



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
Wednesday, June 3, 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 – April 1, 2026
- 6. OLD BUSINESS**
 - a. **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. *Application received 4/1/26.*
 - b. **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 3/4/26).*
- 7. CONTINUED PUBLIC HEARINGS**
 - 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 ft² dormitories with associated site improvements to include landscaping, walkways, and stormwater management. *(Application received March 4, 2026, Public Hearing April 1, 2026).*

8. NEW BUSINESS

- a. **758 Litchfield Road – Elvis Methoxha** – 8-24 review for the sale of a town-owned parcel (MBL# 053-33A-009) for the construction of a new driveway with improved sightlines.
- b. **470 Straits Turnpike – Carmine Castiglione** – Permit extension request for a site plan / special permit approval for an age-restricted housing development to expire on 12/1/26. MBL# 152-256-003. *Approval initially granted on 12/1/21.*
- c. **178-184 Commercial Street – Bela Sztanko** – Zone change request from IR-80 → B-SC to allow for car sales and repairs. MBL# 159-045-122. *Application received 5/6/26.*
- d. **394 Sand Bank Road -Michael Jedd-** Farm stand with accessory parking and grading. MBL# 162-021-010.
- e. **3 Harvard Street-Napoli Associates, LLC** Application to establish Planned Development District (PDD). MBL# 133-213-004.
 - (a) Zone Change Application in accordance with Section 4.6.1 C and Section 8.6
 - (b) Application for Planned Development in accordance with Zoning Regulations Section 4.6.1(a) (Master Plan)
 - (c) Regulation Amendment Application in accordance with Regulations Section 4.6.D1.b and Section 8.5.1
- f. **401 Park Road – Dattco**– Site Plan modification for the installation of a new fuel tank on an existing concrete pad. MBL# 082-089-04B.

9. 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.

10. COMMUNICATIONS AND BILLS

- a. UCONN Extension Expanding Connecticut Agriculture through vacant lot activation and peri-urban Farmland Access linking.
- b. City of Waterbury Zoning Commission Notice of Proposed Zoning Amendment, Public Hearing June 24, 2026, for the purpose of permitting Religious Institutions by Special Permit in the Park Industrial District.

- c. Town of Woodbury Zoning Regulations text amendment Short-Term Rental - Public Hearing June 9, 2026.

11. ADJOURNMENT

- *Next Meeting Date: August 5, 2026*

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

6/03/2025

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