



Main Street Project Plan

POCD & RSA Studies



What is a Plan of Conservation and Development

- “The recommendations of such a plan are drawn from data, independent analysis, and the knowledge and goals of the community and government. Together, they convey broad ideas about future development, conservation efforts, and the improvement of the Town over the next decade and beyond.” Pg. 2
-



Town of Watertown **Plan of Conservation and Development**

Adopted December 19, 2017

Effective January 19, 2018

Town of Watertown Planning & Zoning Commission

with assistance from
 **MILONE &
MACBROOM**

POCD - Vision Statement

"Over the next 10 years, Watertown will offer a high quality of life that focuses on its walkable, mixed- use village centers and surrounding residential neighborhoods. These neighborhoods will contain a diverse range of housing options that cater to Watertown's varied households including young adults, families with children, and senior citizens all conveniently located in areas with existing infrastructure in close proximity to shopping areas, services, and institutions. Residential neighborhoods will connect to commercial, industrial, and open space areas using a diverse transportation system, including a well- maintained road network, sidewalks, bicycle trails, and public transportation. There will be sufficient economic activity to provide employment opportunities for residents of varying skills and educational levels while generating enough municipal revenue to keep tax rates reasonable. Watertown's forests, farmlands, and environmentally sensitive areas will be preserved in a manner that protects natural resources, preserves rural character, and enhances quality of life." Pg. 2-1



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POCD – Development Priorities Main Street, Watertown

“Main Street Watertown runs from French Street to the area surrounding Watertown Green. Main Street contains several properties listed on the National Register of Historic Places. This area contains design elements that are typical in New England village centers, including central green spaces, institutional uses, stone walls, picket fences, clapboard buildings, and gabled roofs. South of Echo Lake Road, Main Street is primarily made up of retailers, office space, restaurants, and multi-family residential uses. Design guidelines should be established for Main Street in Watertown that align with the historic New England village vernacular and encourage high quality building design. *Additional investments in gateway signage, streetscape improvements, and shared parking areas can position this area for economic growth over the next decade.*” Pg. 2-9



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BACKGROUND

- Formation of Main Street Committee
- Road Safety Audit (RSA) [2018]
- Implementation of RSA Short-Term Recommendations [2018-Now]
- Meeting with CTDOT, NVCOG, and the Town [Oct 2019]
- RSA Follow Up Study and Concept Design [July 2020]
- Main Street Committee Meeting [August 2020]
- Public Meeting – [2022]

Road Safety Audit – 2018

Short-Term Goals:

- Repair signal equipment
- Tree trimming & replacements
- Re-paint striping, crosswalks
- Reduce sign clutter
- “Sign clutter”
- Signal head opposite
- Woodruff
- Enhanced parking signage
- Require new utilities be
- buried
- Update traffic signals
- Coordinate street furniture

Road Safety Audit – 2018

Mid-Term Goals:

- Enhance streetscape
- Update ped signal devices
- Shift crosswalk at Depot St.
- Study Raised/textured crosswalks
- RRFB's at mid-block crossings
- Access/curb cut management
- Consider ped refuge islands
- Consider one-way side streets
- Crosswalk/devices at Woodruff
- Evaluate right turn lanes at Woodruff and at Route 6 EB
- Evaluate sidewalk at St. John's

Road Safety Audit – 2018

Long-Term Goals:

- Develop off-street parking
- Install bump-outs at midblock crossings and intersections
- Make ramps ADA compliance
- Infill sidewalk gaps
- Enhance sidewalk materials
- Implement study
- recommendations

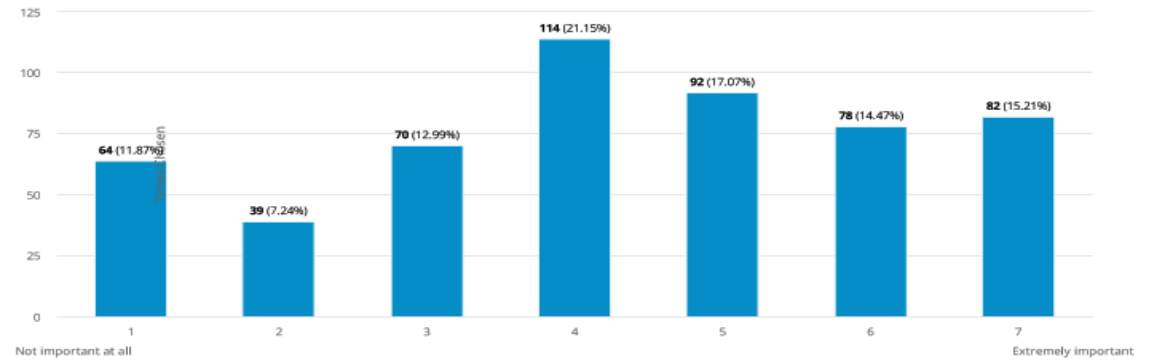
Planned & Completed Projects

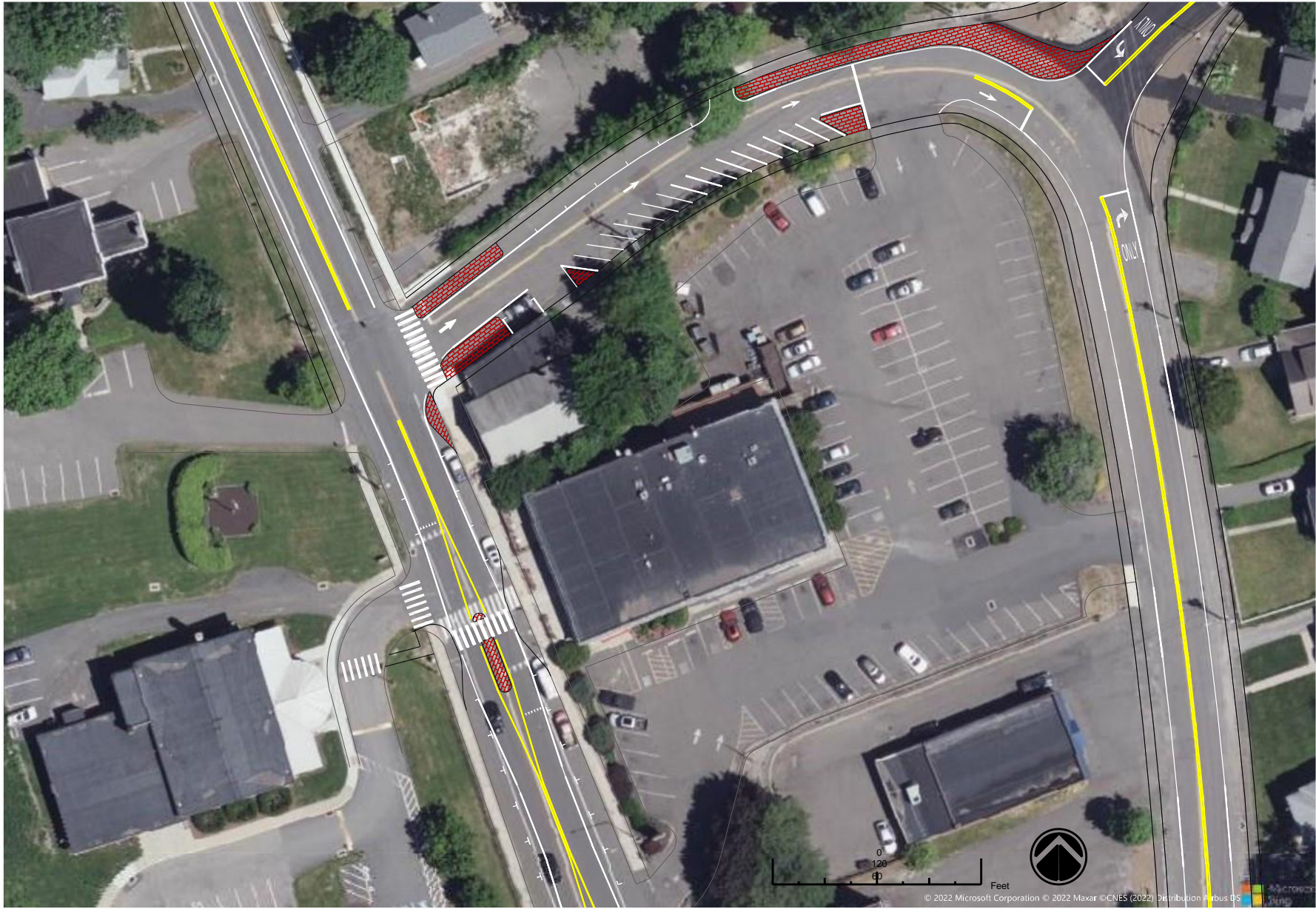
- 2021 CT DOT: Echo Lake Road Signal replaced by CT DOT
- 2020 STEAP Grant: RRFB's, Woodruff St. Signal, Sidewalk at St. John's
- 2022 LOTCIP Project: ADA Sidewalk Ramps – Town-wide
- 2022 STEAP Grant: Heminway Park Road
- 2022 Trail Program: Steel Brook Greenway – Unico to French Street
- 2023 State of Connecticut Connectivity Grant – St John's Wall and Sidewalk


ARPA 2021 Survey

3. Acquire property on Main Street in Watertown to address parking and safety, specifically in the downtown area (between Woodruff Ave and Hemingway Park Road)

Number of responses: 539







2023 – State of Connecticut Connectivity Grant



**680 Main Street –
Greenberg Property**



NOTES:

BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
 REFER TO TOWN CLERK MAPS 215B, 832, 1473, 1501, 1120, 1473, 2705, AND 19-832 AND DEED VOL. 764 PG. 136 ON FILE IN WATERTOWN LAND RECORDS

MAP ENTITLED "PROPERTY SURVEY PREPARED FOR WATERTOWN MAIN STREET LLC 666, 680, AND 686 MAIN STREET WATERTOWN, CONNECTICUT" SCALE 1" = 30' 10/14/16 BY CHARLES OSBORNE L.L.S.

MAP ENTITLED "EXHIBIT a-3 SHEET 1 OF 3 THE WATERTOWN PROFESSIONAL CENTER OF CONDOMINIUMS MAIN STREET (CT ROUTE 63) AND WOODRUFF AVENUE WATERTOWN, CONNECTICUT; SCALE: 1" = 30', 8-27-1990, REV. 12-18-1990, BY H.W. HART, P.E. L.L.S.

MAP ENTITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WATERTOWN WATERBURY-WATERTOWN ROAD FROM THE MIDDLEBURY ROAD NORTHERLY ABOUT 6,400 FEET ROUTE 73; SCALE: 1" = 40', JAN 31, 1933 NUMBER 153-03

MAP ENTITLED "LAND OF THE DUBOWY BROTHERS INC. VOL. 157 PG. 346 WATERTOWN, CONNECTICUT APRIL 14, 1986 SCALE: 1" = 30', BY KEITH I SCOTT-SMITH R.L.S. OWNER OF RECORD; 686 MAIN STREET WATERTOWN LLC.

ASSESSOR'S LOTS 99A/65/9 AND 12

PROPERTY IS SUBJECT TO EASEMENT THAT APPEAR IN REF, VOL. 764 PG. 136

PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS, AND RESTRICTION AS OF RECORD THAT MAY APPEAR.

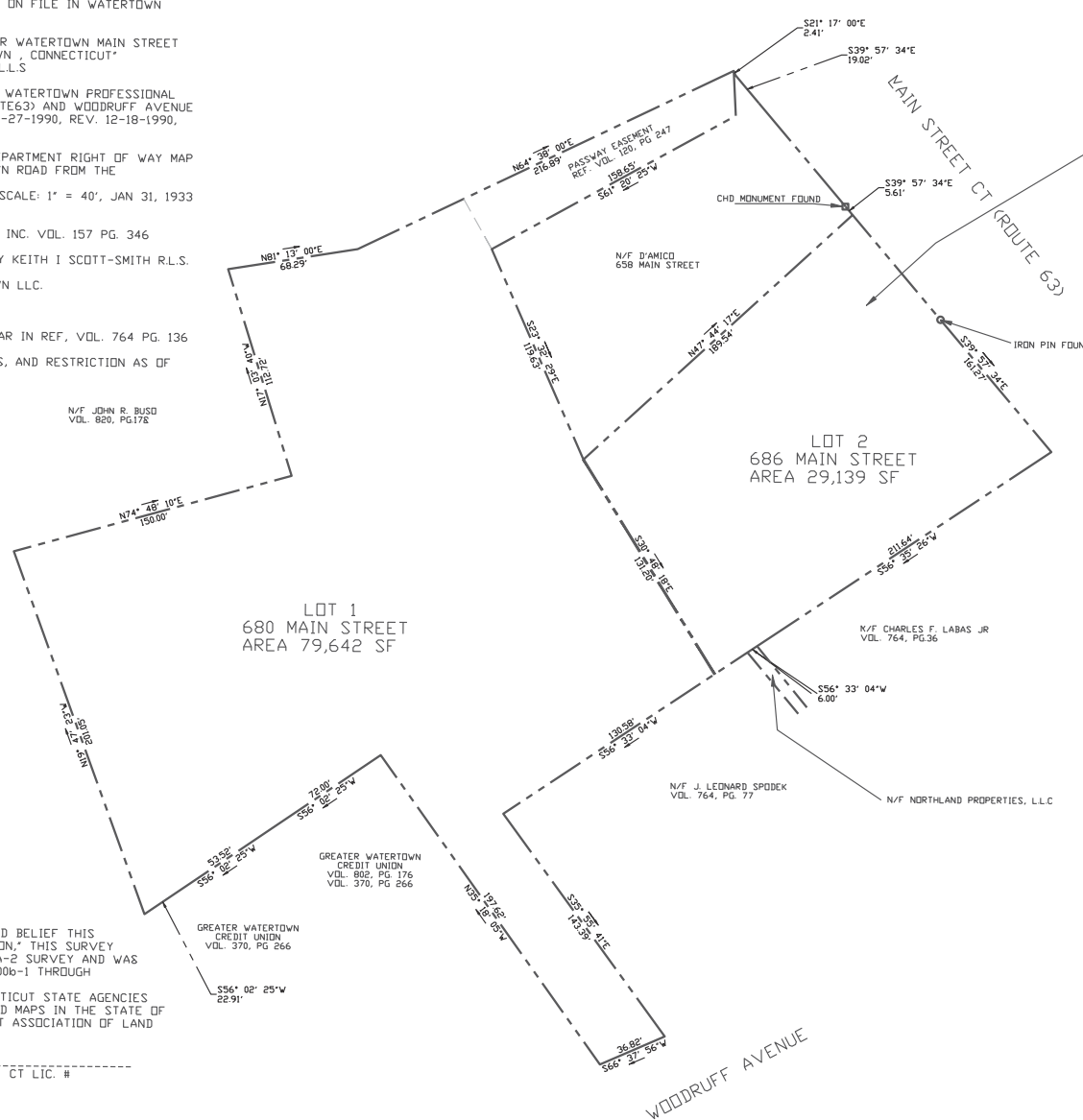
PROPERTY IS IN THE B-D ZONE



ZONE R-10

I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN. THIS SURVEY CONFORMS TO THE STANDARDS OF A CLASS A-2 SURVEY AND WAS PREPARED IN ACCORDANCE WITH SECTION 20-3006-1 THROUGH 20-3006-20 OF THE REGULATION OF THE STATE OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996

SURVEYOR'S NAME AND TITLE _____ CT LIC. # _____
 NOT VALID WITHOUT EMBOSSED SEAL



PARCEL AND LAND TO BE ACQUIRED BY THE TOWN OF WATERTOWN CT FOR THE MUNICIPAL PARKING LOT

ZONING DATA

DESCRIPTION	PROVIDED- EXISTING PARCEL:	
	REQUIRED	#680 #686
MINIMUM LOT AREA	NO REQUIREMENT	108,781 S.F.
MINIMUM FRONTAGE	NO REQUIREMENT	161.27'
MIN. FRONT YARD	10'/NON RES. ZONE	5.33*
MIN. SIDE YARD	NO MIN./NON RES.	33.4' 9.5'
MIN. REAR YARD	NO MIN./NON RES.	266+/-'
MIN. REAR YARD	25'/RESIDENTIAL ZONE	28.9'
MAX. STORIES HEIGHT	4/50'	3/38' 2/30'
MAX. PROJECTION	5'	N.A. 4.7'
MAX. FLOOR AREA RATIO	2.0	0.419
MAX. IMPERVIOUS COVERAGE	75.0%	71.4%

* PRE-EXISTING NON-CONFORMING STRUCTURE (1949)

PARKING REQUIREMENTS:

BUILDING #680: 1ST FLOOR - DAY CARE FACILITY - 1 P.S./EMPLOYEE + 1 P.S./10 CHILDREN
 = 20 + 112/10 = 32 P.S.
 2ND FLOOR: MEDICAL OFFICE - 3,200 S.F. @ 1 P.S./150 S.F. = 22 P.S.
 GENERAL OFFICE - 9,600 S.F. @ 1 P.S./300 S.F. = 32 P.S.
 3RD FLOOR: GENERAL OFFICE - 12,800 S.F. @ 1 P.S./300 S.F. = 43 P.S.

BUILDING #686: 1ST FLOOR - RETAIL - 7,180 S.F. @ 1 P.S./250 S.F. = 29 P.S.
 2ND FLOOR - RETAIL - 7,180 S.F. @ 1 P.S./300 S.F. = 24 P.S.

TOTAL PARKING SPACES 182 134

PROPOSED LOT 1

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO REQUIREMENT	79,642 S.F.
MINIMUM FRONTAGE	NO REQUIREMENT	36.82'
MIN. FRONT YARD	10'/NON RES. ZONE	107.9'
MIN. SIDE YARD	NO MIN./NON RES.	33.4'
MIN. REAR YARD	25'/RESIDENTIAL ZONE	28.9'
MAX. STORIES HEIGHT	4/50'	3/38'
MAX. PROJECTION	5'	N.A.
MAX. FLOOR AREA RATIO	2.0	0.395
MAX. IMPERVIOUS COVERAGE	75.0%	74.1%
PARKING	182-53 (BLDG. AT #686 TO BE DEMOLISHED) = 129	134

PROPOSED LOT 2

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO REQUIREMENT	29,139 S.F.
MINIMUM FRONTAGE	NO REQUIREMENT	161.27'
MIN. FRONT YARD	10'/NON RES. ZONE	N.A.
MIN. SIDE YARD	NO MIN./NON RES.	N.A.
MIN. REAR YARD	NO MIN./NON RES.	N.A.
MIN. REAR YARD	25'/RESIDENTIAL ZONE	N.A.
MAX. STORIES HEIGHT	4/50'	N.A.
MAX. PROJECTION	5'	N.A.
MAX. FLOOR AREA RATIO	2.0	N.A.
MAX. IMPERVIOUS COVERAGE	75.0%	74.6%

PARKING: NEW TOWN PARKING LOT FOR 54 VEHICLES (INCL. 4 HANDICAP AND 4 EV SPACES)
 TOTAL SUBDIVISION PARKING SPACES REQUIRED: 182
 PROVIDED = 188

NO.	REVISIONS	BY	DATE	DES BY:	DATE:
				ML	12-28-22
				CHK BY:	SCALE: 1" = 30'
				APPD BY:	ENGINEER:

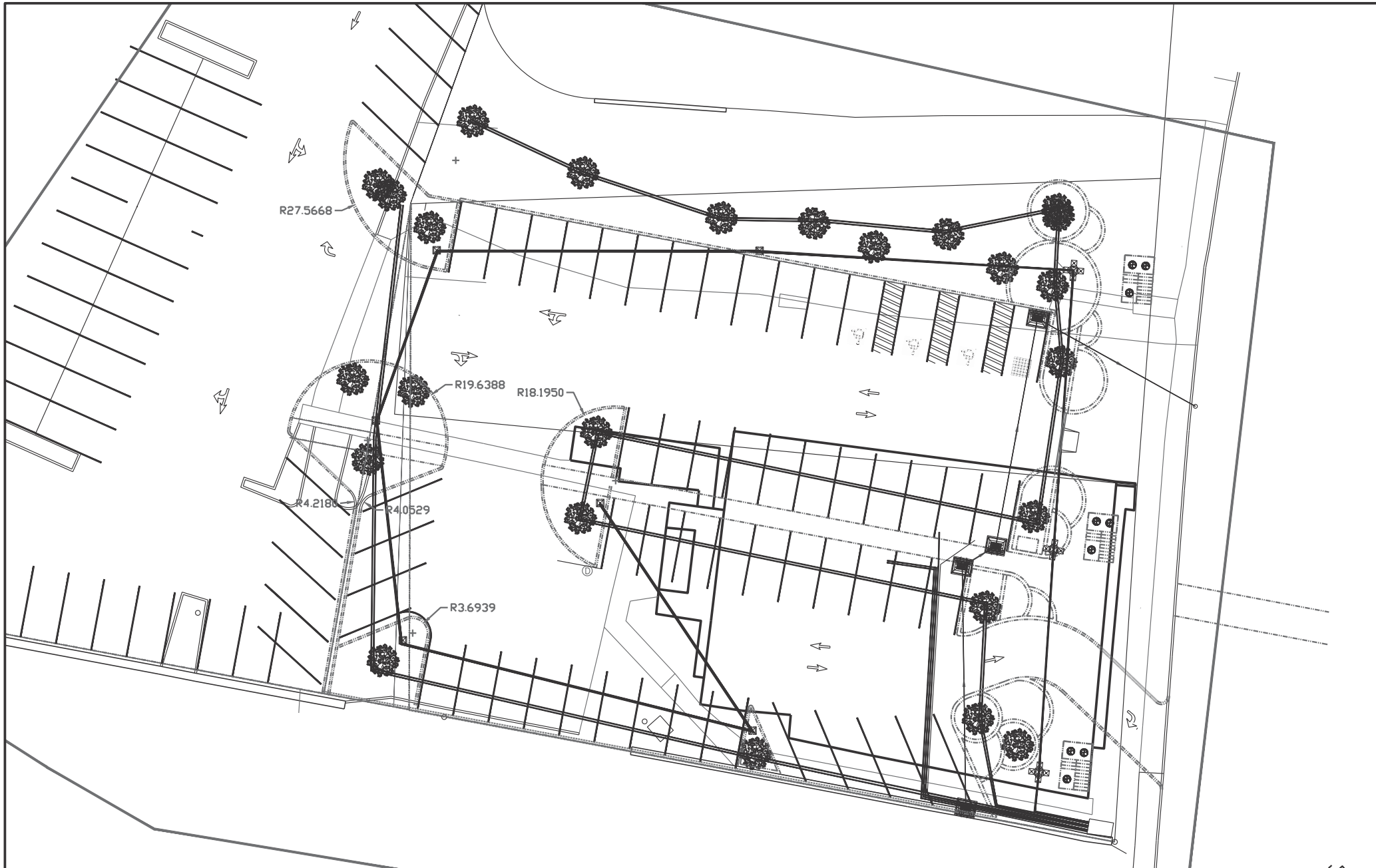
SUBMITTED BY:	DATE:
APPROVED BY:	DATE:

TOWN OF WATERTOWN
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF ENGINEERING

PROJECT TITLE:
 SUBDIVISION MAP PROPERTY
 OF WATERTOWN MAIN STREET LLC

DRAWING TITLE:
 SUBDIVISION MAP PROPERTY
 OF MARK GREENBERG
 680 MAIN STREET
 WATERTOWN, CONNECTICUT

PROJECT NO.
FILE NO.
DRAWING NO.
SHEET NO. 1 of 1



NO.	REVISIONS	BY	DATE	DES BY:	DATE:
				GRN BY: Millette	7-8-22
				CHK BY:	SCALE: 1" = 10'
				APPD BY:	

SUBMITTED BY:	DATE:
APPROVED BY:	DATE:
ENGINEER:	



TOWN OF WATERTOWN
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF ENGINEERING



PROJECT TITLE:
 TOWN OF WATERTOWN
 MUNICIPAL PARKING LOT

DRAWING TITLE:
 PROPOSED MUNICIPAL PARKING
 680 MAIN STREET
 WATERTOWN CT 06795
 PROPOSED CONDUIT

PROJECT NO.
FILE NO.
DRAWING NO.
SHEET NO.

Property Value

Current Assessment -2018



Building - \$157,332



.70 Acres - \$248,200



Total - \$405,532

Income and Cost Method

- 13,472 sq. ft. building with .07 acres
- $13,472 \text{ sq ft} \times \$70 \text{ sq ft rate} = \$943,040 - 30\% \text{ depreciation} = 660,128 + \$240,000 \text{ land rate} = \$900,128.$

Estimate of value \$900,000 - \$1,000,000

Towns Cost to Develop

- Engineering has estimated the build out to cost between \$750,000 and \$800,000

SUMMARY -

ROAD SAFETY



1 priority – Is Improved Safety



Consistent with POCD Vision and Goals



Consistent with the recommendations of the RSA



Additional piece added to the Short-, Mid- and Long-Term Goals of the RSA

ECONOMIC DEVELOPMENT

- ❖ Tremendous asset for Business
- ❖ Investment in Watertown by Watertown
- ❖ Anticipated 4.4 million in Grants secured for the improvement of safety and walkability of Main St
- ❖ Change and investment for the improvement of Watertown
- ❖ Consistent with ARPA survey results and recommendation of the ARPA Committee