



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
Wednesday, August 5, 2026, 6:30 pm
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

b. Special Meeting June 17, 2026

6. STAFF REPORT

7. CHAIRMAN'S REPORT

8. OLD BUSINESS

a. **790 Echo Lake Road – Atlantis Service Center** – Site plan modification for the location and installation of a freestanding sign. MBL# 103-096-00C

9. PUBLIC HEARING(S)

a. **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.*

b. **3 Harvard Street-Napoli Associates, LLC.** – 3-part application to establish “Oakville Village Residential Planned Development District” (OVRPDD). MBL# 133-213-004. *Application received 6/3/26.*

- i. OVRPDD Master Plan Application in accordance with Section 4.6.D.1.a of the Watertown Zoning Regulations.
- ii. Text Amendment to establish OVRPDD in accordance with Section 4.6.D.1.b of the Watertown Zoning Regulations.
- iii. Zone Change Application to establish the OVRPDD at 3 Harvard Street on the Official Watertown Zoning Map in accordance with Section 4.6.D.1.c of the Watertown Zoning Regulations.

- c. **Commission Petitioned Zone Change application** to rezone parcels from IR-80 to IG-80 on the southern side of Echo Lake Road from Park Road (15 Mountainview Drive) to 1460 Echo Lake Road.

10. NEW BUSINESS

- a. **465 Straits Turnpike – DG&P Realty, LLC** – Site plan application for a 5,600 ft² addition to an existing building in the RT Overlay District. MBL# 153-098-003.
- b. **Echo Lake Road – Echo Lake Property, LLC** – Site plan application for the construction of a contractor facility with office, garage, and employee parking. MBL# 104-090-02E.
- c. **Driveway Separation, R-70 & R-90 Zoning Districts** – Staff presentation and discussion regarding a proposed amendment to Section 6.9.E.5.c of the Watertown Zoning Regulations; possible action to initiate a Commission petitioned text amendment and schedule a public hearing.
- d. **Public Act 25-1 Zoning Compliance** – Staff presentation and Commission discussion regarding potential amendments to the Watertown Zoning Regulations to bring them into conformity with PA 25-1; possible action to initiate a Commission petitioned text amendment and schedule a public hearing for 9/2/26.

11. COMMUNICATIONS AND BILLS

- a. CT Federation of Planning and Zoning Agencies Quarterly Newsletter Summer, 2026

12. ADJOURNMENT

- ***Next Meeting Date: 9/2/2026***

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

7/30/26

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 - UNDER THE CALENDAR OF MEETINGS