



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
April 6, 2022
6:30PM

IN PERSON MEETING

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION:

LIMITED TO COMMENTS REGARDING ITEMS NOT SPECIFICALLY LISTED ON THE AGENDA.

ACCEPTANCE OF MINUTES:

1. Regular Meeting February 2, 2022
2. March 2, 2022 (meeting cancelled)

STAFF REPORT

CHAIRMAN'S REPORT

NEW BUSINESS

1. Letter dated February 6, 2022 from Margaret LaFlamme and Joseph Masi, co-owners of the French Hill Estates Subdivision requesting a revision to the approved subdivision – paving road width from 30' to 24' .
2. Site Plan/Special Permit #2022-02 of Bassett Farm, LLC for construction of a single-family home, an accessory dwelling, a common driveway, and onsite septic system on a parcel of land aka Map 10 Block 26 Lot 2A Bassett Road, Watertown, CT.

Date of Receipt: March 2, 2022
Public Hearing scheduled for April 6, 2022.

3. Site Plan application from Matt Oneglia, for a 15,000 Sq. Ft. medical office at 486 Straits Turnpike, Watertown Map 152, Block 256, Lot 4.

Date of Receipt: March 2, 2022

4. Site Plan application Watertown Plastics, Inc. for construction of a 10,000 Sq. Ft building addition and expansion of a parking lot at 830 Echo Lake Road, Watertown, CT. Map 103 Block 96 LotC2

Date of Receipt: March 2, 2022

5. Site Plan/Special Permit #2022-03 from Waterbury Auto Group for a used car and sales repair at 55 McLennan Drive, Oakville, CT.

Date of Receipt: February 2, 2022
Date of Public Hearing: April 6, 2022

6. Joseph Polletta for Lakeview Estates Subdivision revision of conservation easement location on lots 10,11,12.

Date of Receipt: April 6, 2022

CONTINUED PUBLIC HEARING

1. Site Plan/Special Permit#2021-06 application from Sasaki Associates, Inc on behalf of Taft School, 110 Woodbury Road, Watertown, CT, to install four (4) 70 foot sports lighting poles and lights on Snyder Field. Parcel ID Map 99, Block 58, Lot 7

Date of Receipt December 1, 2021
Public Hearing January 5, 2022
Continued Public Hearing April 6, 2022

NEW PUBLIC HEARINGS

1. Site Plan/Special Permit #2022-01 of Bela Sztanko, EPS Auto Sales for a car sales at 11 Falls Avenue, Oakville, CT in a B-C zoning district Map 133 Block 197 Lot 2

Date of Receipt: February 2, 2022
Date of Public Hearing: April 6, 2022

2. Site Plan/Special Permit #2022-02 of Bassett Farm, LLC for construction of a single-family home, an accessory dwelling, a common driveway, and onsite septic system on a parcel of land aka Map 10 Block 26 Lot 2A Bassett Road, Watertown, CT.

Date of Receipt: March 2, 2022
Public Hearing April 6, 2022.

OLD BUSINESS

1. Echo Asset, LLC, "O" Echo Lake Road, site plan application for development of an industrial building comprised of 4,800 s.f. of office space, 8,000 s.f. of shop area with associated parking for employees and vehicles. Map 104 Block 90 L23A

Date of Receipt December 29, 2021
Continued to April 6, 2022

ARTICLES ON AGENDA (READY FOR POSSIBLE ACTION)

1. Site Plan/Special Permit#2021-06 application from Sasaki Associates, Inc on behalf of Taft School, 110 Woodbury Road, Watertown, CT, to install four (4) 70 foot sports lighting poles and lights on Snyder Field. Parcel ID Map 99, Block 58, Lot 7

Date of Receipt December 1, 2021
Public Hearing January 5, 2022
Continued Public Hearing April 6, 2022

2. Echo Asset, LLC, "O" Echo Lake Road site plan application for development of an industrial building comprised of 4,800 s.f. of office space, 8,000 s.f. of shop area with associated parking for employees and vehicles. Map 104 Block 90 L23A

Date of Receipt December 29, 2021
Continued to April 6, 2022

3. Site Plan/Special Permit #2022-01 of Bela Sztanko, EPS Auto Sales for a car sales at 11 Falls Avenue, Oakville, CT in a B-C zoning district Map 133 Block 197 Lot 2

Date of Receipt: February 2, 2022
Date of Public Hearing April 6, 2022

4. Site Plan/Special Permit #2022-02 of Bassett Farm, LLC for construction of a single-family home, an accessory dwelling, a common driveway, and onsite septic system on a parcel of land aka Map 10 Block 26 Lot 2A Bassett Road, Watertown, CT.

Date of Receipt: March 2, 2022
Public Hearing scheduled for April 6, 2022.

5. Site Plan application from Matt Oneglia, for a 15,000 Sq. Ft. medical office at 486 Straits Turnpike, Watertown Map 152, Block 256, Lot 4.

Date of Receipt: March 2, 2022

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6. Site Plan application Watertown Plastics, Inc. for construction of a 10,000 Sq. Ft building addition and expansion of a parking lot at 830 Echo Lake Road, Watertown, CT. Map 103 Block 96 LotC2

Date of Receipt: March 2, 2022

7. Site Plan/Special Permit #2022-03 from Waterbury Auto Group for a used car and sales repair at 55 McLennan Drive, Oakville, CT.

Date of Receipt: February 2, 2022

Date of Public Hearing: April 6, 2022

COMMUNICATIONS AND BILLS

INFORMAL DISCUSSION

NEXT MEETING DATE: May 4, 2022

ADJOURNMENT

TOWN OF WATERTOWN
Planning and Zoning Commission
Legal Notice

The Planning and Zoning Commission of the Town of Watertown will hold public hearings at 6:30PM on Wednesday, April 6, 2022 in Town Hall Council Chambers, 61 Echo Lake Road, Watertown, CT to hear and act upon the following:

Site Plan/Special Permit #2022-01 from Bela Sztanko, EPS Auto Sales for a used motor vehicle dealership at 11 Falls Avenue, Oakville, CT in a B-C Central Business Zoning District. Map 133B Block 197 Lot 2.

And

Site Plan/Special Permit #2022-02 of Bassett Farm, LLC for construction of a single-family home, an accessory dwelling, a common driveway, and onsite septic system on a parcel of land aka Map 10 Block 26 Lot 2A Bassett Road, Watertown, CT.

At these hearings, interested persons and written communications will be heard. A copy of the applications are on file in the Planning and Zoning Office, Watertown Municipal Center 61 Echo Lake Road, Watertown, CT.

Dated in Watertown, CT this 24th day of March and 31st day of March, 2022.

Luigi Cavallo, Secretary
Planning and Zoning Commission