

To: Town of Watertown Planning and Zoning Commission

From: Mark Massoud, Administrator for Land Use and Building Services /Zoning Enforcement Officer & Cameron Natusch, Assistant Zoning Enforcement Officer

Date: October 16, 2025

Re: Rockdale Avenue/ Court Zone Change B-G1 to R-G

### **Summary**

This zone change seeks to increase zoning conformity in the neighborhood of Rockdale Avenue and Rockdale Court. Currently there are fourteen (14) residential properties in the neighborhood which are currently zoned as B-G1, the reason for this is uncertain, but statements from residents of these homes have said it was due to a previous zone change for a commercial business. Due to these residences being in a business zone it causes them to have to go to the zoning board of appeals to be allowed to do what other residential zones can do, such as expansions to their homes. In order to alleviate this the Planning and Zoning Commission is seeking to change the zone of the affected properties to that of the R-G zone which is located across Steele Brook.

### **Properties to Change**

The following are the addresses of the properties which would have their zone changed to R-G.

Rockdale Ave: 66, 60, 54, 48, 42, 30, 18, 14, 13, 33, 37, 47

Rockdale Ct: 26

Welton St: 0

### **Plan of Conservation and Development**

By allowing for this neighborhood to become an R-G zone, not only will these properties become more in compliance with the towns zoning regulations, it will also allow for increased residential development if so desired by those living there, helping to meet goal 4 of the Plan of Conservation and Development "Diversify Watertown's Housing Stock to Support a Range of Incomes, Family Sizes, and Ages".

### **Zone Change Petition**

A zone change petition was received by the commission on October 1, 2025 asking for the commission to initiate the zone change. On this petition six (6) signatures were received representing six (6) different addresses which would be affected. This petition represents approximately 43% of the properties which will be affected, though it would be more accurate to say 46% as one of the properties is an empty lot which is being used as a backyard for a residential property.

### **Possible Motion**

Motion to change the zone of 66, 60, 54, 48, 42, 30, 18, 14, 13, 33, 37, 47 Rockdale Avenue, 26 Rockdale Court, and 0 Welton Street from B-G1 to R-G.

PETITION TO WATERTOWN PLANNING & ZONING COMMISSION

We, the undersigned residents of Rockdale Avenue, Watertown, CT, do hereby request that the Watertown Planning and Zoning Commission amend the Watertown Zoning Regulations so that the residential properties on Rockdale Avenue are reclassified from a BG Zone to an RG Zone. The residential properties were originally zoned as the RG Zone.

NAME ADDRESS PHONE/EMAIL DATE

Geoffrey Miko 54 Rockdale Ave Jbunker@hotmail.com 09/26/2025

Robert Nabrock 42 Rockdale Ave NabrockRobert11@gmail.com 09-26-2025.

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