

# SECOR CASSIDY PC

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February 27, 2026

Town of Watertown  
Planning and Zoning Commission  
61 Echo Lake Road  
Watertown, CT 06759  
Hand Delivered

Re: Zone Change Discussion  
November 5, 2025  
Portion of Echo Lake Road  
IR-80 to IG-80

Dear Commissioners,

This office represents Echo Lake Property LLC and its principals Aurela, Kelvin and Flori Cenkolli. The Cenkollis own and operate C & S Masonry and Paving LLC, which continues to be a Watertown based business. For several years C & S Masonry and Paving has been looking to relocate its business in Watertown. Unfortunately, there is very little suitable industrial property available in Watertown.

In December 2025, Echo Lake Property LLC purchased a 4.88 acre vacant parcel on Echo Lake Road, Watertown. The property is currently zoned IR-80. It would benefit my client if that parcel and the parcels surrounding it were zoned IG-80.

Attached please find a Watertown CT, Web Map showing the parcels and zoning classifications along the central portion of Echo Lake Road. My client's property is marked with a \*. You will see that the marked parcel and the surrounding IR-80 parcels are proximate to IG-80 properties. It is also true

that several of the properties in the IR-80 area shown on the map are in fact pre-existing nonconforming industrial uses. Accordingly, a change of this area to IG-80 would facilitate economic development for a class of uses looking for development opportunities.

Also attached are a copy of the Planning and Zoning Commission minutes from November 5, 2025. At section 6 "Staff Report" in the last paragraph it notes that "Chairman Antonacci and the Commission had a discussion regarding Straits Turnpike to Bunker Hill Road with the pros and cons of changing the zone to commercial with water and sewer. **The Commission also discussed other areas of Town.**" I had occasion to attend the November 5, 2025, meeting and of the areas discussed for potential zone changes in Town that would stimulate economic development, the area that had the most pros and seemingly no cons was the area of Echo Lake Road shown on the attached map. The discussion raised by Commissioner Divito was to consider changing the zone in this area from IR-80 to IG-80.

My client owns a single parcel in the middle of the identified area. Accordingly, initiating a zone change as the property owner will not be an easy task. However, the Commission is in a position to follow through on its November 5 discussion and propose a zone change for this area of Echo Lake Road. Changing the zone in this area from IR-80 to IG-80 will have the desired effect of stimulating economic growth.

Please let me and my clients know if you would like us to attend any upcoming meetings to discuss this potential positive zoning change. We look forward to the Commission initiating the identified zone change.

Thank you.

Sincerely,



Secor Cassidy PC

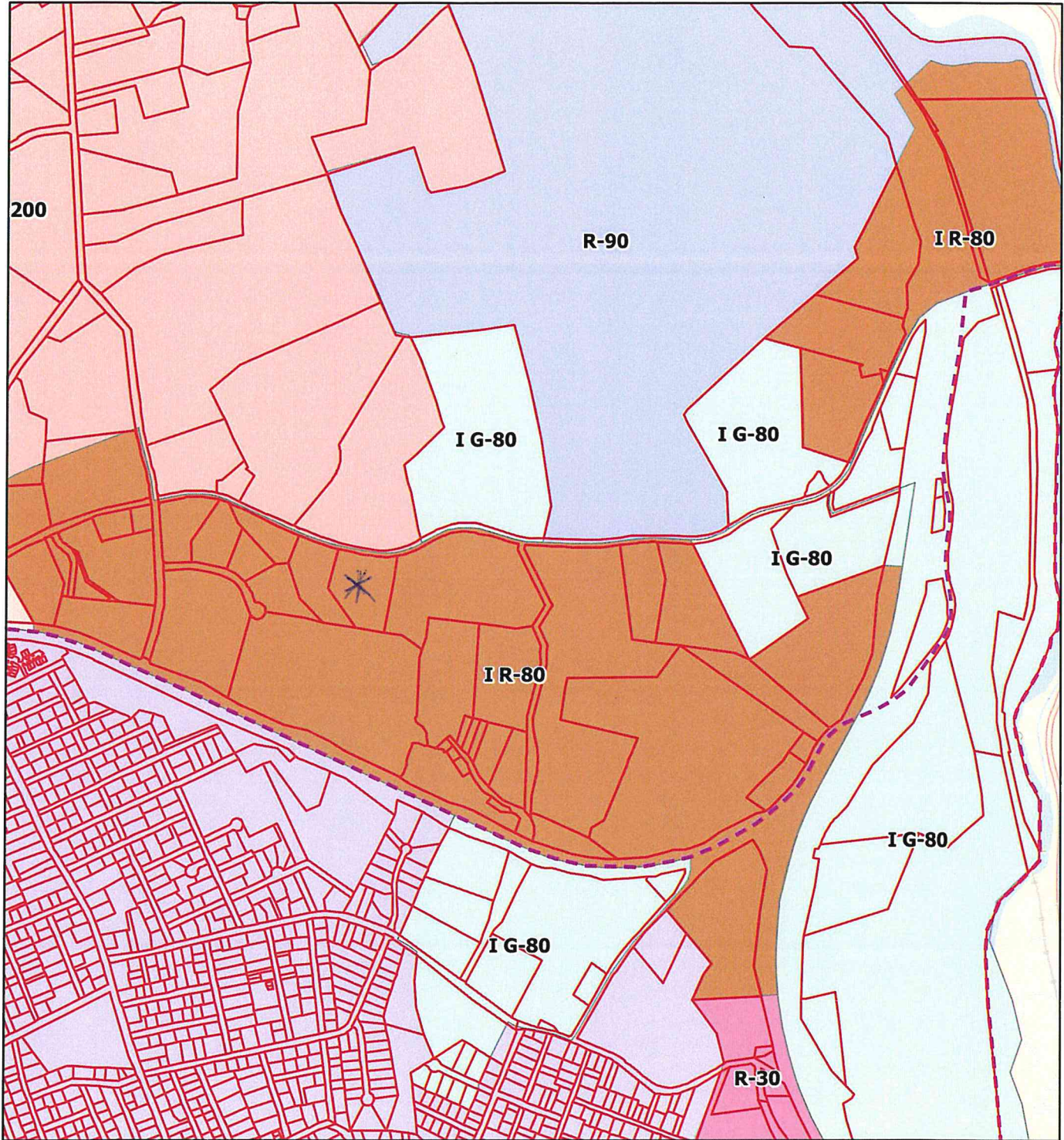
By James Strub

Attorney for Echo Lake Property LLC

Attorney for C & S Masonry and Paving LLC

Attorney for Aurela, Kelvin and Flori Cenkolli

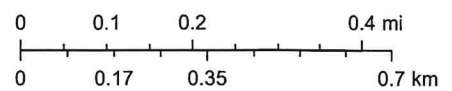
# Watertown CT, Web Map



2/26/2026, 12:47:49 PM

1:18,056

- Parcel Polygons
- Oakville Boundary
- Amended Zoning Map(Not Officially Adopted)
- BM-G
- IG-80
- IR-200
- IR-80
- R-12.5
- R-30
- R-90



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



# 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

MINUTES  
PLANNING AND ZONING COMMISSION  
November 5, 2025  
6:30PM

**Place:** Watertown Town Hall  
Town Council Chambers  
61 Echo Lake Road  
Watertown, Connecticut

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**

Members Present: Ray Antonacci, Chairman, Dan DiVito, Vice-Chairman,  
Lou Cavallo, Dave Pope, Joe D'Uva, Jack Mchugh, John Nygren  
Members Absent: Ken Demirs, Secretary, Richard Antonetti, Robert Marinaro  
Others Present: Mark Massoud, Administrator of Land Use/ Zoning Enforcement  
Officer, Cameron Natusch, Asst. Zoning Officer/ Wetland Enforcement Officer  
Paul Bunevich, Town Engineer  
Joe D'Uva was seated for Ken Demirs

- 4. Meeting Dates for calendar year 2026**

Dan DiVito made a motion to approve the meeting dates for calendar year 2026,  
seconded by Joe D'Uva with all in favor

- 5. MINUTES**

Regular Meeting October 1, 2025

Dan DiVito made a motion to table the October 1, 2025 Regular Meeting  
minutes, Joe D'Uva seconded the motion with all in favor

## **6. STAFF REPORT**

Cameron Natusch reported the medical center is now completed the screening that the Commission approved.

Mr. Massoud discussed the review for the POCD with the Commission asking for additional information. Mr. Massoud stated Glen Chandler would not be available for new projects but would help with projects he was involved with.

Chairman Antonacci and the Commission had a discussion regarding Straits Turnpike to Bunker Hill Road with the pros and cons of changing the zone to commercial with water and sewer. The Commission also discussed other areas of Town.

## **7. CONTINUED PUBLIC HEARING**

- a. Planning and Zoning Commission- proposed text amendment to Section 2.2.G of the Watertown Zoning Regulations permitting used vehicle sales only as an accessory use to new vehicle sales; permitting used automobile storage and internet sales in the B-SC zoning district.

Dan DiVito made a motion to table the public hearing to the December 3, 2025 meeting, seconded by Lou Cavallo with all in favor.

- b. 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.

Chairman Antonacci suggested putting information in Watertown Talks on facebook to get feed back from the public.

Dan DiVito made a motion to table the public hearing to December 3, 2025 regular meeting, seconded by Dave Pope with all in favor.

## **8. NEW PUBLIC HEARINGS**

- a. Establishment of an ARH (Age Restricted Housing) overlay zone from Newport Realty Group, LLC for a development named Berkshire Estates at 567 Sunnyside Avenue in an R-30 residential zone. M136 B99 L9A

Dan DiVito made a motion to table public hearings a and b to December 3, 2025 regular meeting, seconded by Dave Pope with all in favor.

- b. Site Plan/Special Permit # 2025-08 application from Newport Realty Group, LLC for an 18-unit age restricted housing development located at 567 Sunnyside Avenue in an R-30 residential zone. M136 B99 L9A

Text of Motion: Table public hearings a and b to December 3, 2025 regular meeting

Motion made by: Dan Devito

Second by: Dave Pope

All in Favor

- c. Petition by David Bendell for road abandonment of paper street intersecting 245 Riverside Street, Oakville, CT 06779 (southernmost Section)

Application was withdrawn by applicant before the meeting

## 9. NEW BUSINESS

- a. A text amendment from Sultan Ayash to allow for the operation of an indoor and outdoor recreational facility with customary accessory food service for customers as a use permitted through site plan review.

Dan Divito made a motion to schedule a public hearing for December 3, 2025, seconded by Dave Pope with all in favor

- b. Site Plan #2025-09 from Sultan Ayash request for a zoning text amendment in an IG-80 District located at 320 Sylvan Lake Road, Oakville to allow for the operation of an indoor and outdoor recreational facility with customary accessory food service for customers as a use permitted through site plan review.

Lou Cavallo made a motion to table to the December 3, 2025 regular meeting, seconded by Lou Cavallo with all in favor.

- c. Zone Change from BG-1 to R-G for residential lots on Rockdale Avenue/Court.

Text of Motion: Schedule public hearing for the regular meeting on December 3, 2025

Motion made by: Dan Devito

Second by: Dave Pope

All in Favor

## **10. ADJOURNMENT**

Text of Motion: Adjourn at 7:16 PM

Motion made by: Dan Devito

Second by: David Pope

All in Favor