



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 AGENDA
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 Marinao

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

Text of Motion: Approve minutes October, 1, 2025 – December 11, 2025
Motion made by: Dan DeVito
Second by: Lou Cavallo
All in Favor

6. STAFF REPORT

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.

Text of Motion: Continue to the February 4, 2026 Meeting
Motion made by: Dan DiVito
Second by: Dave Pope
All in Favor

- 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

Text of Motion: Close public hearings 9-B and 9-C
Motion made by: Dan DiVito
Second by Dan Dave Pope
All in Favor

Text of Motion: Approve 9-B and 9C
Motion made by: Dan DiVito
Second by Dave Pope
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.

Text of Motion: Close Public Hearing

Motion made by: Dave Pope

Second by Lou Cavallo

All in Favor

Text of Motion: Approve Zone Change from BG-1 to R-G for residential homes and residential vacant land on Rockdale Avenue/Court.

Motion made by: Joe D'Uva

Second by: Dave Pope

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)

Text of Motion: Close Public Hearing

Motion made by: Dave Pope

Second by: Lou Cavallo

All in Favor

Text of Motion: Approve Proposed text amendment

Motion made by Dave Pope

Second by: Lou Cavallo

All in Favor

Dan DiVito recused himself from 8-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

Text of Motion: Schedule a Public Hearing for February 4, 2025

Motion made by: Dan DiVito

Second by: Dave Pope

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

Text of Motion: Table to the February 4, 2026 Regular Meeting

Motion made by: Dan DiVito

Second by: Dave Pope

All in Favor

- c. Discussion of HB 8002 "An Act Concerning Housing Growth"

12. ADJOURNMENT

Text of Motion: Adjourn at 8:30PM

Motion made by: Lou Cavallo

Second by Dan DiVito

All in Favor