



# 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

## REVISED

### ACTIONS TAKEN

PLANNING AND ZONING COMMISSION

REGULAR MEETING

April 6, 2022

6:30PM

CALL TO ORDER

ROLL CALL

Vice-Chairman Raymond Antonacci called the meeting to order at 6:30PM

Members Present: Raymond Antonacci, Vice-chairman  
Lou Cavallo, Secretary  
Jack McHugh  
Dave Pope  
Bob Marinaro  
Dan DiVito  
Joe D'uva

Members Absent : Richard Antonetti, Chairman  
Lou Esposito  
Ken DeMirs

Others Present : Mark Massoud, Administrator For Land Use/Building Services  
Paul Bunevich, Town Engineer  
Carol Allen, Administrative Assistant

Joe D'uva seated for Lou Esposito  
Jack McHugh seated for Richard Antonetti  
Bob Marinaro seated for Ken Demirs

ACCEPTANCE OF MINUTES:

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

Text of Motion: Table February 2, 2022 minutes

Motion made by: D. Pope

Seconded by: J. D'uva

All in Favor

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' .

Text of Motion: Deny request for a revision to the approved subdivision paving road width from 30' to 24' .

Motion made by: R. Marinaro

Second by: D. Marinaro

Nay: D. Marinaro, D. Pope

Aye: R. Antonacci, J. Duva, J. McHugh, D. Divito

No abstentions

On a vote of 4 in favor to deny the request and 2 against, the request to deny was approved.

2. 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.

Text of Motion: Approve 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. In accordance with staff resolution dated April 4, 2022

Motion made by: D. Pope

Second by: D. DiVito

All in Favor

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3. 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

Text of Motion: Approve 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 in accordance with staff resolution dated April 4, 2022.

Motion made by: D. Pope  
Second by: D. DiVito  
All in Favor

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

Text of Motion: Schedule a Public Hearing for May 4, 2022

Motion made by: J. McHugh  
Second by: D. Pope  
All in Favor

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

Text of Motion: Approve Joseph Polletta for Lakeview Estates Subdivision revision of conservation easement location on lots 10,11,12.

Motion made by: D. Pope  
Second by: J. McHugh  
All in Favor

#### 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

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Text of Motion: Approve 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.

Motion made by: D. DiVito  
Second by: D. Pope  
All in Favor

#### 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

Text of Motion: Table to the May 4, 2022 Regular Meeting  
Motion made by: D. Pope  
Second by: D. DiVito  
All in Favor

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.

Text of Motion: Close the Public Hearing  
Motion made by: J. McHugh  
Second by: D. Pope  
All in Favor

Text of Motion: Approve Site Plan/Special Permit 2022-02 of Bassett Farm, LLC in accordance with staff resolution dated April 4, 2022.

Motion made by: D. DiVito  
Second by: D. Pope  
All in Favor

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

Text of Motion: Approve 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 in accordance with a resolution from Mark Massoud dated April 4, 2022 and also by a report written by Town Engineer Paul Bunevich on the site lines on Echo Lake Road

Motion made by: D. DiVito  
Second by: D. Pope  
All in Favor

ADJOURNMENT

Text of Motion: Adjourn at 9:05PM  
Motion made by: D. Pope  
Second by: D. DiVito  
All in Favor