



**NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS**

49 Leavenworth Street, 3rd Floor, Waterbury, CT 06702 · 203-757-0535 · 203-735-8688 · nvcogct.gov

STAFF REFERRAL REPORT

TO: Watertown Planning and Zoning Commission, Town Manager of Watertown,
Administrator of Land Use, and Administrative Assistant

FROM: Emely Ricci, Community Planner II, NVCOG, 49 Leavenworth Street, 3rd floor,
Waterbury (203) 757-0535

DATE: October 31, 2025

NVCOG FILE NO.: WTTN-17-102025-Z
MUNICIPALITY: Town of Watertown
DATE RECEIVED: October 20, 2025
TYPE OF REFERRAL: Zone Map Change
DATE OF PUBLIC HEARING: November 05, 2025
APPLICANT: Newport Realty Group, LLC

DESCRIPTION OF PROPOSAL:

The Town of Watertown Planning and Zoning Commission received a zone map change proposal by Newport Realty Group, LLC to establish an Age Restricted Housing overlay zone on the property located at 567 Sunnyside Avenue in the R-30 Residential Zone. The use proposed on this property is an 18-unit age restricted housing development called Berkshire Estates.

STAFF RECOMMENDATION:

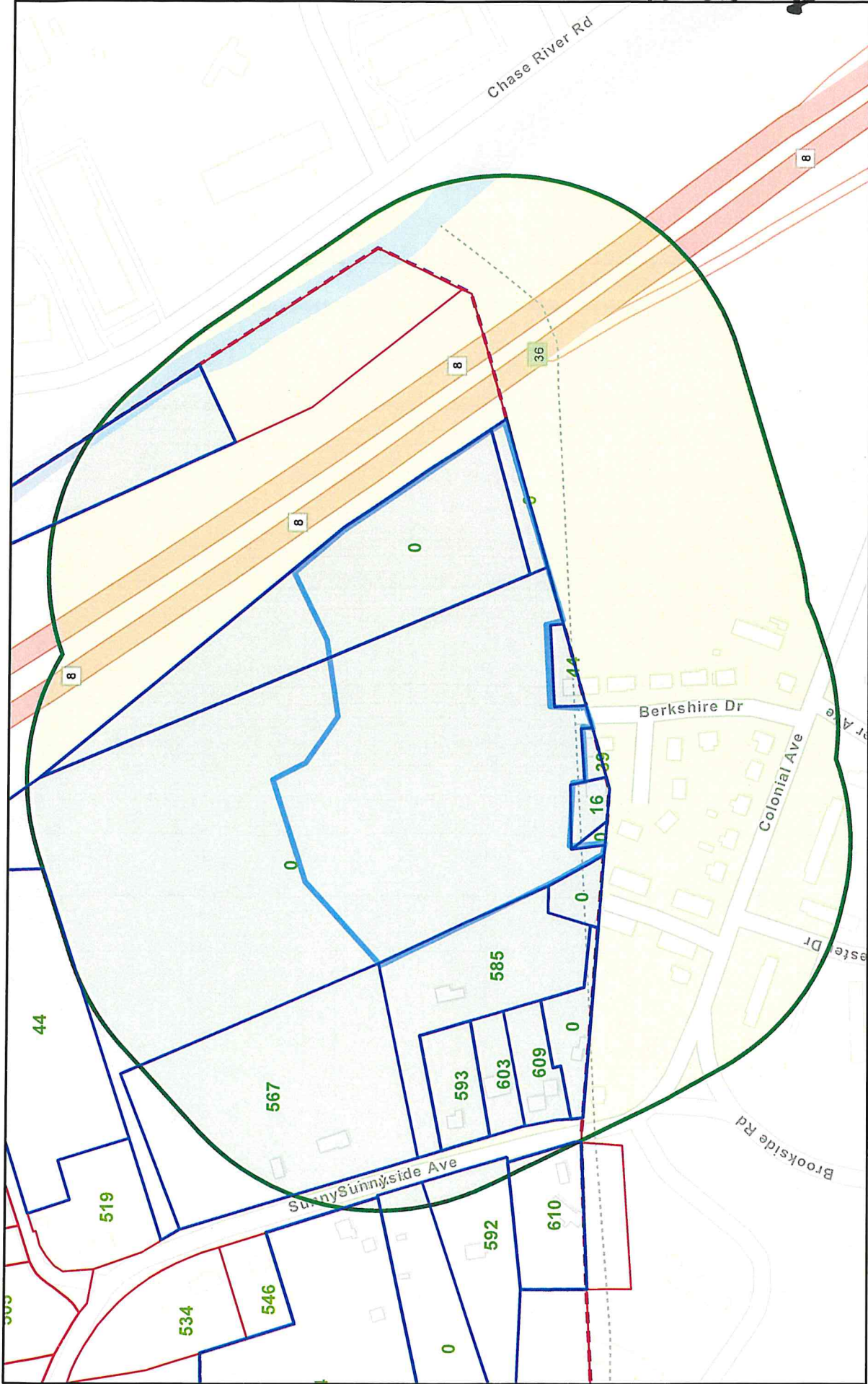
NVCOG Staff finds the proposed zone map change to not be regionally significant and not have intermunicipal impact.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

Watertown CT, Web Map

Zone change



9/10/2025, 8:58:06 AM

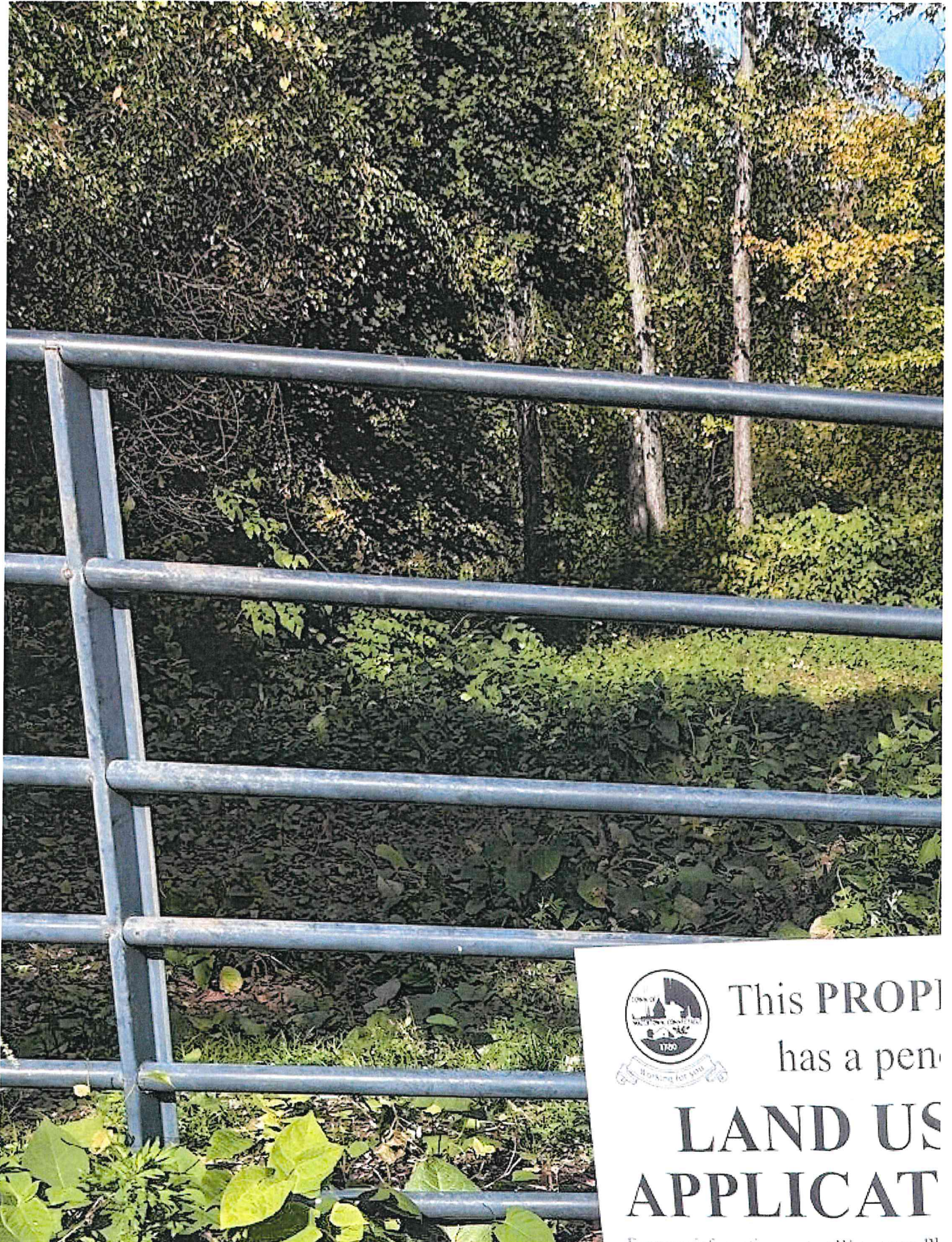
- Parcel Polygons
- Oakville Boundary

500 Foot Radius Map

1:4,514
0 0.03 0.06 0.09 0.11 mi
0 0.04 0.09 0.18 km

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

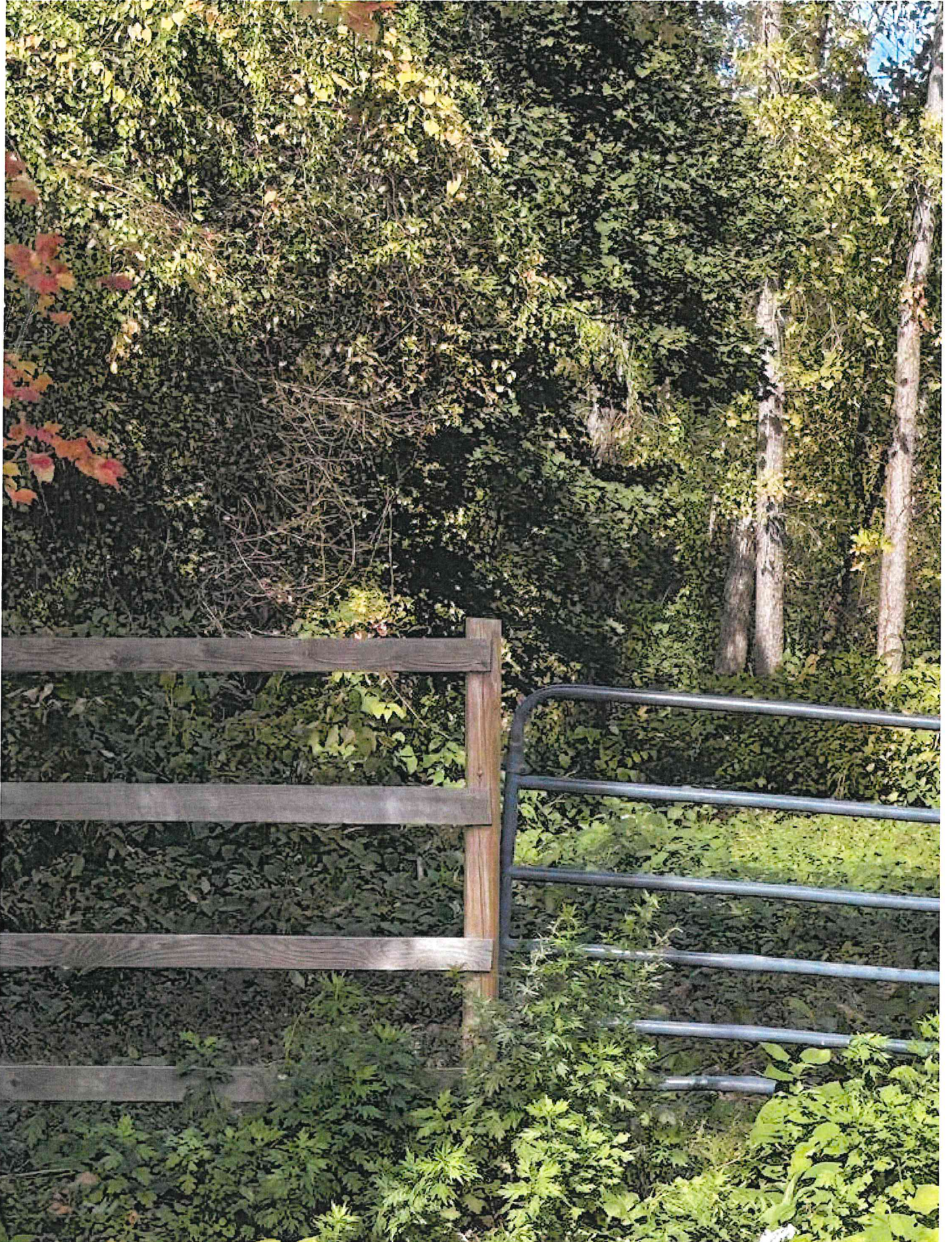
ArcGIS Web AppBuilder
Parcel lines are not A2 survey and may show errors. This map is only to be used as an approximate guide



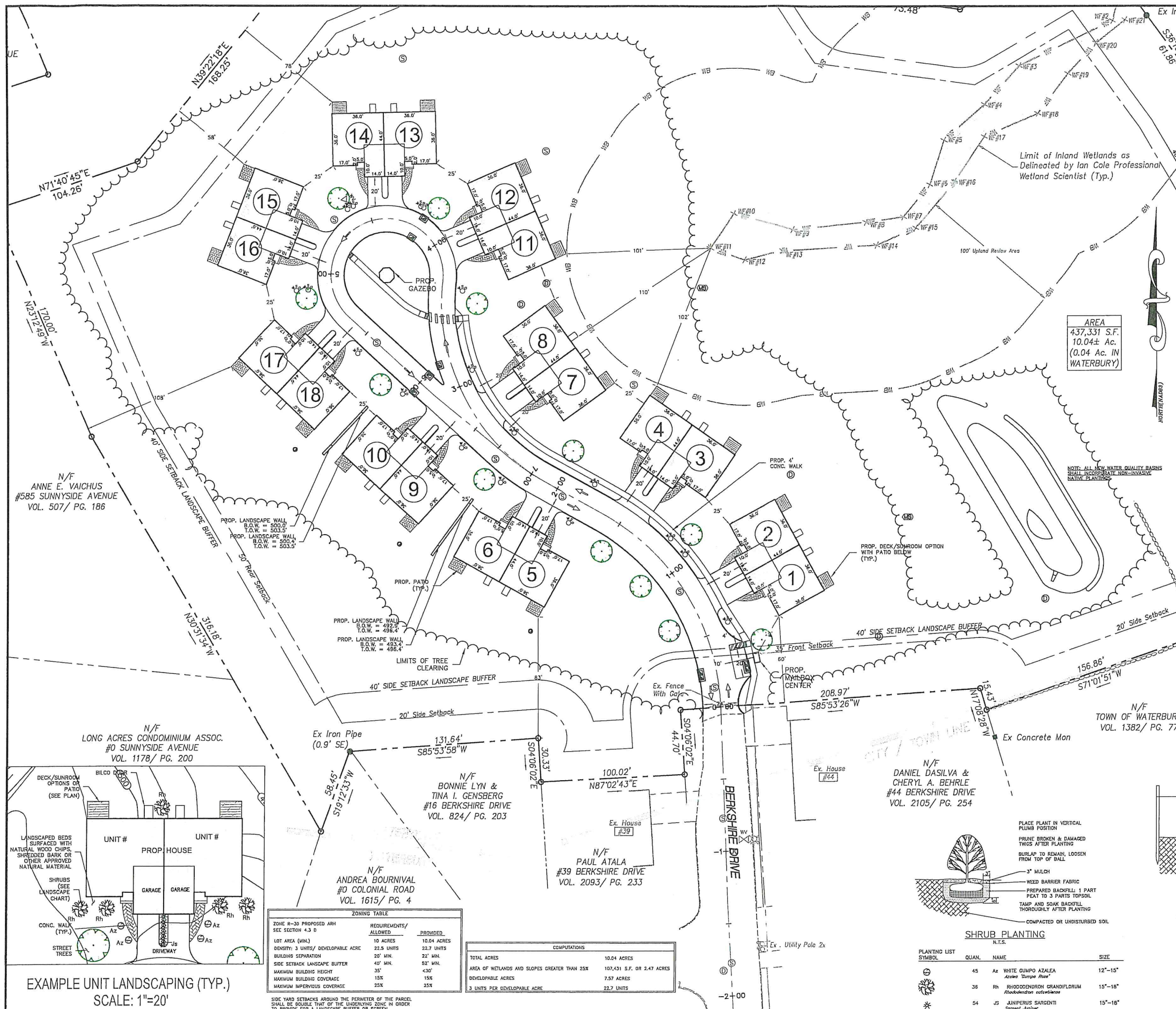
This PROPERTY
has a pending

LAND USE APPLICATION

Environmental Conservation Department, Albany, New York





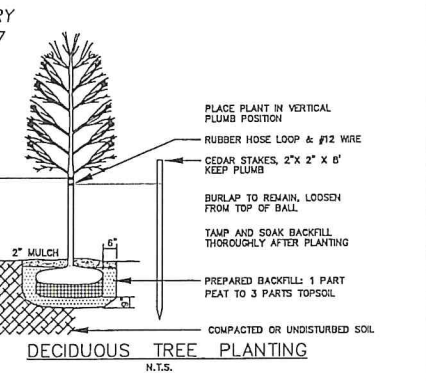


- NOTES:**
1. PARCEL OWNER: JOHN W. NYGREN JR.
 2. AREA: ± 10.04± AC.
 3. ADDRESS: #567 SUNNYSIDE AVENUE, WATERTOWN, CT
 4. ZONE: SEE ZONING TABLE
 5. SITE TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
 6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
 7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
 8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPARATE INLAND WETLAND PERMIT.
 9. ALL ROOF LEADERS TO CONNECT TO STORM DRAINAGE SYSTEM OR DRAIN TO DAYLIGHT (SEE PLAN).
 10. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITY'S ENGINEER.
 11. THE COMMISSION OR ITS DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICES MUST BE APPROVED BY THE WATERTOWN POLICE DEPARTMENT.
 12. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT (860) 945-3288 AND (860) 945-5240, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 13. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
 14. PURPOSE IS FOR MULTI-FAMILY DEVELOPMENT.
 15. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
 16. PRESERVE AS MANY TREES AS POSSIBLE.
 17. DRIVEWAY GRADES NOT TO EXCEED 15%.
 18. TOWN STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
 19. PAVED APRONS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 20. ALL BUILDING AND SITE LIGHTING SHOULD BE LED AND FULL CUT-OFF.
 21. ANY DAMAGE TO CURBING OR WALKS TO BE REBUILT TO TOWN SPECIFICATIONS.
 22. ALL PROPOSED LIGHTS TO BE RECESSED FULL CUTOFF FIXTURES WITH RECESSED LENSES ONLY. LIGHTS TO BE LEDS.
 23. BUILDING LIGHTS TO BE DIRECTED TOWARDS THE GROUND AND ALL FLOOD LAMPS TO BE FULL CUTOFF WITH RECESSED LENSES ONLY. LIGHTS TO BE LEDS.

LANDSCAPE NOTES

1. ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
2. SHRUBS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH SHRUB. SET SHRUBS UPRIGHT IN CENTER OF EACH PIT AND AT A DEPTH SO THAT THE FINISHED GRADE IS LEVEL AT THE PLANT. AFTER SETTLEMENT THE GRADE WILL BE THE SAME AS THE GENERAL LEVEL OF THE PLANT BED AND AT THE HEIGHT AS WHEN GROWING. WATER, BACKFILL, PUDDLE AND TAMP IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
3. INSTALL SHREDDED DARK MULCH AND STONE MULCH TO DEPTH OF 3". STONE MULCH TO BE USED IN ALL ISLANDS. MULCH TO BE APPROVED BEFORE INSTALLATION.
4. BARE AND DISTURBED AREAS SHALL BE SEEDDED, IF NOT NOTED FOR TURF. PREPARE, SCARIFY AND APPLY SEED IN PROPER MANNER.
5. ALL PLANTING INCLUDING SEED MIXES SHALL BE NATIVE.
6. ALL NEW WATER QUALITY BASINS SHALL INCORPORATE NON-INVASIVE NATIVE PLANTINGS.

- LEGEND**
- PROPERTY LINE
 - EX. IRON PIN TO BE SET
 - EX. IRON PIN MONUMENT TO BE SET
 - ⊙ EX. MONUMENT
 - ⊕ EX. SANITARY MANHOLE
 - ⊖ EX. STORM MANHOLE
 - ⊗ EX. CATCH BASIN
 - ⊘ EX. LIGHT
 - ⊙ EX. HYDRANT
 - ⊙ EX. GAS VALVE
 - ⊙ EX. WATER VALVE
 - ⊙ EX. UTILITY POLE
 - EX. EDGE OF ROAD
 - EX. EDGE OF DRIVEWAY
 - EX. SANITARY SEWER LINE
 - EX. WATER LINE
 - EX. GUIDE RAIL
 - EX. CONTOUR

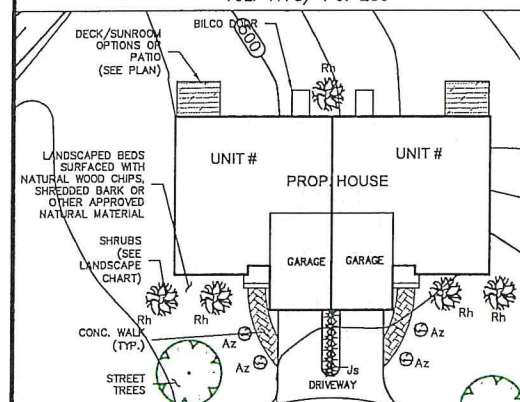


- RECOMMENDED STREET TREES**
- | | |
|----------------------------------|------------------------|
| ACER SACCHARUM | JAPONICUS MAPLE |
| CERCOPHYLLUM | JAPONICUS KATSURA TREE |
| QUERCUS BILBOA MALE | WALE GINKO |
| GLEDITSIA TRI. INERMIS THORNLESS | HONEYLOCUST |
| LIQUIDAMBAR STRYACIFLUA | SWEETGUM |
| MULCOCORON TULIPERA | TULIPE |
| PLATANUS ACERIFOLIA | LONDON PLANE |
| *FRUNUS SEROTINA | BLACK CHERRY |
| *FRUNUS C. BRADFORD | BRADFORD PEAR |
| *FRUNUS CALLERYANA | CHANTICLEER PEAR |
| QUERCUS BOREALIS | RED OAK |
| QUERCUS PALUSTRIS | PIN OAK |
| TILIA CORDATA | LITTLE LEAF LINDEN |
| TILIA TOMENTOSA | SILVER LINDEN |

- SHRUB PLANTING**
- N.T.S.
- | PLANTING LIST SYMBOL | QUAN. | NAME | SIZE |
|----------------------|-------|----------------------------------------------------------|---------|
| ⊙ | 45 | Az WHITE GUMPO AZALEA
Azalea 'Dorcas Rose' | 12"-15" |
| ⊙ | 36 | Rh RHODODENDRON GRANDIFLORUM
Rhododendron catawbiense | 15"-18" |
| ⊙ | 54 | Js JUNIPERUS SARGENTI
Sargent Juniper | 15"-16" |

N/F ANNE E. VAICHUS
#585 SUNNYSIDE AVENUE
VOL. 507/ PG. 186

N/F LONG ACRES CONDOMINIUM ASSOC.
#0 SUNNYSIDE AVENUE
VOL. 1178/ PG. 200



ZONING TABLE

ZONE R-30 PROPOSED ARH SEE SECTION 4.3 D	REQUIREMENTS/ ALLOWED	PROVIDED
LOT AREA (MIN.)	10 ACRES	10.04 ACRES
DENSITY: 3 UNITS/ DEVELOPABLE ACRE	22.5 UNITS	22.7 UNITS
BUILDING SEPARATION	20' MIN.	22' MIN.
SIDE SETBACK LANDSCAPE BUFFER	40' MIN.	52' MIN.
MAXIMUM BUILDING HEIGHT	35'	<30'
MAXIMUM BUILDING COVERAGE	15%	15%
MAXIMUM IMPERVIOUS COVERAGE	25%	25%

COMPUTATIONS

TOTAL ACRES	10.04 ACRES
AREA OF WETLANDS AND SLOPES GREATER THAN 25%	107,431 S.F. OR 2.47 ACRES
DEVELOPABLE ACRES	7.57 ACRES
3 UNITS PER DEVELOPABLE ACRE	22.7 UNITS

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not on unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION NO.	DATE	DESCRIPTION
REVISION-7		
REVISION-6		
REVISION-5		
REVISION-4		
REVISION-3		
REVISION-2		
REVISION-1		

PROJECT: DB: MFG, AD SR: CF DR: ---

James N. Sokonechik
CT P.E. & L.S. #11302
SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

kratzer, jones & associates, inc.
CIVIL ENGINEERS - LAND SURVEYORS
SITE PLANNERS - BUILDING ENGINEERS
P.O. BOX 337
1755 WEDGWOOD WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERJONES.COM

SITE LAYOUT & LANDSCAPING PLAN

for
NEWPORT REALTY
BERSHIRE ESTATE
WATERTOWN, CT

SCALE: 1"=30'
AUGUST 6, 2025
KJA FILE NO.: 225-002
DRAWING NO.: S-1

136
69
98

0101200



Limit of Inland Wetlands as
 Delineated by Ian Cole Professional
 Wetland Scientist (Typ.)

100' Upland/Retreat Area

N/F
 ANNE E. VAICHUS
 #585 SUNNYSIDE AVENUE
 VOL. 507/ PG. 186

N/F
 LONG ACRES CONDOMINIUM ASSOC.
 #0 SUNNYSIDE AVENUE
 VOL. 1178/ PG. 200

N/F
 ANDREA BOURNIVAL
 #0 COLONIAL ROAD
 VOL. 1615/ PG. 4

N/F
 BONNIE LYN &
 TINAJ I. GENSBERG
 #16 BERKSHIRE DRIVE
 VOL. 824/ PG. 1203

N/F
 PAUL ATALA
 #39 BERKSHIRE DRIVE
 VOL. 2093/ PG. 233

N/F
 DANIEL DASILVA &
 CHERYL A. BEHRLE
 #44 BERKSHIRE DRIVE
 VOL. 2105/ PG. 254

N/F
 TOWN OF WATERBURY
 VOL. 1382/ PG. 77

N/F
 ARTHUR L. TAYLOR
 VOL. 1397/ PG. 174

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REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2:
REVISION-1:
PROJECT:
DR: MFG, AO SR: EF DR: ---

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 MIDDLETOWN, CT 06467-0337
 PHONE: (860) 621-3638
 FAX: (860) 621-9659
 EMAIL: INFO@KRATZERJONES.COM

**GRADING &
 EROSION CONTROL
 PLAN**

for
**NEWPORT
 REALTY**
 BERSHIRE ESTATE
 WATERTOWN, CT

- SYMBOLS LEGEND**
- (C) PROP. CONSTRUCTION ENTRANCE
 - (R) PROP. ROOF LEADER
 - (D) PROP. FOOTING DRAIN OUTLET
 - (S) PROP. SILT FENCE
 - (M) PROP. MULCH LOGS IN FRONT OF SILT FENCE
 - (L) PROP. MULCH LOGS AND FILTER FABRIC AT INLETS

SCALE: 1" = 30'
 DATE: AUGUST 6, 2025
 HALF ONE INCH TWO INCH
 INCHES ON ORIGINAL
 KJA FILE NO.: 225-002
 DRAWING NO.: G-1

Mets and Bounds

LEGAL DESCRIPTION

A parcel of land described as follows:

Beginning at a point marked POB said

POB at the northwest corner of the right-of-way of Berkshire Drive, as depicted on a map entitled

"EXISTING CONDITIONS MAP FOR BERKSHIRE ESTATES BERSHIRE DRIVE
WATERTOWN, CT"

SCALE 1"=40' DATE: AUGUST 15, 2025.

Thence clockwise along these Boundary Line Courses and Curves with the following geometry:

Thence on a Line Course: S 04-06-02 E Length: 44.70

Thence on a Line Course: S 87-02-43 W Length: 100.02

Thence on a Line Course: N 04-06-02 W Length: 30.33

Thence on a Line Course: S 85-53-58 W Length: 131.64

Thence on a Line Course: S 19-12-33 W Length: 58.45

Thence on a Line Course: N 30-31-34 W Length: 316.18

Thence on a Line Course: N 23-12-49 W Length: 170.00

Thence on a Line Course: N 71-40-45 E Length: 104.26

Thence on a Line Course: N 39-22-18 E Length: 168.25

Thence on a Line Course: N 67-42-55 E Length: 206.57

Thence on a Line Course: N 75-42-21 E Length: 120.11

Thence on a Line Course: S 34-36-18 E Length: 149.37

Thence on a Line Course: S 82-19-22 E Length: 73.48

Thence on a Line Course: N 60-18-37 E Length: 103.94

Thence on a Line Course: S 36-16-19 E Length: 69.53

Thence on a Line Course: S 36-16-19 E Length: 61.86

Thence on a Line Course: S 30-24-54 E Length: 387.56

Thence on a Line Course: S 77-46-05 W Length: 201.37

Thence on a Line Course: S 71-01-51 W Length: 156.86

Thence on a Line Course: N 17-08-28 W Length: 15.43

Thence on a Line Course: S 85-53-26 W Length: 208.97

Said point at the POB or point and place of beginning.

Area: 437,331. sq.ft. 10.03 acres

136 99 Z
GREENBAY PROPERTIES LLC
39 BERKSHIRE DR
WATERBURY, CT, 06704

136 99 X
BOURNIVAL ANDREA
488 PERKINS AVE APR 5-2
WATERBURY, CT, 06704

136 99 Y
GENSBERG BONNIE LYN & TINA I
16 FLORAL NOOK
WATERBURY, CT, 067041328

136 99 W
DASILVA CHERYL A & BEHRLE CHERYL A
44 BERKSHIRE DR
WATERBURY, CT, 067041301

136 99 9C
LONG ACRES CONDOMINIUM ASSOC
PO BOX 690
SOUTHURY, CT, 06488

136 99 11
CASS WILLIAM
609 SUNNYSIDE AVE
OAKVILLE, CT, 06779

136 99 9
VAICHUS ANNE E
585 SUNNYSIDE AVE
OAKVILLE, CT, 067791446

135 193B 22A
CASS WILLIAM
592 SUNNYSIDE AVE
OAKVILLE, CT, 067791464

136 99 9A
NYGREN JOHN W JR
567 SUNNYSIDE AVE
OAKVILLE, CT, 067791446

136 99 7
WEISS CARL L AKA CARL WEISS & DIANE G
44 OLD COLONIAL RD
OAKVILLE, CT, 06779

136 99 10A
YORK ALMA L/U
603 SUNNYSIDE AVE
OAKVILLE, CT, 06779

135 193B 24
BRIGHT ERIC S
78 MIDDLEFIELD DR APT 21
WATERBURY, CT, 06705

136 99 10
NORMAND JENNIFER M
609 SUNNYSIDE AVE
OAKVILLE, CT, 06779

136 99 9B
NYGREN JOHN WILLIAM JR & DE LA CRUZZ JIMENEZ ELDER RICARDO JT SURV
576 SUNNYSIDE AVE
OAKVILLE, CT, 06779

136 99 12
CASS WILLIAM J
609 SUNNYSIDE AVE
OAKVILLE, CT, 06779

135 193B 22
DEFALCO MARY E
564 SUNNYSIDE AVE
OAKVILLE, CT, 06795

135 193B 25
STASKEVICIUS JOHN & MICHAUD KATHLEEN
610 SUNNYSIDE AVE
OAKVILLE, CT, 067791447

127 99 2
WATERBURY CITY OF
235 GRAND ST
WATERBURY, CT, 2

136 99 2B
TAYLOR RONALD S & TAYLOR ROBERT L JR
3 BLUEBERRY LANE
OXFORD, CT, 06478

136 99 2C
NYGREN JOHN WILLIAM JR & DE LA CRUZZ JIMENEZ ELDER RICARDO JT SURV
576 SUNNYSIDE AVE
OAKVILLE, CT, 06779

MBL	Owner Nar	Owner Add	City	State	Zip Code
136 99 Z	GREENBAY 39	BERKSH	WATERBURY, CT,	06704	
136 99 X	BOURNIVA 488	PERKIN	WATERBURY, CT,	06704	
136 99 Y	GENSBERG 16	FLORAL	WATERBURY, CT,	067041328	
136 99 W	DASILVA CI 44	BERKSH	WATERBURY, CT,	067041301	
136 99 9C	LONG ACRI PO BOX 69		SOUTHBURY, CT,	06488	
136 99 11	CASS WILLI 609	SUNNY OAKVILLE,	CT,	06779	
136 99 9	VAICHUS A 585	SUNNY OAKVILLE,	CT,	067791446	
135 193B 2	CASS WILLI 592	SUNNY OAKVILLE,	CT,	067791464	
136 99 9A	NYGREN JC 567	SUNNY OAKVILLE,	CT,	067791446	
136 99 7	WEISS CAR 44	OLD CO	OAKVILLE, CT,	06779	
136 99 10A	YORK ALM, 603	SUNNY OAKVILLE,	CT,	06779	
135 193B 2	BRIGHT ERI 78	MIDDLE	WATERBURY, CT,	06705	
136 99 10	NORMAND 609	SUNNY OAKVILLE,	CT,	06779	
136 99 9B	NYGREN JC 576	SUNNY OAKVILLE,	CT,	06779	
136 99 12	CASS WILLI 609	SUNNY OAKVILLE,	CT,	06779	
135 193B 2	DEFALCO N 564	SUNNY OAKVILLE,	CT,	06795	
135 193B 2	STASKEVICI 610	SUNNY OAKVILLE,	CT,	067791447	
127 99 2	WATERBUF 235	GRANI	WATERBURY, CT,	2	
136 99 2B	TAYLOR RC 3	BLUEBER	OXFORD, CT,	06478	
136 99 2C	NYGREN JC 576	SUNNY OAKVILLE,	CT,	06779	

Adjacent Property Owners

MBL	Owner Name	Owner Address	City State Zip Code
136 99 Z	GREENBAY PROPERTIES LLC	39 BERKSHIRE DR	WATERBURY, CT, 06704
136 99 X	BOURNIVAL ANDREA	488 PERKINS AVE APR 5-2	WATERBURY, CT, 06704
136 99 Y	GENSBERG BONNIE LYN & TINA I	16 FLORAL NOOK	WATERBURY, CT, 067041328
136 99 W	DASILVA CHERYL A & BEHRLE CHERYL A	44 BERKSHIRE DR	WATERBURY, CT, 067041301
136 99 9C	LONG ACRES CONDOMINIUM ASSOC	PO BOX 690	SOUTHBURY, CT, 06488
136 99 11	CASS WILLIAM	609 SUNNYSIDE AVE	OAKVILLE, CT, 06779
136 99 9	VAICHUS ANNE E	585 SUNNYSIDE AVE	OAKVILLE, CT, 067791446
135 193B 22A	CASS WILLIAM	592 SUNNYSIDE AVE	OAKVILLE, CT, 067791464
136 99 9A	NYGREN JOHN W JR	567 SUNNYSIDE AVE	OAKVILLE, CT, 067791446
136 99 7	WEISS CARL L AKA CARL WEISS & DIANE G	44 OLD COLONIAL RD	OAKVILLE, CT, 06779
136 99 10A	YORK ALMA L/U	603 SUNNYSIDE AVE	OAKVILLE, CT, 06779
135 193B 24	BRIGHT ERIC S	78 MIDDLEFIELD DRAPT 21	WATERBURY, CT, 06705
136 99 10	NORMAND JENNIFER M	609 SUNNYSIDE AVE	OAKVILLE, CT, 06779
136 99 9B	NYGREN JOHN WILLIAM JR & DE LA CRUZZ		
136 99 12	JIMENEZ ELDER RICARDO JT SURV	576 SUNNYSIDE AVE	OAKVILLE, CT, 06779
136 99 12	CASS WILLIAM J	609 SUNNYSIDE AVE	OAKVILLE, CT, 06779
135 193B 22	DEFALCO MARY E	564 SUNNYSIDE AVE	OAKVILLE, CT, 06795
135 193B 25	STASKEVICIUS JOHN & MICHAUD KATHLEEN	610 SUNNYSIDE AVE	OAKVILLE, CT, 067791447
127 99 2	WATERBURY CITY OF	235 GRAND ST	WATERBURY, CT, 2
136 99 2B	TAYLOR RONALD S & TAYLOR ROBERT L JR	3 BLUEBERRY LANE	OXFORD, CT, 06478
136 99 2C	NYGREN JOHN WILLIAM JR & DE LA CRUZZ		
136 99 2C	JIMENEZ ELDER RICARDO JT SURV	576 SUNNYSIDE AVE	OAKVILLE, CT, 06779

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337

PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

Letter of Transmittal

September 11, 2025

To: Denise Cuevas **From:** Andrew Quirk

RE: Berkshire Estate

We are sending you the following:

<input type="checkbox"/> For Approval	<input type="checkbox"/> Approved	<input type="checkbox"/> Revise & Resubmit
<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> Approved As Corrected	<input type="checkbox"/> Not Approved
<input type="checkbox"/> As Requested	<input type="checkbox"/> For Review & Comment	<input type="checkbox"/> Other

Remarks:

The following plans is being provided for your review in accordance with the Town of Watertown Zoning Regulations. Newport Realty Group, LLC has applied for an ARH (Age Restricted Housing) Development called Berkshire Estates at the location 567 Sunnyside Avenue off of Berkshire Drive in Watertown, CT.

If you do not receive all of the attached, please contact KJA as soon as possible.

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337

PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

Letter of Transmittal

September 11, 2025

To: Bradley Malay **From:** Andrew Quirk

RE: Berkshire Estate

We are sending you the following:

<input type="checkbox"/> For Approval	<input type="checkbox"/> Approved	<input type="checkbox"/> Revise & Resubmit
<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> Approved As Corrected	<input type="checkbox"/> Not Approved
<input type="checkbox"/> As Requested	<input type="checkbox"/> For Review & Comment	<input type="checkbox"/> Other

Remarks:

Gentlemen:

The following plans is being provided for your review in accordance with the Town of Watertown Zoning Regulations. Newport Realty Group, LLC has applied for an ARH (Age Restricted Housing) Development called Berkshire Estates at the location 567 Sunnyside Avenue off of Berkshire Drive in Watertown, CT.

If you do not receive all of the attached, please contact KJA as soon as possible.

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337

PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

Letter of Transmittal

July 31, 2024

To: Mark Massoud

From: Andrew Quirk

RE: Berkshire Estate

We are sending you the following:

For Approval

Approved

Revise & Resubmit

For Your Use

Approved As Corrected

Not Approved

As Requested

For Review & Comment

Other

Remarks:

Gentlemen:

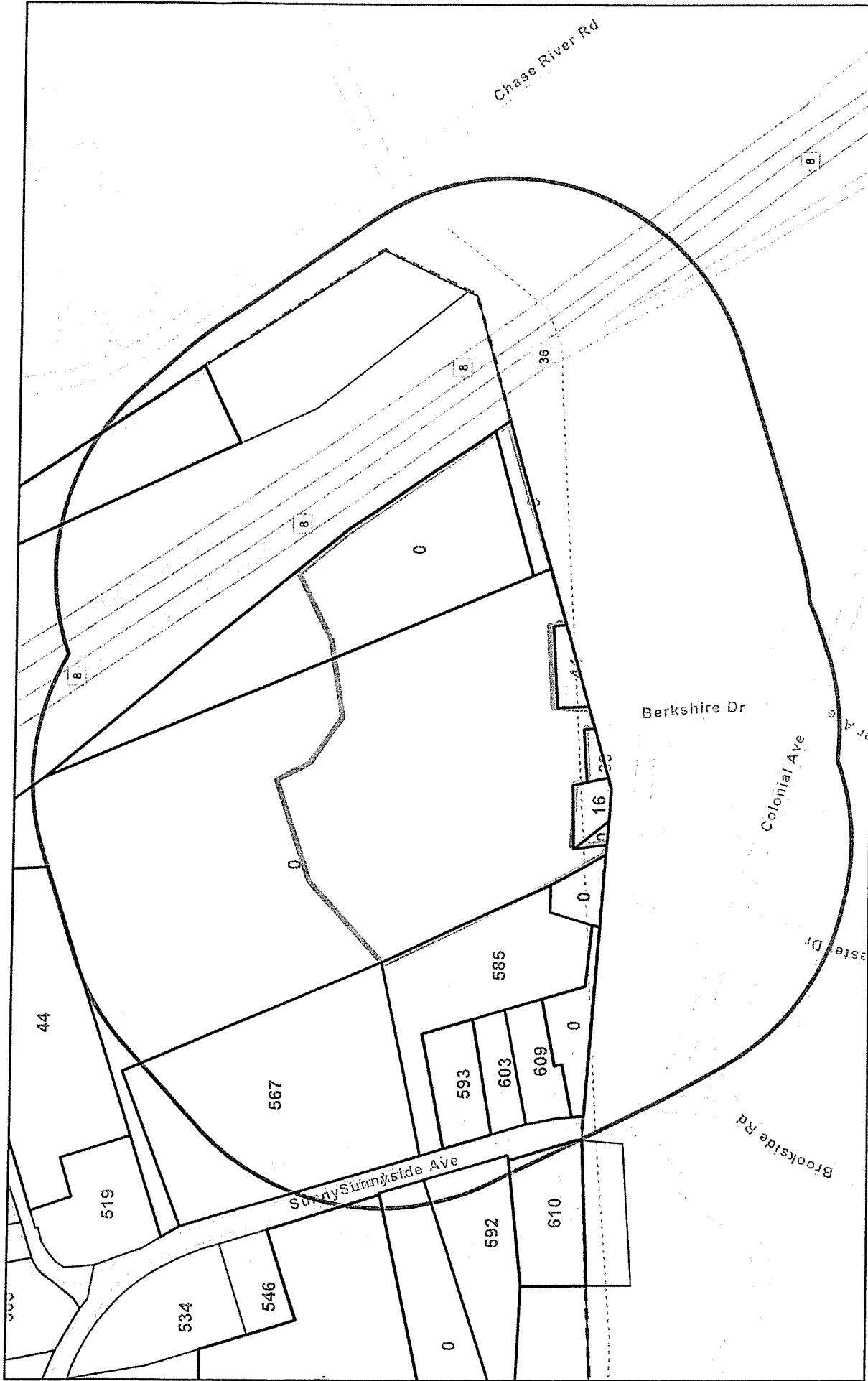
The following information is being provided by the applicant and design team in accordance with the Town of Watertown Zoning Regulations Section 8.6 for requiring Zone Change application. Newport Realty Group, LLC has applied for a Zone Change for an ARH (Age Restricted Housing) Development called Berkshire Estates at the location 567 Sunnyside Avenue off of Berkshire Drive in Watertown, CT.

Attached please find for upcoming PZC hearing:

- Metes and bound description
- 5 copies of a 500 foot
- Adjacent property owners

If you do not receive all of the attached, please contact KJA as soon as possible.

Watertown CT, Web Map

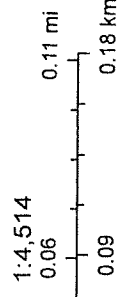


9/10/2025, 8:58:06 AM

Parcel Polygons

Oakville Boundary

500 Foot Radius Map

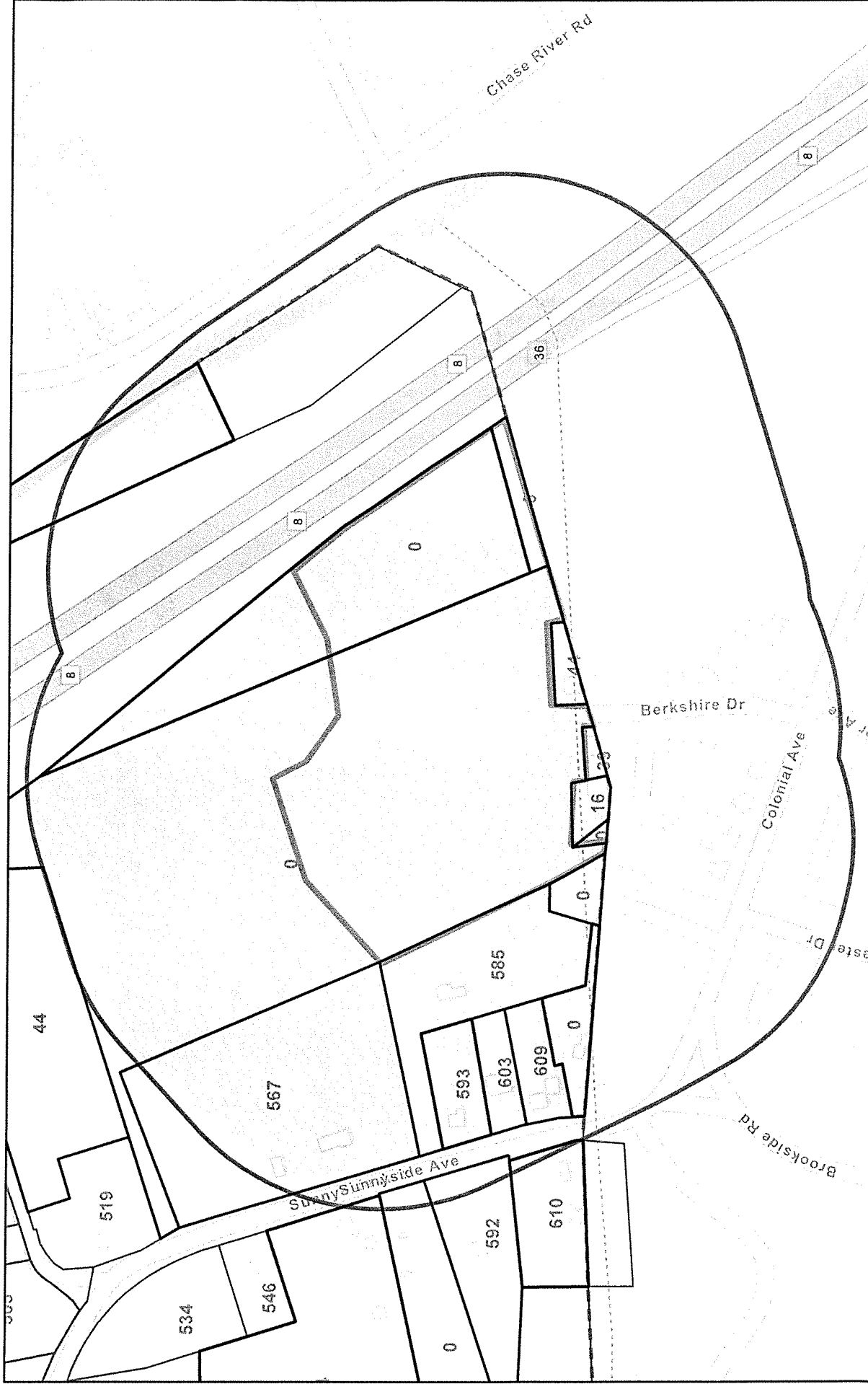


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder
Parcel lines are not A2 survey and may show errors. This map is only to be used as an approximate guide

Tony Valenti
Newport Realty Group, LLC
Lovley Development, Inc.
710 Main Street, Suite 11
Plantsville, CT 06479
Off. (860) 276-8068
Fax. (860) 621-5810

Watertown CT, Web Map

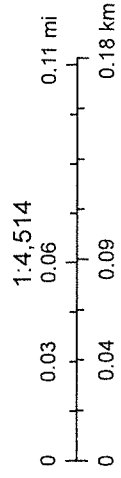


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Parcel Polygons

Oakville Boundary

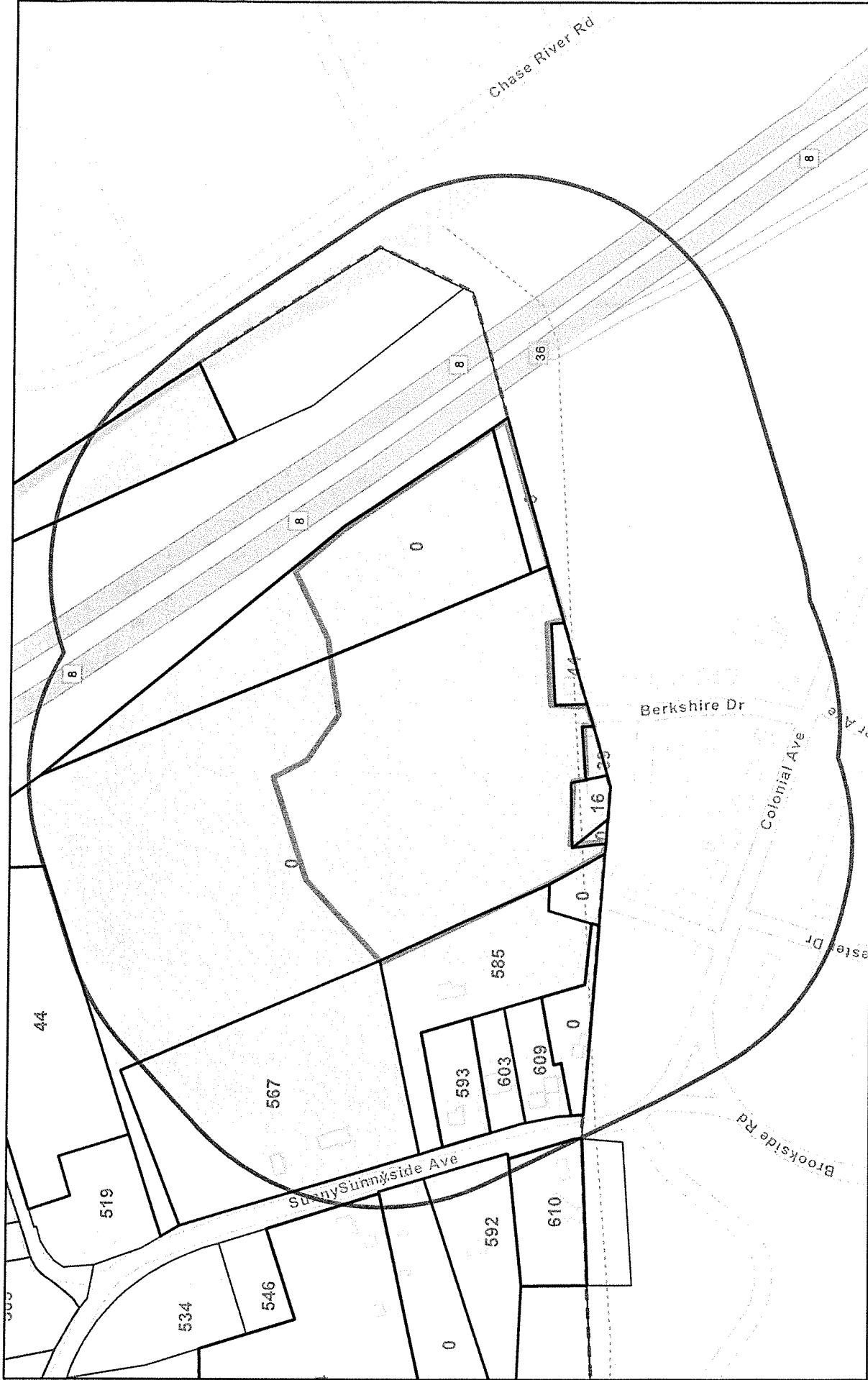
500 Foot Radius Map



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

ArcGIS Web AppBuilder
Parcel lines are not A2 survey and may show errors. This map is only to be used as an approximate guide

Watertown CT, Web Map

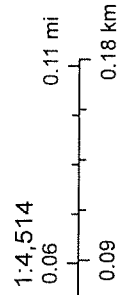


9/10/2025, 8:58:06 AM

Parcel Polygons

Oakville Boundary

500 Foot Radius Map



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