TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, November 04, 2026, 6:30 pm
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road

1. **Call to Order – Welcome to the meeting**

   R. Antonacci called the meeting to order at 6:30 pm.

2. **Pledge of Allegiance**

3. **Roll Call & Appointment of Alternates**

Members Present: R. Antonnacci, D. DiVito, J. Nygren, J. Masi, J. McHugh (A)

Members Absent: L. Cavallo, J. Duva (A), R. Antonetti, J. Desmaris (A).

Also Present: S. Musselman, P. Bunevich.

Appointment of Alternates: J. McHugh was seated for L. Cavallo

4. **Public Participation:** None.

5. **Approval of Minutes**

   a. Regular Meeting – October 7, 2026

   J. Masi moved to approve the 10/7/26 minutes. D. DiVito seconded and the motion to approve carried unanimously.

6. **Staff Report**

S. Musselman reported that Turnberry continues to see great progress as Phase 2 is winding down and Phase 3 has all utilities and binder course of asphalt in place. The first foundation of Phase 3 is expected to be poured soon. Atlantis Service Center received a TCZC and staff continue to monitor the many open sites throughout town. The recently adopted PA 25-1 amendments have been added to the regulations and S. Musselman offered to print a copy for any Commissioner who would like one.

7. **Chairman's Report:** None.

8. **Public Hearing**

   a. Soliwocki – 250 Old Baird Road – Three (3) lot resubdivision. MBL# 107-13-32. *CCIWA received application on 10/7/26. *Please note Scrivner's error, the agenda should state that the PZC and not the CCCIWA received the application on 10/7/26.*

S. Musselman read the legal notice published in the Republican-American on 10/22 & 10/26/26 into the record. Present for the application was Attorney Franklin Pilicy and applicant Mark Soliwocki. F. Pilicy gave a brief overview of the application and informed the Commission that the CCIWA hasn't yet approved the application as they requested the driveway location for the 10-acre lot to be shifted away from the wetlands. The updated subdivision plan is revised through 10/12/26. DPW submitted a letter dated 10/21/26 describing the requirements needed to widen the roadway up to standards. F. Pilicy stated that the applicant agrees to make the necessary changes to the road as a condition of approval.

With no further discussion R. Antonacci opened the hearing to the public for comment.

No member of the public was present with comment on the application. As the CCIWA hasn't acted on the application yet the PZC will have to continue the hearing to the December meeting. D. DiVito moved to continue the hearing to 12/2/26. J. Masi seconded and the motion to continue carried unanimously.

9. Old Business

a. Soliwocki – 250 Old Baird Road – Three (3) lot resubdivision. MBL# 107-13-32. *CCIWA received application on 10/7/26. *Please note Scrivner's error, the agenda should state that the PZC and not the CCCIWA received the application on 10/7/26.*

J. Masi moved to table the application to the 12/2/26 meeting. D. DiVito seconded and the motion to table carried unanimously.

10. New Business

a. Palmer – 50 Seemar Road – Site plan modification for the construction of a 35,000 square foot structure with metal roof and no walls. MBL# 82-89-8.**Please note Scrivner's error, the agenda should state 1,800 square foot structure.*

Craig Palmer was present for the application and gave an overview of the request to construct a 28' x 64' canopy behind the building for the purposes of pump testing fire trucks as is required annually. The 1800 ft^2 permanent canopy will be open on three sides and will be directly attached to the building. Commissioners asked S. Musselman if there were any concerns and he responded that the structure met all the necessary setbacks and was being placed over existing pavement so there would be no change to impervious coverages. Also, the work is not within an upland review area and as such CCIWA approval is not needed.

With no further discussion D. DiVito moved to approve the site plan modification for a 28' x 64' canopy at 50 Seemar Road. J. Masi seconded and the motion to approve carried unanimously.

b. Approval of 2027 Planning and Zoning Meeting Dates

J. McHugh moved to approve the 2027 PZC Meeting Calendar. D. DiVito seconded and the motion to approve carried unanimously.

11. Communications and Bills

- Fall 2026 Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter.

Commissioners briefly discussed holding a training with S. Byrne in conjunction with the CCIWA to earn education credits towards the state requirements.

12. Adjournment

D. DiVito moved to adjourn at 7:50 pm. J. Masi seconded and the motion to adjourn carried unanimously.

- *Next Meeting Date: December 2, 2026*

Respectfully submitted,

Spencer Musselman, CZEO
Land Use Administrator
Town of Watertown, CT