



Town of Watertown, Connecticut

Land Use Administration
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
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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

Revised Agenda

PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
JANUARY 7, 2026
6:30PM

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

1. **CALL TO ORDER** – Welcome to the meeting
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PUBLIC PARTICIPATION**
5. **MINUTES**

Regular Meeting October 1, 2025
Regular Meeting November 5, 2025
Regular Meeting December 3, 2025
Special Meeting December 11, 2025

6. **STAFF REPORT**

- a. Site Reports
- b. Land Use (PZC) (CCIWA) Information Processing and Distribution Policy
- c. Planning for the 2027 Plan of Conservation and Development update

7. CHAIRMAN'S REPORT

8. OLD BUSINESS

9. CONTINUED PUBLIC HEARINGS

- a. Planning and Zoning Commission- Proposed text amendment to Section 5.1.D of the Watertown Zoning Regulations to classification and enforcement of commercial vehicles parked in residential zones.

Public Hearing: September 3, 2025

Continued Public Hearing: October 1, 2025

Continued Public Hearing November 5, 2025

Continued Public Hearing December 3, 2025

Continued Public Hearing January 7, 2026

- b. Establishment of an ARH (Age Restricted Housing) overlay zone from Newport Realty Group, LLC for a development named Berkshire Estates at 567 Sunnyside Avenue in an R-30 residential zone. M136 B99 L9A

Date of Receipt: October 1, 2025

Date of Public Hearing: November 5, 2025

Continued Public Hearing December 3, 2025

Continued Public Hearing January 7, 2026

- c. Site Plan/Special Permit # 2025-08 application from Newport Realty Group, LLC for an 18-unit age restricted housing development located at 567 Sunnyside Avenue in an R-30 residential zone M136 B99 L9A

Date of Receipt: October 1, 2025

Date of Public Hearing: November 5, 2025

Continue Public Hearing December 3, 2025

Continue Public Hearing January 7, 2026

10. NEW PUBLIC HEARINGS

- a. Zone Change from BG-1 to R-G for residential homes and residential vacant land on Rockdale Avenue/Court.

Date of Receipt: November 5, 2025

Public Hearing for January 7, 2026

- b. Attorney Franklin Pilicy, proposed text amendment from The Maple, LLC for Regulations Section 2.2 BO District 2.2 E Residential Related NEW E 5 Reuse of Existing Office Building for up to 10 residential units (S)

Date of Receipt: December 3, 2025

Public Hearing for January 7, 2026

11. NEW BUSINESS

- a. Echo Asset, LLC proposed subdivision of industrial land into two lots located on the northern side of Echo Lake Road midway between Park Road to the west and Route 8 to the east. Map 104 Block 90 Lot 23A

Date of Receipt: January 7, 2026

Date of Public Hearing: February 4, 2026

- b. Site Plan #2025-10 Echo Asset, LLC proposed subdivision and creation of an industrial building located on the northern side of Echo Lake Road midway between Park Road to the west and Route 8 to the east. Map 104 Block 90 Lot 23A

Date of Receipt: January 7, 2026

- c. Discussion of HB 8002 "An Act Concerning Housing Growth"

Next Meeting date: February 4, 2026

12. ADJOURNMENT