

Received 2/17/26

Amended Submission
February 4, 2026

This amended application for a zoning text change follows The Taft School Corporation's ("Taft") initial submission on January 23, 2026. After discussion with the Land Use Office, modified language is being proposed. The modified language continues to seek creation of an additional exemption under Section 7.1(D) entitled Specific Exemptions – Height. Currently, there are five height exemptions. This modified proposal would add a sixth to allow buildings on certain large parcels of land to exceed the established height maximums, which shall only be measured in feet. Specifically, Taft proposes the following language be included as Section 7.1(D)(6):

Notwithstanding anything in the foregoing regulations, the maximum height for buildings, including accessory buildings, used by, or developed, constructed, or erected for, a private school located in the R-20 residential district on a lot that is at least 50 acres may be the greater of the height, in feet, set forth in these Regulations or 68'. All other exemptions in this Section 7.1(D) shall continue to apply.

This proposal is more narrowly tailored than other height exemptions. For example, Section 7.1(D)(4) allows unrestricted height for structures used in farming activities. Here, the height exemption is capped and is only permitted on large parcels of land with a specific use.

This regulation change will not impact the use of a district located within 500 feet of a boundary line of another municipality.



**NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS**

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STAFF REFERRAL REPORT

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

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

DATE: February 13, 2026

NVCOG FILE NO.:	WTTN-36-021226-Z
MUNICIPALITY:	Town of Watertown
DATE RECEIVED:	February 12, 2026
TYPE OF REFERRAL:	Text Amendment
DATE OF PUBLIC HEARING:	March 04, 2026
APPLICANT:	Taft School

DESCRIPTION OF PROPOSAL:

The Town of Watertown Planning and Zoning Commission received a proposed text amendment from Taft School for an amendment to *Section 7.1.D - Height* of the Watertown Zoning Regulations. This amendment will add a new provision entitled "Special Exemptions – Height" and be the sixth item in Section 7.1.D. The text amendment would allow private school buildings on land 50 acres or more, to exceed the established height maximum up to sixty-eight (68) feet.

STAFF RECOMMENDATION:

NVCOG Staff finds the text amendment to Section 7.1.D of the Watertown Zoning Regulations to not be regionally significant and not have intermunicipal impact.

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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.

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