text is new.

AMENDMENT:

New general provision (Section 10.2): Wherever these Regulations require that a use, building, or development be “in harmony with,” “compatible with,” or “conform to the character of” a district or neighborhood — including without limitation Sections 4.4, 4.5, 5.4, 5.6, 5.25, and 7.5 — such provisions express design objectives only. Consistent with CGS Section 8-2(d)(10), no application shall be denied on the basis of a district’s character unless that character is expressed in these Regulations through clear and explicit physical standards for site work and structures, and any such denial shall rest on an identified failure to meet such a physical standard.

Alternative for the Commission. Instead of the savings clause, the Commission may adopt explicit physical standards (height, setback, coverage, façade, materials) for the districts where character review matters most — chiefly the village districts — converting design aspiration into an enforceable standard. Staff can prepare these if the Commission prefers that route. If chosen, a phased approach is recommended by Staff.

- 1) Adopt the new Section 10.2 amendment to ensure immediate statutory compliance.
- 2) Direct Staff to draft explicit physical standards for the B-O District (and others as requested by the Commission) to serve as concrete and enforceable summary review rules.

Amendment 10 — Nonconforming Uses

BACKGROUND: Watertown's nonconformity rules are already largely compliant. One sentence – stating that razing a structure is not, by itself, proof the owner meant to abandon the use – is needed for compliance with the Act.

Implements CGS §8-2(d)(4). Inserted after the abandonment paragraph of the Non-Conforming Uses provisions. Addition underlined.

AMENDMENT:

The demolition or deconstruction of a nonconforming use, building, or structure shall not, by itself, be evidence of the property owner's intent not to reestablish such use, building, or structure.

Amendment 11 — Section 8.5 & 8.6: Protest Petitions

BACKGROUND: The protest petition rule change has been in force — since January 1, 2026 — and it is procedural rather than a housing rule. Watertown's Sections 8.5 & 8.6 need to be amended as follows to comply with the new protest petition procedure, which requires a filing threshold of 50% and lowers the Commission's approval vote requirement to a simple majority for text amendments and zone changes.

Section 8.5.C needs the following language added; the following replaces the language of Section 8.6.C.3.

AMENDMENT:

Such (Text Amendment / Zone Change) shall be established, changed or repealed only by a majority vote of all the members of the Commission. If a protest against a proposed change is filed at or before a hearing with the Commission, (1) signed by the owners of fifty per cent (50%) or more of the area of the lots affected by such proposed change or included in such proposed change, (2) fifty per cent (50%) or more of the owners of the lots included in such area, or (3) fifty per cent (50%) or more of the lots within five hundred (500) feet in all directions of the property included in the proposed change, such protest shall be received and made part of the official record, and such change may be adopted by a majority vote of all the members of the Commission.

Amendment 12 — Section 4.4 (RT Overlay): Minimum Unit Floor Area

BACKGROUND: The Act bars a minimum dwelling-unit floor area above the building-code figure. The RT overlay sets a 650-square-foot minimum in two places; both are struck.

Implements CGS §8-2(d)(7). Provisions struck.

AMENDMENT:

Sections 4.4.C.4.b and 4.4.D.3.b: ~~Each dwelling unit shall have a minimum GFA of 650 square feet.~~

Amendment 13 — New Section 5.29: Conversion of Vacant Nursing Homes

BACKGROUND: CGS Section 8-2r has required since October 2024 that the Regulations permit a vacant nursing home to be converted to multifamily housing subject only to summary review. This is a separate mandate from Section 8-2s and predates Public Act 25-1, which amended only the definitions in subsection (a). The Regulations presently provide no such path. Watertown permits convalescent homes, private hospitals and sanitarium by Special Permit in the R-70 and R-90 Districts, so the mandate has practical application. The definition of CONVALESCENT HOME needs to be amended to include NURSING HOME.

Entirely new section, placed after Section 5.28. All text is new. Eligibility conditions track CGS §8-2r(b) verbatim.

AMENDMENT:

Part 1: New Regulation Section

5.29. Conversion of Vacant Nursing Homes to Multifamily Housing

A. Purpose and Authority

This Section implements CGS Section 8-2r, as amended, which requires that the conversion of a nursing home into multifamily housing be allowed subject only to summary review. To the extent any provision of these Regulations is inconsistent with said section, said section shall control.

B. Applicability and Eligibility

Notwithstanding the use tables of these Regulations, the conversion of a nursing home, as defined in CGS Section 19a-490, into multifamily housing shall be permitted subject only to summary review in any District in which such nursing home is located, provided:

1. Such nursing home is a freestanding structure;
2. Such conversion does not result in the substantial alteration of the footprint of such structure;
3. Such conversion does not result in the total demolition of such structure; and
4. The owner of such nursing home has declared, in writing to the Town, that such nursing home has been vacant for a period of not less than ninety (90) days immediately preceding the submission of the summary review application.

C. Standards

A conversion under this Section shall comply with the applicable specific, objective, and non-discretionary standards of these Regulations, including requirements concerning setbacks, lot size and building frontage. The Statutory Limitations subsection of Section 6.2 governs off-street parking for the resulting dwelling units.

D. Procedure and Decision Period

Applications under this Section shall be submitted, reviewed and decided in accordance with Section 8.1.E, except that a decision shall be rendered not later than sixty-five (65) days after

receipt of the application, provided the applicant may consent to one or more extensions of not more than an additional sixty-five (65) days, or may withdraw the application.

Part 2: Definition Section Update – Amend the existing definition as follows (new text is underlined).

CONVALESCENT HOME; CONVALARIUM – An establishment licensed by the State which furnishes in single or multiple facilities food, shelter, and laundry to two or more persons unrelated to the proprietor and in addition to providing nursing care under medical supervision and direction to carry out non-surgical treatment and dietary procedure. The term “CONVALESCENT HOME” shall include a “NURSING HOME” as defined in CGS §19a-490.

End of proposed amendments:

Prepared by Land Use Administrator, Spencer Musselman · July 2026