



**TOWN OF WATERTOWN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
Wednesday, April 1<sup>st</sup>, 2026, 6:30 p.m.  
Watertown Town Hall, Town Council Chambers  
61 Echo Lake Road**

1. **CALL TO ORDER** – Welcome to the meeting
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PUBLIC PARTICIPATION**
5. **APPROVAL OF MINUTES**
  - a. Regular Meeting - March 4, 2026
6. **STAFF REPORT**
  - a. Site Reports
7. **CHAIRMAN’S REPORT**
8. **CONTINUED PUBLIC HEARINGS (None)**
9. **OLD BUSINESS**
  - a. **110 Woodbury Road – Stephanie Cummings, Esq. (Carmody) on behalf of the Taft School** – Petition for waiver of fees pursuant to Ordinance 36-4 Taft School, 110 Woodbury Road, Watertown, CT. *(Petition received March 4, 2026).*
10. **NEW PUBLIC HEARING**
  - a. **110 Woodbury Road – Stephanie Cummings, Esq. (Carmody) on behalf of the Taft School** – Site Plan / Special Permit for the construction of two new 45,000 ft<sup>2</sup> dormitories with associated site improvements to include landscaping, walkways and stormwater management. *(Application received March 4, 2026, Public Hearing April 1, 2026).*
11. **NEW BUSINESS**
  - a. Request dated February 23, 2026, from George Toupons, Ashford Wood, LLC requesting to remove condition of Approval #4- requirement for fencing around the detention pond at the Ashford Woods, LLC Subdivision located between Georgetown Drive and Bunker Hill Road, Watertown, CT.

- b. **28 Riverside Street – Solli Engineering on behalf of Palm Coast Capital, LLC (Tractor Supply)** – Site plan modification to approved site plan #2025-05 to increase driveway grade, elevation of proposed development, and replace stormwater detention basin with an underground detention system.

**12. PLANNING**

- a. Discussion of potential text amendment to allow bulk material storage in the IR-80 zoning district or the rezoning of parcels along Echo Lake Road from the IR-80 → IG-80 zoning district between Park Road and Rte. 8.
  
- b. 2027 POCD update

**13. COMMUNICATIONS AND BILLS**

**14. ADJOURNMENT**

- *Next Meeting Date: May 6, 2026.*

Respectfully submitted,

Raymond Antonacci, Chairman  
Planning and Zoning Commission  
Town of Watertown, CT

3/25/26

**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**