



Town of Watertown, Connecticut

Land Use Administration
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
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MOTION SHEET

PLANNING AND ZONING COMMISSION

REGULAR MEETING

March 4, 2026

6:30PM

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

1. CALL TO ORDER

Chairman Ray Antonacci called the meeting to order at 6:30PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Members Present: Ray Antonacci, Richard Antonetti, Ken Demirs, Joseph D'Uva, Dan DiVito, Jack McHugh

Members Absent: John Nygren, Dave Pope, Lou Cavallo, Bob Marinaro

Others Present: Spencer Musselman, ZEO, Cameron Natusch, Asst. Wetlands Officer, Carol Allen, Administrative Assistant

Joe D'Uva sat in for John Nygren

Jack McHugh sat in for Dave Pope

4. ELECTION OF OFFICERS – Secretary

Dan DiVito made a motion to nominate Ken Demirs as secretary

Jack McHugh seconded the motion

All in Favor

5. PUBLIC PARTICIPATION

6. APPROVAL OF MINUTES – February 4, 2026

Text of Motion: Approve February 4, 2026 minutes

Motion made by: Joe D’Uva

Second by: Jack McHugh

Aye: Ray Antonacci, Richard Antonetti, Ken Demirs, Joseph D’Uva, Jack McHugh

Nay: 0

Dan DiVito abstained

On a vote of 5 in favor, 0 Nay and 1 abstention, the minutes were approved.

7. NEW BUSINESS

- a. 8-24 Approval of the 2026 Capital Infrastructure Program (CIP) prepared by Gerald Lukowski, Director of Public Works.

Gerald Lukowski requested 8-24 approval for the CIP Program and gave a presentation to the Commission.

- b. Request dated February 23, 2026, from George Touponse, Ashford Woods, LLC requesting to remove Condition of Approval #4 - requirement for fencing around the detention pond at the Ashford Woods, LLC subdivision located between Georgetown Drive and Bunker Hill Road, Watertown, CT.

Application was withdrawn

- c. Petition for waiver of fees pursuant to Ordinance 36-4 (e) Taft School, 110 Woodbury Road, Watertown, CT

Text of Motion: Table

Motion made by Ray Antonacci

Second by: Jack McHugh

All in Favor

- d. 110 Woodbury Road, Taft School – Site Plan/Special Permit for the construction of two new 45,000 Sq. Ft. dormitories with associated site improvements to include landscaping, walkways and stormwater management.

Text of Motion: Accept and set a public hearing for April 1, 2026

Motion made by: Dan DiVito

Second by: Ken Demirs

All in Favor

8. STAFF REPORT

- a. Site Reports
- b. Planning for the 2027 POCD

9. CHAIRMAN'S REPORT

10. 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. *Public hearing opened on 9/3/25 and has been continued through the 3/4/26 meeting.*

The Commission withdrew the application.

11. NEW PUBLIC HEARING

- a. Text Amendment from Taft School, 110 Woodbury Road, Watertown, CT, Map 99 Block 58 L7 in an R-20 Zoning District seeking to add an additional provision to Section 7.1 (D) entitled Specific Exemptions – Height. Currently there are five height exemptions. This proposal would add a sixth to allow buildings on certain large parcels of land to exceed the established height maximums. *Application received on 2/4/26. Public hearing to open on 3/4/26.*

Text of Motion: Close Public Hearing

Motion made by: Dan Divito

Seconded by: Ken Demirs

All in Favor

Text of Motion: Approve Text Amendment from Taft School, 110 Woodbury Road, Watertown, CT, Map 99 Block 58 L7 in an R-20 Zoning District seeking to add an additional provision to Section 7.1 (D) entitled Specific Exemptions – Height. Currently there are five height exemptions. This proposal would add a sixth to allow buildings on certain large parcels of land to exceed the established height maximums.

Motion made by: Dan Divito

Second by: Ken Demirs

All in favor

12. OLD BUSINESS (None)

13. COMMUNICATIONS AND BILLS

- a. Letter dated February 27, 2026, from Attorney Jim Strub, Secor and Cassidy Re: Zone Change Discussion, November 5, 2025, Portion of Echo Lake Road IR-80 to IG-80
- b. Reappointment letter of Raymond Antonacci as a regular member of the Planning and Zoning Commission for a term to expire January 31, 2031.
- c. Reappointment letter of Luigi Cavallo as a regular member of the Planning and Zoning Commission for a term to expire January 31, 2031.
- d. CT Federation of Planning and Zoning Agencies Quarterly Newsletter Winter, 2026 and dinner at the Aqua Turf March 26, 2026.

The Commission accepted Communications and Bills

14. ADJOURNMENT

- a. Text of Motion: Adjourn at 8:25PM
Motion made by: Jack McHugh
Second by: Dan DiVito
All in Favor