



Town of Watertown, Connecticut

Land Use Administration
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
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REVISED MOTION SHEET
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 4, 2026
6:30PM

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Members Present: Ray Antonacci, Chairman, John Nygren, Lou Cavallo, Joe D'Uva, (Present at 6:40PM) Jack Mchugh

Members Absent: Richard Antonetti, Ken Demirs, Secretary, Dan DiVito, Vice-Chairman, Bob Marinaro, Dave Pope

Others Present: Spencer Musselman, Zoning Enforcement Officer
Cameron Natusvch, Asst. Zoning Enforcement Officer, CCIWA Officer Paul Bunevich, Town Engineer, Carol Allen, Administrative Assistant

Jack McHugh seated for Ken Demirs

4. Appointment of Spencer Musselman as Zoning Enforcement Officer

Text of Motion: Appoint Spencer Musselman as Zoning Enforcement Officer

Motion made by: Jack McHugh

Seconded by John Nygren

All in Favor

5. Election of Officers

Chairman

Motion to re-elect Raymond Antonacci as Chairman

Motion made by: John Nygren

Second by: Jack McHugh

All in Favor

Vice-Chairman

Motion to re-elect Dan DiVito as Vice-Chairman

Motion made by Jack McHugh

Second by: John Nygren

All in favor

Secretary

Motion to elect a Secretary

Motion was tabled by Jack McHugh

Second by: John Nygren

All in favor

6. PUBLIC PARTICIPATION

Barbara Zulkeski submitted a formal complaint regarding the January 7, 2026 meeting regarding the rezoning of the BO District.

7. MINUTES

Regular Meeting January 7, 2026

Text of Motion: Approve Regular Meeting January 7, 2026

Motion made by: Jack McHugh

Second by: Lou Cavallo

All in Favor

8. STAFF REPORT

a. Site Reports

Cameron Natusch informed the Commission that the Inland Wetland Agency requested the Planning and Zoning Commission's input on how they would like to see Lake Winnemaug developed in the future and suggested the Commission review the video of the CCIWA meeting on January 8, 2026.

- b. Planning for the 2027 Plan of Conservation and Development update

Spencer Musselman, Zoning Enforcement Officer, provided information on the cost of the update

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.

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

Motion made by: Joe D'Uva

Second by: John Nygren

All in Favor

11. NEW PUBLIC HEARING

- 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: Close Public Hearing

Motion made by: Joe D'Uva

Second by: John Nygren

All in Favor

Text of Motion: Approve 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 according to a resolution prepared by

Cameron Natusch, Asst Zoning Enforcement Officer

Motion made by: Jack McHugh

Motion second by: John Nygren

All in Favor

12. NEW BUSINESS

- 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.

Text of Motion: Schedule a public hearing for March 4, 2026

Motion made by: Jack McHugh

Second by: John Nygren

All in Favor

13. OLD 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

(Application approved under New Public Hearings)

- 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: Approve 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 according to a resolution prepared by Cameron Natusch, Asst Zoning Enforcement Officer

Motion made by: Jack McHugh

Second by: John Nygren

All in Favor

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

14. COMMUNICATIONS AND BILLS

CT Federation of Planning and Zoning Agencies Quarterly Newsletter Winter, 2026 and dinner at the Aqua Turf March 26, 2026

Text of Motion: Accept Communications and Bills

Motion made by: John Nygren

Second by: Jack Mchugh

All in favor

15. ADJOURNMENT

Text of Motion: Adjourn at 7:22PM

Motion made by: Joe D'Uva

Second by: John Nygren

All in Favor: