



# Town of Watertown, Connecticut

Land Use Administration  
Watertown Municipal Center  
61 Echo Lake Road  
Watertown, CT 06795  
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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**JANUARY 7, 2026**  
**6:30PM**

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

**1. CALL TO ORDER**

Chairman Antonacci called the meeting to order at 6:30pm

**2. ROLL CALL**

Members Present: Ray Antonacci, Chairman, Dan DiVito, Vice-Chairman  
Dave Pope, John Nygren, Joe D'Uva, Lou Cavallo

Members Absent: Richard Antonetti, Ken Demirs Secretary, Jack McHugh Bob  
Marinero

Others Present: Mark Massoud, Administrator For Land Use, Cameron Nausch,  
Wetlands Enforcement Officer, Paul Bunevich, Town Engineer, Carol Allen,  
Administrative Assistant

Joe D'Uva sat in for Ken Demirs

**3. Pledge of Allegiance**

**4. Public Participation**

**5. MINUTES**

Regular Meeting October 1, 2025  
Regular Meeting November 5, 2025  
Regular Meeting December 3, 2025  
Special Meeting December 11, 2025

Dan Divito made a motion to approve minutes October, 1, 2025 – December 11,  
2025, seconded by Lou Cavallo with all in favor

**6. STAFF REPORT**

Mr. Massoud told the Commission a new zoning administrator has been hired - Spencer Musselman, discussed the Plan of Development and the update of the zoning regulations which will take about a year to complete.

Cameron Natusch there have been discussions about getting more commercial development into town.

**7. CHAIRMAN'S REPORT**

**8. OLD BUSINESS**

**9. 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.

Chairman Antonacci said this was a commission text amendment.

Cameron Natusch stated the Commission received new information on the text amendment and discussed the changes with the Commission.

Dan DiVito made a motion to continue the public hearing to the February 4, 2026 meeting, seconded by Dan DiVito with all in favor so that the changes could be reviewed.

- b. 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
- c. 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

Andrew Quirk asked that 9-b and 9-c be heard at the same time.

Andrew Quirk handed out revised maps to the Commission adding additional parking spaces to each unit, additional screening, additional security to each unit, a rendering of the units and the number of affordable units.

Dan DiVito made a motion to close public hearings 9-b and 9c, seconded by Dave Pope with all in favor.

Lou Cavallo made a motion to have the development have two affordable units with 60 year timeframe, seconded by Dan DiVito with all in favor.

Ray Antonacci made a motion to approve 9-b and 9-c, seconded by Dan DiVito with all in favor.

John Nygen recused himself from 9-b and 9-c and returned after the votes

## **10. NEW PUBLIC HEARINGS**

- a. Zone Change from BG-1 to R-G for residential homes and residential vacant land on Rockdale Avenue/Court.

Cameron Natusch said the Commission is the applicant.

Dave Pope made a motion to close the public hearing, seconded by Lou Cavallo with all in favor.

Dan DiVito made a motion to approve a Zone Change from BG-1 to R-G for residential homes and residential vacant land on Rockdale Avenue/Court, seconded by Dave Pope with all in favor.

- b. Attorney Franklin Pilicy, proposed text amendment from The Maple, LLC for Regulations Section 2.2 BO District 2.2 E Residential Related NEW E 5 Reuse of Existing Office Building for up to 10 residential units (S)

Attorney Pilicy spoke and said the application is to add a new section 2.2 E residential related to reuse the existing office building space as residential units which is part of the Plan of Development.

The Commission discussed how many bedrooms would be in the building and how many parking spaces would be needed and is allowed under the existing zoning regulations and stated it was not an age restricted development. Mr. Pilicy said a site plan would be required after approval.

Dave Pope made a motion to close the public hearing, seconded by Lou Cavallo with all in favor.

Dave Pope made a motion to approve the proposed text amendment, seconded by Lou Cavallo with all in favor.

Dan DiVito recused himself from 10-B and returned after the vote

## **11. NEW BUSINESS**

- a. Echo Asset, LLC proposed subdivision of industrial land into two lots located on the northern side of Echo Lake Road midway between Park Road to the west and Route 8 to the east. Map 104 Block 90 Lot 23A

Dan DiVito made motion to schedule a Public Hearing for February 4, 2025, seconded by Dave Pope, with all in favor

- b. Site Plan #2025-10 Echo Asset, LLC creation of an industrial building located on the northern side of Echo Lake Road midway between Park Road to the west and Route 8 to the east. Map 104 Block 90 Lot 23A

Dan DiVito made a motion to table to the February 4, 2026 Regular Meeting, seconded by Dave Pope with all in favor

- c. Discussion of HB 8002 “An Act Concerning Housing Growth”  
No motion made – the commission will discuss further at the February 4, 2026 meeting.

## **12. ADJOURNMENT**

Lou Cavallo made a motion to adjourn at 8:30PM, seconded by Dan DiVito with all in favor.