



# 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](http://WWW.WATERTOWNCT.ORG) - UNDER THE CALENDAR OF MEETINGS**

PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
FEBRUARY 4, 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. **Appointment of Spencer Musselman as Zoning Enforcement Officer**
5. **Election of Officers**
  - chairman
  - vice-chairman
  - secretary
6. **PUBLIC PARTICIPATION**
7. **MINUTES**

Regular Meeting January 7, 2026

**8. STAFF REPORT**

- a. Site Reports
- b. Planning for the 2027 Plan of Conservation and Development update

**9. CHAIRMAN'S REPORT**

**10. 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

Continued Public Hearing February 4, 2026

**11. NEW PUBLIC HEARING**

- 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

**12. NEW BUSINESS**

- a. Text Amendment from Taft School, 110 Woodbury Road, Watertown, CT , Map 99 Block 58 L7 in an R-20 Zoning District seeking to add an additional provision to Section 7.1 (D) entitled Specific Exemptions – Height. Currently there are five height exemptions. This proposal would add a sixth to allow buildings on certain large parcels of land to exceed the established height maximums.

Date of Receipt: February 4, 2025

### **13. OLD 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 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

Continued to February 4, 2026

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

### **14. COMMUNICATIONS AND BILLS**

CT Federation of Planning and Zoning Agencies Quarterly Newsletter Winter, 2026 and dinner at the Aqua Turf March 26, 2026

Next Meeting Date: March 4, 2026

### **15. ADJOURNMENT**