



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
March 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. **ELECTION OF OFFICERS** – Secretary
5. **PUBLIC PARTICIPATION**
6. **APPROVAL OF MINUTES** – February 4, 2026
7. **NEW BUSINESS**
 - a. 8-24 Approval of the 2026 Capital Infrastructure Program (CIP) prepared by Gerald Lukowski, Director of Public Works.
 - b. Request dated February 23, 2026, from George Touponse, Ashford Woods, 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.

8. STAFF REPORT

- a. Site Reports
- b. Planning for the 2027 POCD

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 opened on 9/3/25 and has been continued through the 3/4/26 meeting.*

11. NEW PUBLIC HEARING

- 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. *Application received on 2/4/26. Public hearing to open on 3/4/26.*

12. OLD BUSINESS (None)

13. COMMUNICATIONS AND BILLS

- a. Letter dated February 27, 2026, from Attorney Jim Strub, Secor and Cassidy Re: Zone Change Discussion, November 5, 2025, Portion of Echo Lake Road IR-80 to IG-80
- b. Reappointment letter of Raymond Antonacci as a regular member of the Planning and Zoning Commission for a term to expire January 31, 2031.
- c. Reappointment letter of Luigi Cavallo as a regular member of the Planning and Zoning Commission for a term to expire January 31, 2031.
- d. CT Federation of Planning and Zoning Agencies Quarterly Newsletter Winter, 2026 and dinner at the Aqua Turf March 26, 2026.

14. ADJOURNMENT

Next Meeting Date: April 1, 2026