

Text Amendment

- Proposed text amendment to section 5.1.D of the Watertown Zoning Regulations to classification and enforcement of commercial vehicles parked in residential zones.

To: Town of Watertown Planning and Zoning Commission

From: Mark Massoud, Administrator for Land Use and Building Services /Zoning Enforcement Officer & Cameron Natusch, Assistant Zoning Enforcement Officer

Date: December 18, 2025

Re: Section 5.1.D Commercial Vehicle Text Amendment Comparison

Comparison Summary

	Old Regulations	New Regulations
Considered Commercial Vehicle	Broad view on commercial vehicles, including what is not allowed in residential zones	Based off FHWA class chart and weight
Number of Commercial Vehicles Allowed	One, except for those listed under "Commercial Vehicle Which Shall NOT Be Parked In A Residential Zone" One commercial vehicle which "Shall not be parked" is allowed by special permit approval More than one commercial vehicles of the other subcategories by special permit	Two up to 10,000 pounds GVWR One between 10,000 and 19,500 pounds by zoning permit Three class 1 through 5 or 1 class 6 or higher by special permit approval
Screening	Only when through special permit	All vehicles class three or higher or by special permit
Agricultural Vehicles	Allowed for use on a farm	Allowed for a permitted agriculture, farming, forestry, or nursery gardening use

Edits

Small edits were made to the proposed regulations, mostly for grammar. Highlighted edits were added, and words with a slash through them indicate removal. The commercial vehicles of class six or higher were limited to one.

Possible Changes Up to Commission

- Changes requested by resident Day Palmer attached.
- Allowance of certain types of earth moving vehicles in residential zones.
- Whether commercial vehicles must meet accessory building setbacks for zoning permit when already being screened.
- Any other changes up to the commission's discretion.

EXISTING Watertown Commercial Vehicle Regulations:

“D. Accessory Parking Of A Commercial Vehicle

1. **Commercial Vehicle** - Overnight parking / storage of one (1) commercial vehicle may be allowed as an accessory use on a residential lot in any residential district provided that the table below shall indicate that the specific vehicle type is allowed in a Residential Zone.

May Be Parked In A Residential Zone Unless Considered a Commercial Vehicle	<p>a. Generally <u>NOT</u> A Commercial Vehicle (see factors below)</p> <ul style="list-style-type: none"> • Passenger car, convertible, station wagon • Sport utility vehicle (SUV), minivan, pickup • Farm vehicles used on a farm for activities associated with that farm
If Considered A Commercial Vehicle, One Such Vehicle May Be Parked In A Residential Zone	<p>b. May Be Considered A Commercial Vehicle</p> <ul style="list-style-type: none"> • Full size pickup • Van, utility van • Mini-bus • Open or enclosed trailers used for commercial purposes
A Commercial Vehicle Which Shall <u>NOT</u> Be Parked In A Residential Zone	<p>c. Generally Considered A Commercial Vehicle --</p> <ul style="list-style-type: none"> • Step van, box truck, walk-in truck • Landscape truck, dump truck, bucket truck • Tractor cab and/or trailer, oil truck, pumper truck, school bus • Earth moving equipment and similar types of construction equipment.

2. Factors which may be used to decide whether a vehicle or a trailer is a commercial vehicle include, but are not limited to:

- a. Commercial registration.
- b. Gross vehicle weight rating (GVWR) greater than 10,000 pounds or vehicle class (Class 2 or above).
- c. The presence of logos or markings identifying a trade, business, service or commodity.
- d. Modifications such as equipment racks.

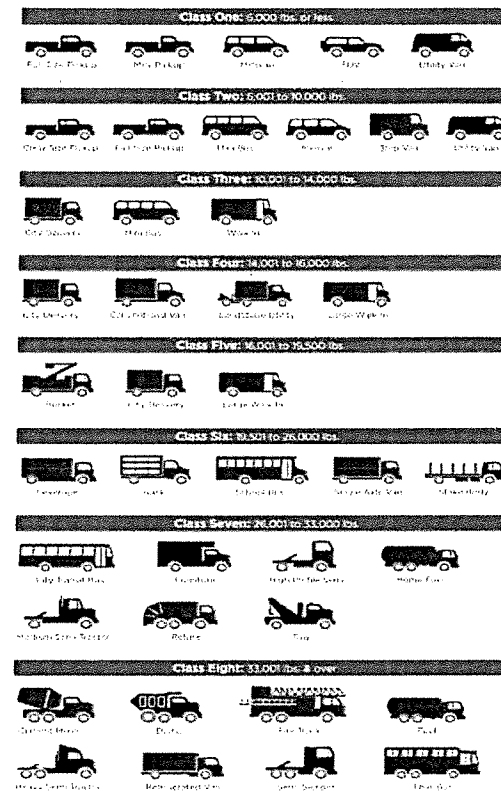
3. Exceptions may be made for temporary parking of public utility emergency vehicles or on-call service vehicles used as part of a resident’s employment when such vehicles are parked on the driveway.

4. Provided that such vehicles are screened to the satisfaction of the Commission, the Commission may, by Special Permit, allow the parking / storage of:

- a. More than one (1) commercial vehicle of the type categorized into Subsection 5.1.D.1.5 above, or
- b. A commercial vehicle of the type categorized into Subsection 5.1.D.1.c above.”

PROPOSED Watertown Commercial Vehicle regulations:

Commercial Vehicle- Parking / storage of two (2) commercial vehicles may be allowed as an accessory use on a residential lot in any residential district provided that it is either class one (1) or class two (2) based on the Federal Highway Administration diagram found below.



1. Factors which may be used to decide whether a vehicle or a trailer is a commercial vehicle include, but are not limited to:
 - a. Commercial registration.
 - b. Vehicles above class two (2).
 - c. The presence of logos or markings identifying a trade, business, service or commodity.
 - d. Modifications such as equipment racks.
2. One commercial vehicle from class three (3) to five (5) or two commercial vehicles class one (1) to two (2), may be parked on a lot by zoning permit approval from the Zoning Enforcement Officer provided there is proper screening from town roadways and the parked vehicle meets accessory structure setbacks.
3. By Special Permit approval, the Planning & Zoning Commission may permit the following:

- a. The parking of one commercial vehicle(s) that meet the definition of Class six or higher according to FHWA.
- b. The parking of three (3) or more commercial vehicles that meet the definition of Class 1 through Class 5 according to FHWA.
- c. In evaluating a Special Permit application under this section, the Commission shall consider the Special Permit Requirements in Section 8.4 of these Regulations and the following specific factors: the size, intended use, and hours of operation of the vehicle in question; other vehicles on the property; and physical characteristics of the neighborhood.

4. Minimum Standards

All commercial vehicles within any residential zone, regardless of vehicle class unless otherwise stated, shall meet the following standards:

- a. No vehicle shall be parked so as to obstruct the view of traffic from adjacent driveways or streets.
- b. No vehicle containing hazardous materials or waste may be parked on a residential lot.
- c. Commercial construction vehicles, including but not limited to, backhoes, skid steers, bucket loaders, track vehicles, shall not be allowed unless expressly exempted in Section 5.1.D.10. below.
- d. No tanker trucks or similar type vehicles used for hauling liquids including but not limited to oil trucks, septic cleanout trucks, etc. shall be allowed.
- e. Parking of commercial vehicles in the front yard of a residence is prohibited. All commercial vehicles shall be parked:
 - a. On the driveway of the occupied residential lot;
 - b. In a parking area leased to the residential occupant; or
- f. The commercial vehicle shall be owned or operated by the permanent resident of the property on which it is to be parked.
- g. No maintenance or repair of a commercial vehicle shall be allowed on the adjacent street.
- h. All commercial vehicles of class three (3) or higher shall be screened to prevent from town roadways and neighboring properties.

i. No trucks, including but not limited to garbage trucks, which haul cargo that emits objectionable odors shall be permitted.

~~j. No trailer shall be attached to any parked commercial vehicle for longer than one day.~~

6. All applications for Special Permits shall include a detailed description of the vehicle including vehicle class according to the Federal Highway Administration (FHWA). Any permits granted shall be for the specific vehicle class described in the application. Any changes from the vehicle class as approved shall require a new approval by the Commission.

7. Commercial vehicles subject to Special Permits shall be screened along the closest residential property line by appropriate evergreen trees, shrubs, fence, or a combination thereof. Exceptions and modifications may be considered by the Commission taking into consideration topography and proximity of adjacent residential structures.

8. Nothing herein shall be construed to permit a home-based business that is not otherwise permitted under the Regulations. Any home-based business that is conducted in conjunction with the parking of a commercial vehicle must meet the applicable requirements and be registered with the Zoning Enforcement Officer.

9. Nothing herein shall be construed so as to prohibit commercial vehicles parked temporarily while engaged in providing products or services to the owner of the property.

10. Nothing herein shall be construed to prohibit commercial vehicles that are used as part of the following:

a. a permitted agriculture, farming, forestry, or nursery gardening use;

b. a permitted earth excavation, removal, or deposit activity authorized under Section 13.1 of these Regulations;

c. The temporary, occasional parking of a commercial vehicle on residential property by a contractor and/or town or public utility employee required for "on-call" services.

d. a use of facility operated by the Town of Watertown, a Fire Department, State of Connecticut, or Federal Government;

c. a maintenance facility in support of a multiple dwelling project on the lot, or in support of a Special Permit use, if authorized under such Special Permit.

11. Pursuant to Section C.G.S. 8-6, the Zoning Board of Appeals is prohibited from varying any provision of this section.

STAFF REFERRAL REPORT

TO: Watertown Planning & Zoning Commission, Town Manager of Watertown,
Administrator of Land Use and Zoning Enforcement Officer, and Assistant Zoning
Enforcement Officer

FROM: Emely Ricci, Community Planner II, NVCOG, 49 Leavenworth Street, 3rd floor,
Waterbury (203) 757-0535

DATE: July 16, 2025

NVCOG FILE NO.: WTTN-04-070325-Z
MUNICIPALITY: Town of Watertown
DATE RECEIVED: July 03, 2025
TYPE OF REFERRAL: Zone Change and Text Amendments
DATE OF PUBLIC HEARING: August 06, 2025
APPLICANT: Watertown Planning and Zoning Commission

DESCRIPTION OF PROPOSALS:

The Town of Watertown Planning and Zoning Commission has initiated a proposal for one (1) zone change and three (3) text amendments. They are as follows:

1. **Zone Change.** The Town of Watertown Planning and Zoning Commission proposed a zone change for the properties at 58, 140, and 184 Commercial Street, Watertown, CT to change from Restricted Industrial District IR-80 to Shopping Center Business District B-SC. The Commission is also proposing a zone change for properties at 0 and 421 Bunker Hill Road, Watertown, CT to change from Restricted Industrial District IR-80 to Residential District R-70. *The Planning and Zoning Commission states these changes would better align with current zones in the area.*
2. **Text Amendment: Vehicle Sales.** The Town of Watertown Planning and Zoning Commission proposed a text amendment to the Business Districts Vehicle-Related use table in Section 2.2.G. The proposal would establish Section 2.2.G.7 that would allow new vehicles sales and services via Special Permit in the B-SC zone and Section 2.2.G.8. that would allow used automobile storage and sales in enclosed buildings via Site Plan Approval in the B-SC zone.
3. **Text Amendment: Commercial Vehicle Classification and Enforcement.** The Town of Watertown Planning and Zoning Commission proposed a text amendment to Section 5.1.D - Accessory Parking of a Commercial Vehicle of the Town of Watertown Zoning

Regulations to better classify and enforce commercial vehicles parked in residential zones.

4. **Text Amendment: Poultry in a Residential Zone.** The Town of Watertown Planning and Zoning Commission proposed a text amendment to Section 5.20 - Keeping of Animals In a Residential Zone to replace the word "chicken(s)" with "poultry."

STAFF RECOMMENDATIONS:

1. **Zone Change.** NVCOG Staff finds the proposed zone map change to not be regionally significant and not have intermunicipal impact.
2. **Text Amendment: Vehicle Sales.** NVCOG Staff finds the proposed text amendment to The Town of Watertown Zoning Regulation Section 2.2.G to not be regionally significant and not have intermunicipal impact.
3. **Text Amendment: Commercial Vehicle Classification and Enforcement.** NVCOG Staff finds the proposed text amendment to The Town of Watertown Zoning Regulation Section 5.1.D to not be regionally significant and not have intermunicipal impact.
4. **Text Amendment: Poultry in a Residential Zone.** NVCOG Staff finds the proposed text amendment to The Town of Watertown Zoning Regulation Section 5.20 to not be regionally significant and not have intermunicipal impact.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266

Website: www.watertownct.org

SITE PLAN APPROVAL (SA) / SPECIAL PERMIT (SP)


Applicant Information

Name: Echo Asset, LLC

Address: P.O. Box 571
Bethlehem, CT 06751

Email: scott@thesambrookgroup.com Phone #: 203-560-6716

Print Name: Scott Sambrook - Owner

Signature of Applicant:  Date: December 17, 2025

Owner Information

Name: Same as above

Address: _____

Email: _____ Phone #: _____

Print Name: _____

Signature of Owner: _____ Date: December 17, 2025

Location of Property:

Address: Echo Lake Road Subdivision - LOT 1 MBL: 104-90-23A

Zone IG-80 Non-conforming? Yes No Map 104 Block 90 Lot 23A

Description of Existing Use/ Property

Type Of Use Vacant Land - Wooded & Sloping to wetland/watercourse at bottom of hill

Size of Property: 10.67 ac.

Number of Buildings/ Sq Ft approximately: Zero

Number of parking spaces: Zero

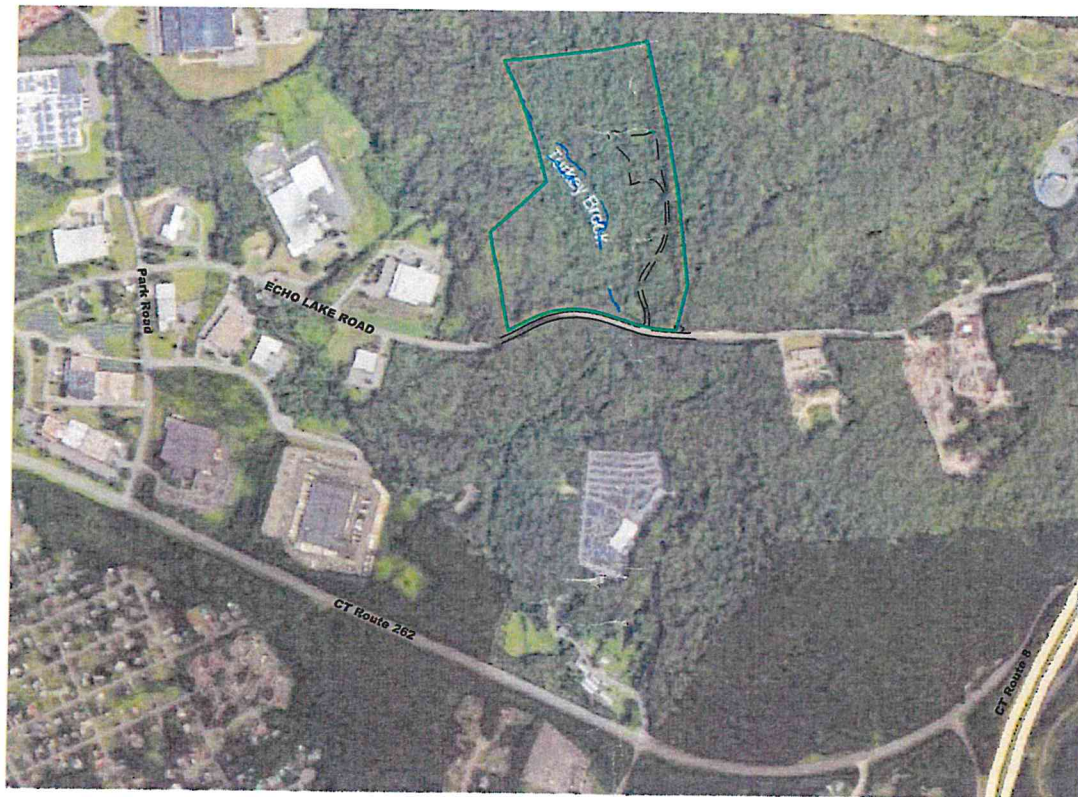
Other important features: _____

Signage (# of signs & square feet) provide a cut sheet or sketch: N/A

ECHO LAKE ROAD

SUBDIVISION PERMITTING PLAN SET - NOT FOR CONSTRUCTION

MBL: 104-90-23A



OWNER/APPLICANT

ECHO ASSET, LLC
PO BOX 571
BETHLEHEM, CT

SURVEYOR

ALL SEASONS LAND SURVEYING
31 WEST DAYTON HILL ROAD
WALLINGFORD, CT

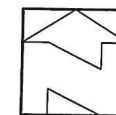
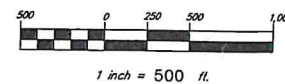
ENVIRONMENTAL CONSULTANT

IAN T. COLE, LLC
P.O. BOX 619
MIDDLETOWN, CT

ENGINEER

CIVIL 1
43 SHERMAN HILL ROAD, SUITE D-101
WOODBURY, CT

VICINITY MAP



SHEET NO.	DESCRIPTION
-	COVER SHEET
-	ZONING LOCATION SURVEY
C 1.0	EXISTING CONDITIONS
C 2.0	SUBDIVISION AND SITE LAYOUT PLAN
C 2.1	LOT 1 SITE LAYOUT PLAN
C 2.2	LOT 1 GRADING & DRAINAGE PLAN
C 2.3	LOT 1 UTILITY PLAN
C 2.4	LOT 1 EROSION CONTROL PLAN
C 2.5	LOT 1 REFERENCE PLAN
C 3.1	LOT 1 SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN AND PROFILES
C 3.2	LOT 1 SUBSURFACE SEWAGE DISPOSAL SYSTEM DETAILS AND NOTES
C 4.1	LOT 1 DRIVEWAY PROFILE
C 4.2	LOT 1 STORM DRAINAGE PROFILES
C 5.1	DETAILS
C 5.2	DETAILS
C 5.3	CULTEC DETAILS
C 5.4	WATER SERVICE DETAILS
C 6.1	LOT 1 EROSION CONTROL NARRATIVE & PROJECT NOTES

APPROVED BY THE WATERTOWN INLAND WETLANDS/CONSERVATION COMMISSION

Chairman/Secretary _____ Date _____

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

Chairman/Secretary _____ Date _____

APPROVED BY THE WATERTOWN TOWN ATTORNEY

Town Attorney _____ Date _____

APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

OFFICER _____ Date _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER
TOWN OF WATERTOWN

Director _____ Date _____

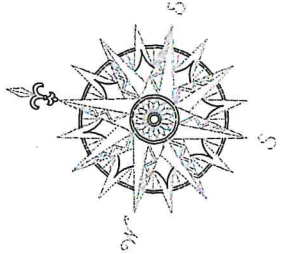
NOTE: ADDITIONAL IMPROVEMENTS AND/OR MODIFICATIONS MAY BE REQUIRED
BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER IF FIELD CONDITIONS WARRANT.



CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT



AUGUST 1, 2025
REVISED DECEMBER 17, 2025

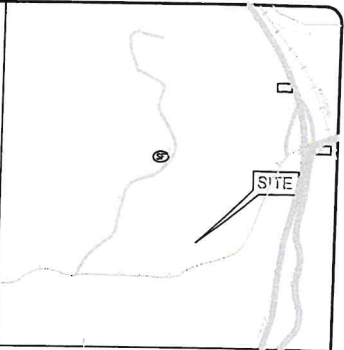


NOTES:

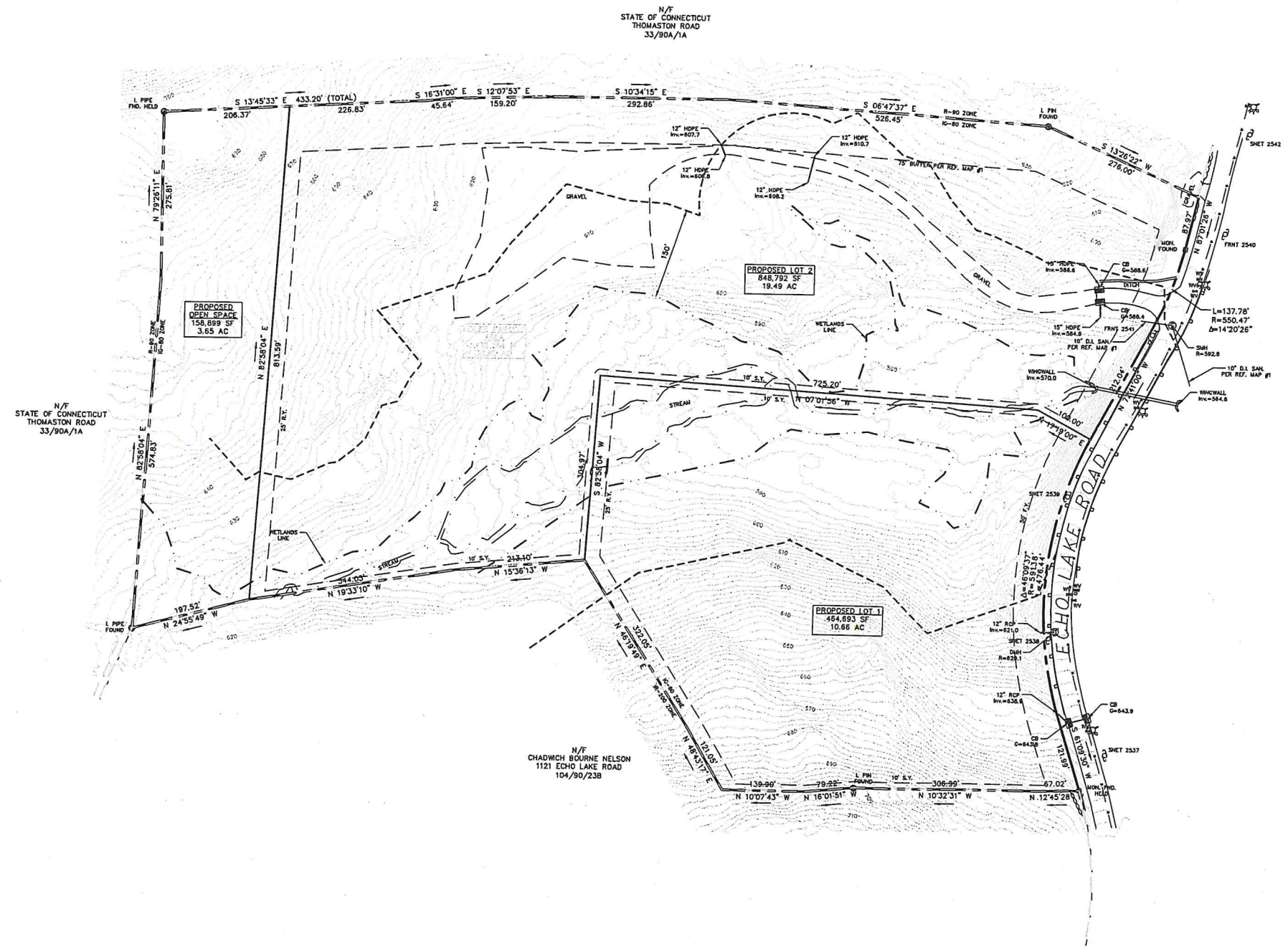
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2. TOPOGRAPHY DEPICTED IS TAKEN FROM LIDAR TOPOGRAPHY.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THIS PARCEL IS KNOWN AS BLOCK 90 LOT 23A ON ASSESSOR'S MAP 104.
11. WETLANDS DEPICTED ON THIS PLAN WERE TAKEN FROM REF. MAP #1.

MAP REFERENCES:

1. "IMPROVEMENT LOCATION MAP FOR THE SAMBROOK GROUP ECHO LAKE RD. WATERTOWN, CT." SCALE: 1"=60' AUG. 4, 2021 BY: KRATZERT, JONES & ASSOCIATES, INC.
2. "MAP OF PROPERTY PREPARED FOR INDUSTRIAL DEVELOPMENT GROUP ECHO LAKE ROAD WATERTOWN, CONNECTICUT" SCALE: 1"=60' JULY 25, 1998 W.L.R. #3308
3. "MAP PREPARED FOR THE SELTZER ORGANIZATION ECHO LAKE ROAD WATERTOWN, CONNECTICUT" SCALE: 1"=100' OCT. 14, 1988 W.L.R. #2520
4. "MAP OF PROPERTY OF ESTATE OF PETER B. CURIA ECHO LAKE ROAD WATERTOWN, CT" SCALE: 1"=60' MAR. 31, 1977 W.L.R. #2305



LOCATION MAP
NTS



STANDARDS	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	80,000 SF	1,472,384 SF	464,693 SF	848,792 SF
MIN. FRONTAGE	50'	1,036.22'	598.43'	437.79'
MAX. FLOOR AREA RATIO	0.5	-	-	-
MAXIMUM HEIGHT	60'	-	-	-
MAXIMUM STORIES	4	-	-	-
BLDG. SETBACKS:				
FRONT YARD:	50'	-	-	-
SIDE YARD:	10' / 50*	-	-	-
REAR YARD:	25' / 50*	-	-	-
MAXIMUM LOT COVERAGE	80 %	-	-	-
MAXIMUM BUILDING COV.	40 %	-	-	-

*ABUTTING A RESIDENTIAL ZONE

LEGEND

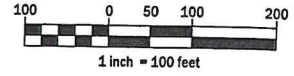
	EXISTING PROPERTY LINE
	EXISTING CENTER LINE
	EXISTING CENTER LINE
	WETLAND LINE
	WETLAND IRREGULAR AREA
	EXISTING CURB LINE
	DRIVEWAY
	WATER VALVE
	EXISTING WATER MAIN
	EXISTING ELECTRIC MAIN
	EXISTING GAS MAIN
	EXISTING SEWER MAIN
	EXISTING FENCE
	SPOT DRAINAGE MANHOLE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	UTILITY POLE
	MONUMENT
	IRON PIN/IRON
	PROPOSED PROPERTY LINE

ZONING LOCATION SURVEY
PROPOSED SUBDIVISION
PREPARED FOR
THE SAMBROOK GROUP
MBL 104-90-23A ECHO LAKE ROAD
WATERTOWN, CONNECTICUT

COPYRIGHT © 2025
SCALE: 1" = 100' SEPTEMBER 30, 2025
PROJ. NO.: 1014

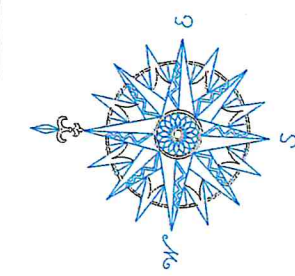


LAND SURVEYING - LAND PLANNING
44 Fair Street Wallingford, CT 06492
1 John Street Millerton, NY 12546
Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

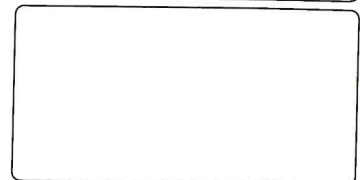


TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492



NO.	REVISION	DATE
1	REV PER TAMD	9/16/25
2	REV PER SUBDIVISION	9/25/25
3	REV EOP PER TRUCK TURNING	12/10/25
4	REV PARKING ISLANDS	12/17/25



1 Inch = 30 feet

ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

LOT 1
GRADING &
DRAINAGE PLAN

ECHO LAKE ROAD
MBL: 104-90-23A

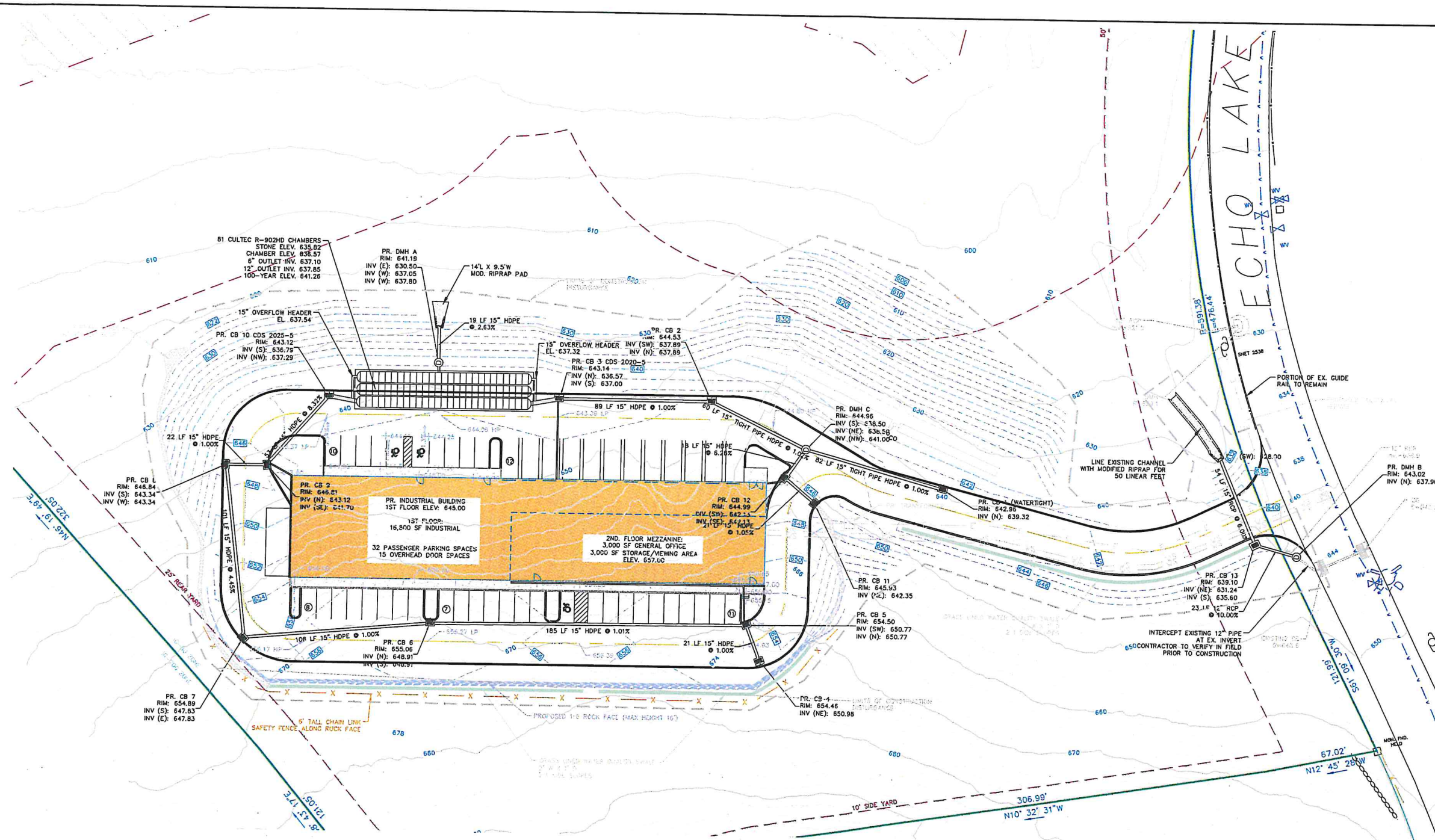
WATERTOWN CONNECTICUT

CIVIL C1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

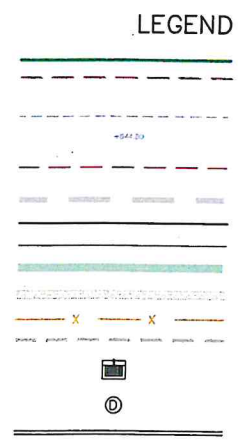
DATE: 01 AUG 2025
PROJECT NO: 4164
DRAWN BY: 4164
CHECKED BY: 4164

C 2.2



- ### GRADING NOTES
- PROPOSED GRADES INDICATE INTENT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS AS REQUIRED TO MEET FIELD CONDITIONS.
 - WHERE FIELD CONDITIONS CALL FOR ON-SITE ADJUSTMENTS OF FINISHED GRADES, THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION.
 - CONTRACTOR TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB AND BE RESPONSIBLE FOR THE SAME. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO BEGINNING WORK.
 - EROSION CONTROL FABRIC TO BE USED ON ALL SLOPES GREATER THAN 3:1.
 - STRIP AND STOCKPILE TOPSOIL FOR REUSE ON SITE.
 - PITCH ALL WALKS AT 2% CROSS SLOPE UNLESS OTHERWISE NOTED.
 - ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE.
 - ALL EXISTING UTILITY LINES TO BE ABANDONED UNLESS OTHERWISE NOTED TO REMAIN.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS.
 - ALL EXCESS MATERIAL, EXCEPT TOPSOIL, SHALL BE LEGALLY DISPOSED OF OUTSIDE THE PROJECT LIMITS.
 - REFERENCE IS MADE IN THESE DOCUMENTS TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 819 AND SUPPLEMENTS THERETO.
 - DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S OR ANY OF HIS SUBCONTRACTOR'S ACTIVITIES DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING DURING THE EXECUTION OF HIS WORK.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS DEVELOPED FROM THE BEST AVAILABLE INFORMATION. THE ACTUAL LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF EXCAVATION ACTIVITIES.
 - ACCESS AND UTILITIES TO EXISTING FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MUST MAINTAIN SUFFICIENT TRAVEL LANES, APPROVED BY THE OWNER, TO ENABLE ALL EMERGENCY VEHICLES TO ACCESS THE ENTIRE PROJECT SITE.
 - CONTRACTOR TO VERIFY THAT ALL EXISTING UTILITIES TO BE REUSED ARE FUNCTIONAL.

- ### STORM DRAINAGE NOTES
- ANY CONNECTION TO THE TOWN STORM DRAINAGE SYSTEM SHALL BE MADE UNDER THE SUPERVISION OF, AND TO THE SATISFACTION OF, THE WATERTOWN PUBLIC WORKS DEPARTMENT.
 - THE INSTALLATION OF THE STORMWATER DETENTION SYSTEM (CULTEC) SHALL BE DONE UNDER THE SUPERVISION OF A STATE OF CT LICENSED ENGINEER.
 - UPON COMPLETION OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL SUBMIT A WRITTEN CERTIFICATION TO THE TOWN THAT THE DETENTION SYSTEM WAS INSTALLED AS PER THE APPROVED DESIGN.
 - THE ON-SITE STORM DRAINAGE SYSTEM, INCLUDING DETENTION, IS A PRIVATE SYSTEM AND SHALL BE MAINTAINED BY THE PROPERTY OWNER PER THE MAINTENANCE REQUIREMENTS OF THE APPROVED PLAN SET AND ANY MANUFACTURER RECOMMENDATIONS OR OPERATIONS MANUALS.
 - ALL STORM DRAINAGE SYSTEMS SHALL BE EQUIPPED WITH ADEQUATE INSPECTION ACCESS FOR MAINTENANCE PURPOSES.
 - STORM DRAINAGE AND DETENTION SYSTEMS SHALL BE LOCATED WITHIN PAVED AREAS SHALL BE CAPABLE OF HANDLING, AT A MINIMUM, H-20 LOADS.
 - NO PORTION OF THE STORM DRAINAGE SYSTEM SHALL BE LOCATED UNDER THE PROPOSED BUILDING OR STRUCTURE.
 - ALL STORM DRAINAGE STRUCTURES AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE TOWN OF WATERTOWN SPECIFICATIONS.
 - ALL DISCHARGES ARE TO BE PROPERLY STABILIZED.
 - MINIMAL RUNOFF SHALL BE DIRECTED TO THE CITY STREETS.



APPROVED BY THE WATERTOWN WETLANDS/CONSERVATION COMMISSION

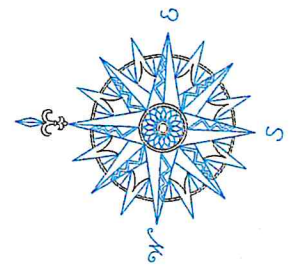
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER TOWN OF WATERTOWN

APPROVED BY THE WATERTOWN TOWN ATTORNEY

NOTE: ADDITIONAL IMPROVEMENTS AND/OR MODIFICATIONS MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER IF FIELD CONDITIONS WARRANT.



NO.	REVISION	DATE
1	REV PER SUBDIVISION	9/25/25
2	REV EOP PER TRUCK TURNING	12/10/25
3	REV PARKING ISLANDS	12/17/25
Previous Editions Obsolete		



**ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT**

**LOT 1
UTILITY PLAN**

**ECHO LAKE ROAD
MBL: 104-90-23A**

WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY CONNECTICUT (203) 266-0778

APPROVED BY: [Signature] DATE: [Date]

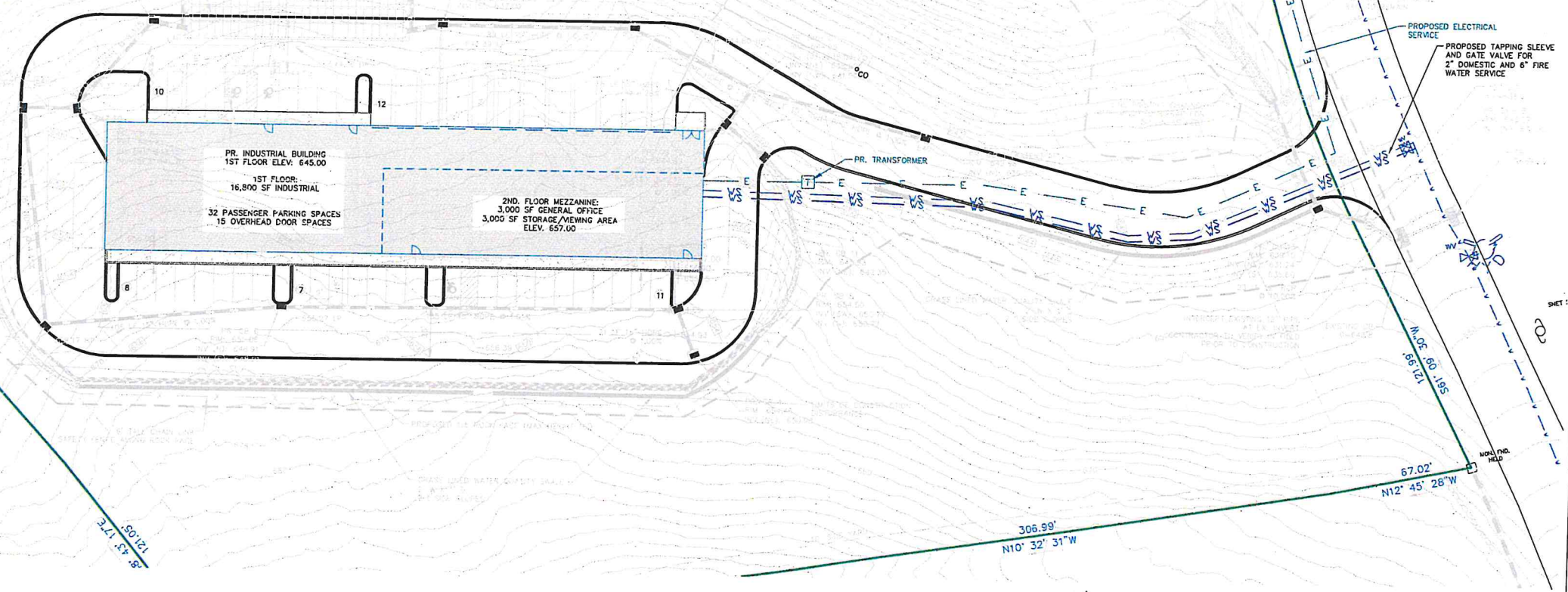
APPROVED BY: [Signature] DATE: [Date]

APPROVED BY: [Signature] DATE: [Date]

NOTE: ADDITIONAL IMPROVEMENTS AND/OR MODIFICATIONS MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER IF FIELD CONDITIONS WARRANT.

DATE: 01 AUG 2025
PROJECT NO: 4184
ECHO FILE NO: 4184
DRAWING NO: C 2.3

ECHO LAKE



LEGEND

- PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- PROPOSED STORM DRAINAGE PIPING
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE (DOMESTIC & FIRE)
- EXISTING UTILITY POLE
- PROPOSED ELECTRIC SERVICE

GENERAL UTILITY NOTES

- FOR ADDITIONAL LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE, OR OTHER FACILITIES OF PUBLIC UTILITIES, INQUIRE OF THE APPROPRIATE UTILITY COMPANY.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.
- "CALL BEFORE YOU DIG" MUST BE CONTACTED TWO FULL WORKING DAYS PRIOR TO ANY SUBSURFACE EXCAVATION FOR UTILITY MARK OUT. TELEPHONE NUMBER - 1-800-922-4455.
- ALL PROPOSED UTILITY WORK MUST BE PERMITTED BY THE SITE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.

WATER SERVICE NOTES

- WATER SERVICES ARE TO MEET THE REQUIREMENTS OF THE TOWN OF WATERTOWN WATER DEPARTMENT RULES AND REGULATIONS.
- A ROAD OPENING PERMIT FOR WORK WITHIN THE CITY RIGHT OF WAY SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SERVICE CONNECTIONS SHALL BE INSTALLED WITH A SHUT OFF VALVE AND A CURB BOX PER TOWN STANDARDS.
- FIRE AND DOMESTIC SERVICE TAPS SHALL BE A MINIMUM OF 2' APART.
- TAPPING SLEEVES SHALL BE CONSTRUCTED TO TOWN STANDARDS.
- ALL DUCTILE IRON FIRE LINES SHALL BE FLUSHED, DISINFECTED, AND SAMPLED. SAMPLES MUST PASS WATER QUALITY TESTING PRIOR TO PRESSURE TESTING.
- THE TOWN OF WATERTOWN BUILDING DEPARTMENT SHALL INSPECT THE FIRE LINE INSTALLATION FROM THE EDGE OF THE CITY ROAD TO THE BUILDING.
- THE FIRE LINE SHALL INCLUDE A DOUBLE CHECK VALVE ASSEMBLY OR REDUCED PRESSURE DEVICE (RPD) AND A FIRE DETENTION CHECK METER PER TOWN STANDARDS.
- THE DOMESTIC WATER LINE SHALL INCLUDE A REDUCED PRESSURE DEVICE (RPD) IF REQUIRED BY TOWN STANDARDS.
- PLASTIC SERVICE LINES ARE NOT PERMITTED.

APPROVED BY THE WATERTOWN INLAND WETLANDS/CONSERVATION COMMISSION

Chairman/Secretary _____ Date _____

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

Chairman/Secretary _____ Date _____

APPROVED BY THE WATERTOWN TOWN ATTORNEY

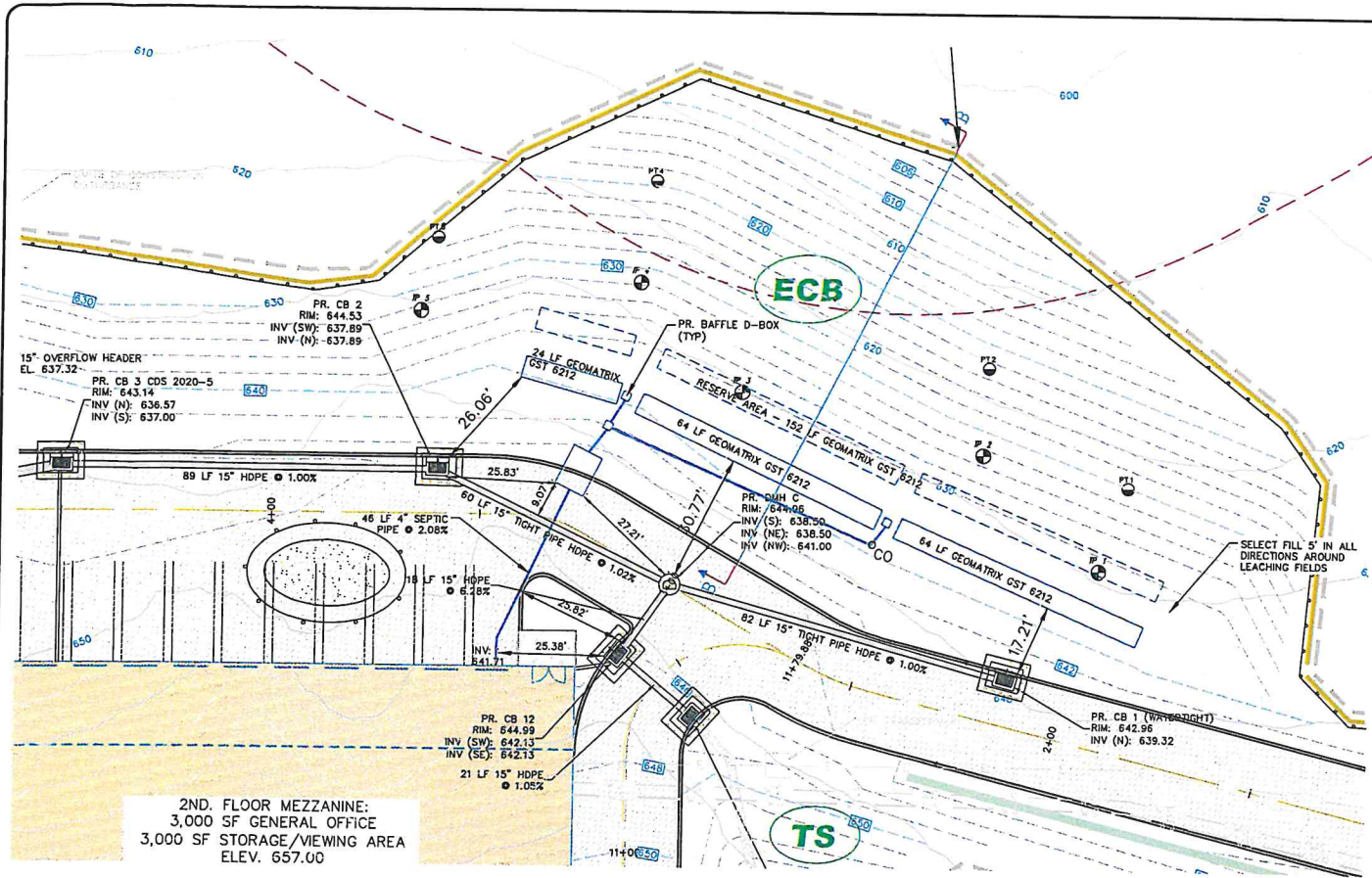
Town Attorney _____ Date _____

APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

Officer _____ Date _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER
TOWN OF WATERTOWN

Director _____ Date _____



SEPTIC AREA PLAN
SCALE: 1" = 20'

SOIL TESTING RESULTS

Deep Test Pit #1
July 11, 2025
0-10" Topsoil
10-40" Orange Brown Silty Loom
40-48" Tan Fine Sand with Trace Sil Roots at 28"
Boulders at 48"
No Ledge
No Groundwater

Deep Test Pit #2
July 11, 2025
0-12" Topsoil
12-42" Orange Brown Silty Loom
42-52" Tan Fine Sand with Sil
Roots at 28"
Boulders at 52"
No Ledge
No Groundwater

Deep Test Pit #3
July 11, 2025
0-12" Topsoil
12-35" Orange Brown Silty Loom
35-42" Tan Fine Sand with Trace Sil Roots at 22"
Ledge at 42"
No Groundwater

Deep Test Pit #4
July 11, 2025
0-9" Topsoil
9-26" Orange Brown Silty Loom
26-36" Tan Fine Sand with Trace Sil Roots at 20"
Ledge at 36"
No Groundwater

Deep Test Pit #5
July 11, 2025
0-12" Topsoil
12-30" Orange Brown Silty Loom
30-48" Tan Fine Sand with Trace Sil Roots at 24"
Ledge at 48"
No Groundwater

Percolation Test #1
July 11, 2025
Depth of Hole: 20"
Presoak: 1:00
Time Reading
0:00 7" 0:10
16" 7/8" 0:20
Dry
Percolation Rate = 1-10 minutes per inch

Percolation Test #2
July 11, 2025
Depth of Hole: 18"
Presoak: 1:00
Time Reading
0:00 4"
0:10 13" 1/4"
0:20 Dry
Percolation Rate = 1-10 minutes per inch

Percolation Test #4
July 11, 2025
Depth of Hole: 19"
Presoak: 1:00
Time Reading
0:00 6"
0:10 16"
0:20 Dry
Percolation Rate = 1-10 minutes per inch

Percolation Test #5
July 11, 2025
Depth of Hole: 18"
Presoak: 1:00
Time Reading
0:00 5"
0:10 14" 1/2"
0:20 Dry
Percolation Rate = 1-10 minutes per inch

SEPTIC SYSTEM SIZING ANALYSIS

DESIGN FLOW:
16,800 SF = 3,000 SF INDUSTRIAL X 0.1 GPD/SF = 1,980 GPD
3,000 SF OFFICE/200 SF PER EMPLOYEE X 20 GPD/EMPLOYEE = 300 GPD DESIGN FLOW
1,980 GPD + 300 GPD = 2,280 GPD TOTAL DESIGN FLOW

LEACHING AREA:
EFFECTIVE LEACHING AREA REQUIRED = 2,280 GPD/1.5 = 1,520 SF REQUIRED
EFFECTIVE LEACHING AREA PROVIDED = 152 LF OF GEOMATRIX GST 6212 LEACHING TRENCHES X 10 SF/LF = 1,520 SF

MLSS CALCULATION

DEPTH TO RESTRICTIVE LAYER = 42"
HYDRAULIC SLOPE = > 15%
HYDRAULIC FACTOR, HF = 16
PERIC FACTOR, PF = 1.0
FLOW FACTOR, FF = 2,280 GPD/300 = 7.6
MLSS = (16)(1.0)(7.6) = 121.6'
152' PROVIDED

THE HYDRAULIC GRADIENT WAS DETERMINED BY MEASURING THE SLOPE OF THE LAND FROM A POINT 25' ABOVE TO A POINT 50' BELOW THE PROPOSED LEACHING TRENCHES.

DESIGN DATA

- 1) SYSTEM IS DESIGNED FOR A BUILDING WITH 16,800 SF INDUSTRIAL FLOOR AREA, 3,000 SF OF STORAGE/WAREHOUSING, AND 3,000 SF OF OFFICE FLOOR AREA.
- 2) MINIMUM SIZE SEPTIC TANK SHALL BE 2500 GALLONS AS REQUIRED BY THE STATE HEALTH CODE.
- 3) SYSTEM IS DESIGNED BASED ON A PERCOLATION RATE OF 1" IN 1.0-10.0 MINUTES.
- 4) MINIMUM SIZE OF LEACHING AREA REQUIRED BY THE STATE HEALTH CODE IS 1,900 SQUARE FEET.
- 5) THE SIZE OF PRIMARY LEACHING AREA PROVIDED IS 150 LINEAR FEET OF GEOMATRIX GST 6212 LEACHING TRENCHES WITH AN EFFECTIVE LEACHING AREA OF 10.0 S.F./L.F. FOR A TOTAL EFFECTIVE LEACHING AREA OF 1,520 SF.
- 6) LEACHING AREA SHALL BE LOCATED A MINIMUM OF 25 FEET FROM THE ANY STORM DRAINAGE CONVEYANCE, PIPING, OR STRUCTURES UNLESS TIGHT PIPE AND WATERTIGHT STRUCTURES ARE SPECIFIED.
- 7) AREA OF LOT IS 33.8 ACRES.

INSPECTIONS

1. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE CONSTRUCTION OF THE SUBSURFACE DISPOSAL SYSTEM INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AT THE FOLLOWING STAGES OF CONSTRUCTION:
 - A. FOLLOWING REMOVAL OF TOPSOIL AND PRIOR TO PLACEMENT OF FILL.
 - B. AFTER PLACEMENT OF SEPTIC TANK, DISTRIBUTION BOXES, PIPE STONE AND FILTER FABRIC BUT PRIOR TO BACKFILLING.
 - C. FOLLOWING FINE GRADING, SEEDING AND MULCHING.
2. THE CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING THE ABOVE INSPECTIONS WITH THE TORRINGTON AREA HEALTH DISTRICT.
3. A LICENSED PROFESSIONAL ENGINEER SHALL PERFORM THREE PERCOLATION TEST IN THE SELECT FILL AFTER PLACEMENT. THE PERCOLATION RATE IN THE SELECT FILL SHALL BE AT LEAST AS FAST AS THE NATURALLY OCCURRING MATERIAL UNDERNEATH.
4. TO ENSURE THAT THE SELECT FILL PLACED ON THE SITE MEETS THE GRADATION REQUIRED BY THE PUBLIC HEALTH CODE A LICENSED PROFESSIONAL ENGINEER SHALL COLLECT A SAMPLE OF THE SELECT FILL AT THE SITE AND WILL ARRANGE FOR A SIEVE ANALYSIS TO BE PERFORMED. IT IS STRONGLY SUGGESTED THAT A SAMPLE OF THE SELECT FILL BE TESTED ONE WEEK PRIOR TO THE INSTALLATION OF THE SYSTEM.
5. AN AS-BUILT PLAN SHALL BE SUBMITTED ALONG WITH A STATEMENT BY A PROFESSIONAL ENGINEER STATING THAT THE SYSTEM AS INSTALLED SUBSTANTIALLY MEETS THE INTENT OF THE APPROVED PLANS TO THE TORRINGTON AREA HEALTH DISTRICT.

C-33 FILL SPECIFICATIONS

C-33 SAND PLACED FOR THE LEACHING AREA SHALL COMPLY WITH THE FOLLOWING GRADATION:

SIEVE	% PASSING (WET)
3/8"	100
NO. 4	95-100
NO. 8	80-100
NO. 16	50-85
NO. 30	25-60
NO. 50	5-30
NO. 100	0-10
NO. 200	0-3

SELECT FILL SPECIFICATIONS

SELECT FILL PLACED FOR THE LEACHING AREA SHALL COMPLY WITH THE FOLLOWING GRADATION:

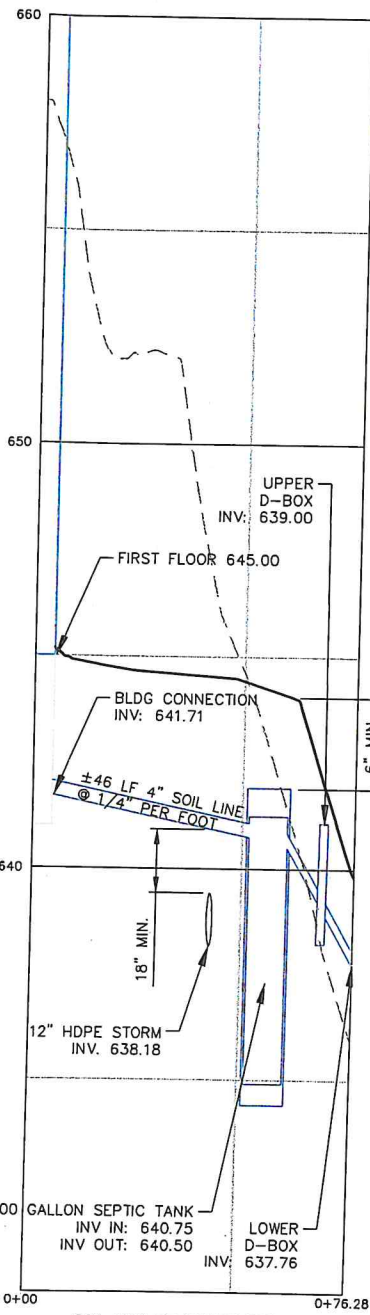
SIEVE	% PASSING (WET)	% PASSING (DRY)
NO. 4	100	100
NO. 10	70-100	70-100
NO. 40	10-50	10-75
NO. 100	0-20	0-5
NO. 200	0-5	0-2.5

INVERT ELEVATIONS

HOUSE CONNECTION	641.71
SEPTIC TANK-IN	640.75
SEPTIC TANK-OUT	640.25
UPPER D-BOX INV.	639.00
BAFFLE D-BOX INV.	637.76
DISTRIBUTION PIPE INV.	637.76
BOTTOM OF LEACHING TRENCH	636.76
BOTTOM OF C33 SAND	636.60

*CONTRACTOR TO VERIFY CONNECTION ELEVATION PRIOR TO INSTALLATION AND ENSURE 1/4" PER FOOT MIN. PITCH TO THE SEPTIC TANK.

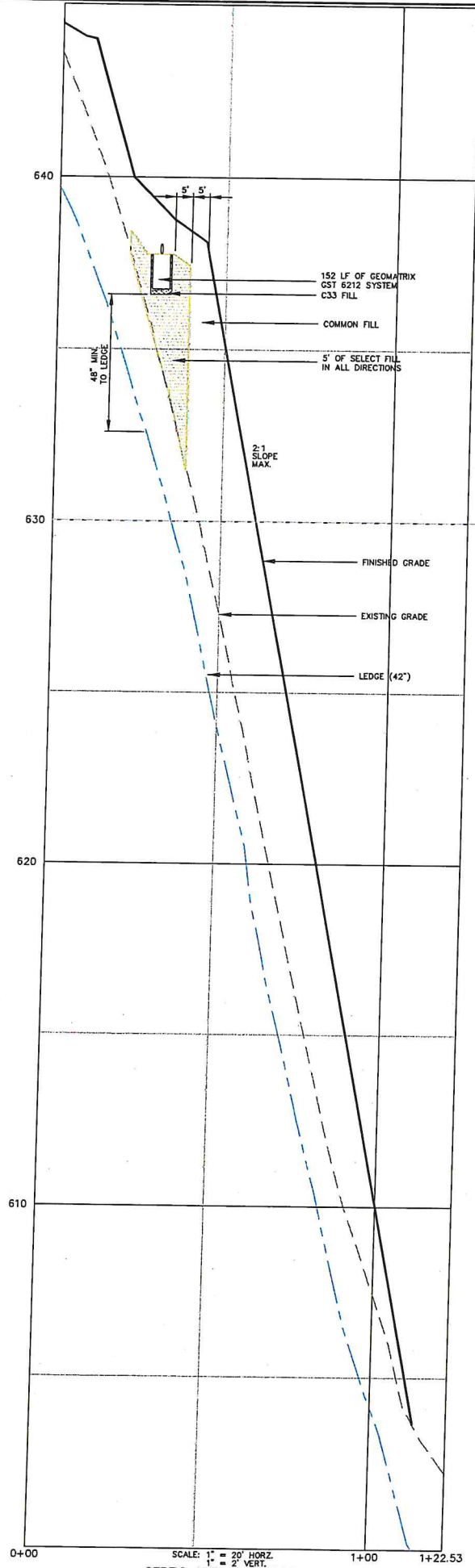
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT



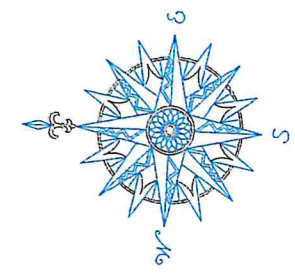
SOIL LINE TO SEPTIC TANK
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.

LEGEND

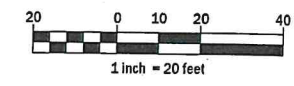
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 150' WETLAND REGULATED AREA
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED PRIMARY SEPTIC AREA
- PROPOSED RESERVE SEPTIC AREA
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM DRAINAGE PIPING
- SOIL TESTING - DEEP TEST PIT
- SOIL TESTING - PERCOLATION TEST



SEPTIC AREA SECTION P-L
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.



NO.	REVISION	DATE
1	REV PER TAHD	9/18/25
2	REV PER SUBDIVISION	9/25/25



ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

LOT 1
SUBSURFACE SEWAGE
DISPOSAL SYSTEM DESIGN
AND PROFILES

ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY CONNECTICUT
(203) 266-0778



Drawn: EJ APPROVED: CJ
SCALE: 1" = 20'
DATE: 01 AUG 2025
PROJECT NO.: 4164
CADD FILE NAME: 4164
SHEET NO.:
C 3.1



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org

SUBDIVISION/ RESUBDIVISION APPLICATION

Application for: Subdivision

Date: December 17, 2025

Resubdivision

Location of Property: Echo Lake Road

Is this parcel within 50 feet of another municipality?

Yes No

Name of municipality: _____

Assessor's Map: 104

Block: 90

Lot: 23A

Subdivision Name: _____

Total Number of Proposed Lots: 2

Total Acreage: 33.80

Number of proposed lots having frontage on existing street: 2

Are there wetlands on the property or will you be draining water into a wetlands? Yes

No

If YES, has an application been submitted to the Inland Wetland Commission? Yes

No

Applicant: Echo Asset, LLC

Address: P.O. Box 571 Bethlehem, CT 06751

Phone Number: (203) 560-6716

Email: scott@thesambrookgroup.com

Applicant's Signature: _____

Owner Name: Echo Asset, LLC

Address: Same as above

Phone Number: 203-510-8003

Email: Scott@TheSambrookGroup.com

Owner's Signature: _____

Information for Applicants and Owners

1. Twelve copies of the subdivision plan, twelve copies of the site development plan, two copies of the construction plans and four copies of the sediment and erosion control plans must be submitted with the application.
2. Public hearings will be held on all resubdivision applications and on subdivision applications at the discretion of the commission.

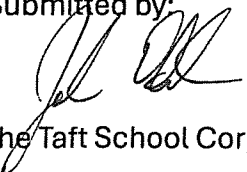
This proposed amendment change, submitted in accordance with Regulation 8.5 by Watertown property owner The Taft School Corporation ("Taft"), seeks to add an additional provision to Section 7.1(D) entitled Specific Exemptions – Height. Currently, there are five height exemptions. This proposal would add a sixth to allow buildings on certain large parcels of land to exceed the established height maximums. Specifically, Taft proposes the following language be included as Section 7.1(D)(6):

Buildings, including accessory buildings, used by, or developed, constructed, or erected for, a Private School located in the R-20 Residential District on a Lot that is at least 50 acres may be the greater of the height set forth in these Regulations or 4 Stories and 54' in height. All other exemptions in this Section 7.1(D) shall continue to apply.

This proposal is more narrowly tailored than other height exemptions. For example, Section 7.1(D)(4) allows unrestricted height for structures used in farming activities. Here, the height exemption is capped and is only permitted on large parcels of land with a specific use.

This regulation change will not impact the use of a district located within 500 feet of a boundary line of another municipality.

Submitted by:



The Taft School Corporation

The Taft School Corporation – Proposed Regulation Amendment

Section 7.1 Specific Exceptions

D. Height

6. Buildings, including accessory buildings, used by, or developed, constructed, or erected for, a Private School located in the R-20 Residential District on a Lot that is at least 50 acres may be the greater of the height set forth in these Regulations or 4 Stories and 54' in height. All other exemptions in this Section 7.1(D) shall continue to apply.

Submitted
PZ
12/3/25
ARH

The Safest and Most Dangerous Places in Waterbury, CT: Crime Maps and Statistics

Crime per Capita in Waterbury

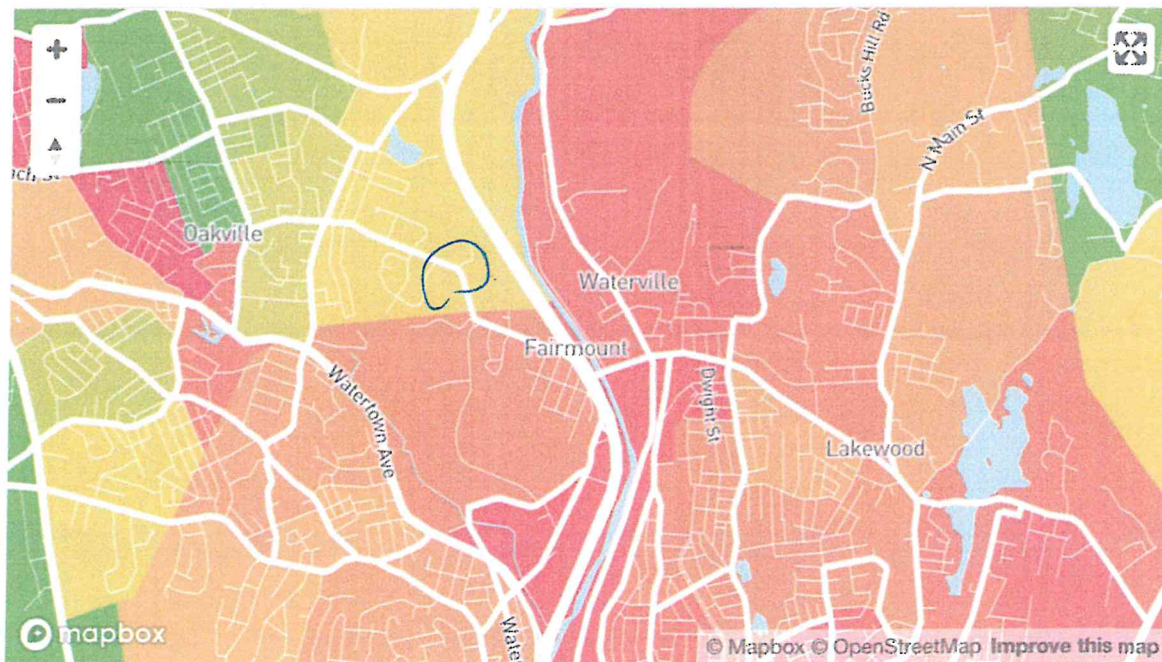
The map below displays the crime rate per 1,000 residents in Waterbury.

Overall Crime

Property Crime

Violent Crime

More



Crime Grades



A+ (dark green) areas are safest

Waterbury, CT Crime Rates

UNLOCK FULL REPORT

Overview

Livability

Demographics

Best Places Nearby

77

Livability

B+

Amenities

A+

Commute

B-

Cost of Living

D

Crime

D

Employment

A

Housing

A+

Health & Safe

D+

Schools

F

User Ratings

Get 300+ Local Insights for Any Address in Waterbury, CT

RATING
D



Total crime
NAT. AVG. ↑



Violent crime
NAT. AVG. ↑



Property crime
NAT. AVG. ↑

Date & Last Updated: This data reflects the 2023 calendar year and was released from the FBI in September, 2024; this is the most current data available.

Statistic	Reported Incidents	Waterbury /100k People	Connecticut /100k People	National /100k People
Total crime	3,994	3,462	1,709	2,281
Murder	18	15.6	3.7	5.7
Rape	46	39.9	20.1	38.0
Robbery	172	149.1	43.4	66.5
Assault	227	196.7	83.0	264.1
Violent crime	463	401	150	364
Burglary	292	253.1	127.8	250.7
Theft	2,333	2,022.0	1,138.7	1,347.2
Vehicle theft	906	785.2	292.0	318.7
Property crime	3,531	3,060	1,558	1,917

Crime (Waterbury)

4.3
10

 Violent Crime

10%

Higher than Nat. Avg.

 Property Crime

60%

Higher than Nat. Avg.

 Total Crime

52%

Higher than Nat. Avg.

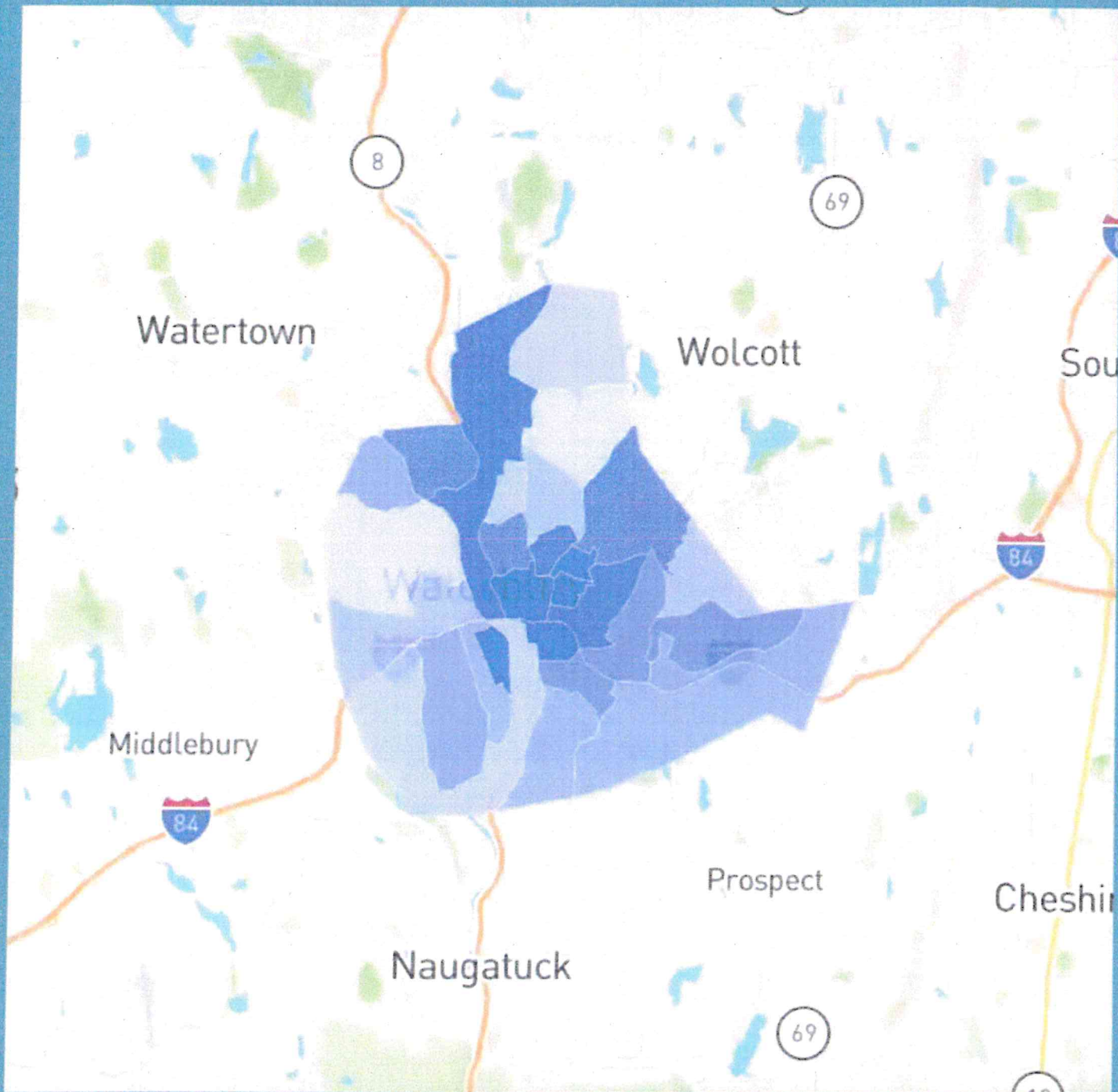
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Total Violent Crime	463	401	150	364
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Theft	2,333	2,022.0	1,138.7	1,347.2
Vehicle Theft	908	785.2	292.0	318.7
Total Property Crime	3,531	3,060	1,558	1,917
TOTAL CRIME	3,994	3,462	1,708	2,281

Historical Crime Data



Waterbury, CT Crime Map

(click to see interactive crime map and report)

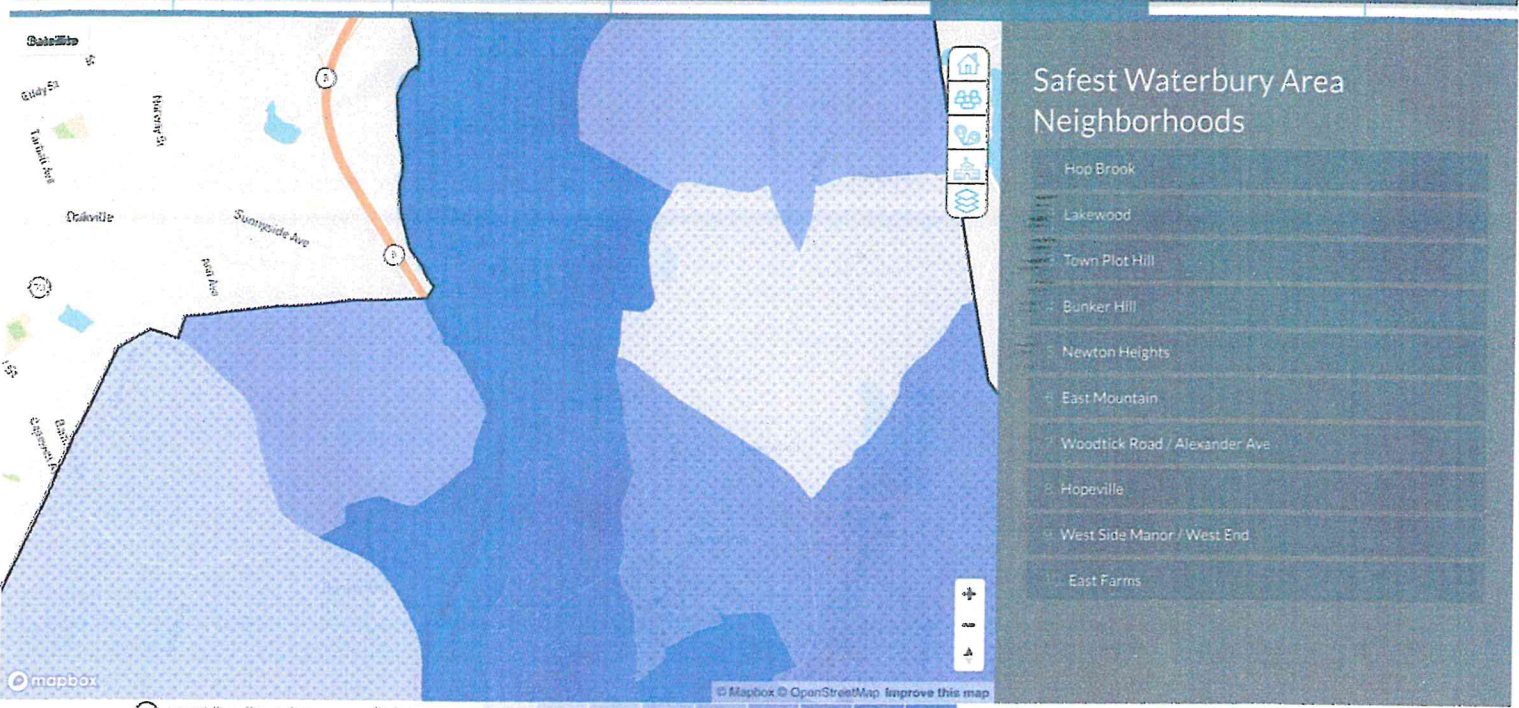


Waterbury, CT Crime Map By Neighborhood



Safest

Most Dangerous



Waterbury, CT crime analytics

[Source & Methodology](#)

DATA DESCRIPTION

WATERBURY CRIME DATA

TOTAL CRIME INDEX

7

(200 is index)

Safer than 7% of U.S. cities.

Number of Crimes

Crime Rate
(per 1,000 residents)

Waterbury Annual Crimes

Violent	Property	Total
463	3,531	3,994
4.03	30.71	34.73

Worst-Case Scenarios for Watertown, CT (06795) Under H.B. 8002

Core Risk

If Watertown fails to control growth or misses compliance benchmarks, H.B. 8002 could trigger rapid, poorly planned development, fiscal strain, and loss of local character.

Key Threats

- **Uncontrolled Growth in Sensitive Areas**
 - Developers target rural stretches, aquifer zones, or historic districts.
 - Town character erodes; farmland and forests fragmented.
- **Insufficient State Support**
 - Missed compliance leads to loss of grants and reimbursements.
 - Local taxpayers shoulder full costs of road, school, and utility upgrades.
- **Commercial Conversions Gone Wrong**
 - Aging buildings converted hastily into low-quality apartments.
 - Property values stagnate or decline; blight persists.
- **Housing Mismatch**
 - Luxury or high-density projects dominate instead of workforce housing.
 - Local employers still struggle to recruit; congestion worsens.
- **Infrastructure Overload**
 - Schools overcrowded, traffic worsens on Rte 6 & 63.
 - Police, fire, and public works stretched thin without added funding.
- **Tax Base Instability**
 - Service demand outpaces revenue growth.
 - Rising mil rate pressures residents and businesses.
-

- **Senior Displacement**

- Few accessible housing options; older residents forced to leave.
- Loss of generational continuity and community anchors.

- **Loss of Local Control**

- Weak or late planning submission triggers state penalties.
- Hartford imposes density mandates; regional authorities override town preferences.

Overall Outcome

Watertown risks **overdevelopment without infrastructure, loss of rural and historic identity, financial strain on taxpayers, and weakened local autonomy.** Instead of revitalization, the town could face congestion, overcrowding, and diminished community cohesion.

Talking Points for Watertown Town Council & P&Z Meetings (re: H.B. 8002)

1. Acknowledge the Purpose of the Bill — But Stress Local Implementation

“We understand the state’s intention to address Connecticut’s housing shortage. Watertown supports responsible growth, but the success of H.B. 8002 here depends entirely on allowing the town to decide where and how that growth occurs.”

2. Emphasize Watertown’s Unique Constraints

“Watertown is not built like a dense urban center. We have real constraints — limited sewer coverage, environmentally sensitive areas like Steele Brook, and traffic pinch points along Routes 6 and 63. These must be respected in any development plan.”

3. Stress the Need for Targeted, Not Blanket, Growth

“We welcome growth in the right places — Town Center, Oakville, underused plazas — but not in rural or environmentally sensitive zones. Our plan should clearly map these areas to guide developers proactively.”

Message:

We’re not anti-housing; we’re pro-planning.

4. Demand Infrastructure Investment First, Not After

“Before density increases, Watertown needs state-supported improvements in sewer capacity, stormwater management, and traffic control. Growth must follow infrastructure — not overwhelm it.”

This point is especially effective because it’s practical, not political.

5. Insist on Maintaining Public Hearing Opportunities

“Fast-tracked approvals may work in large cities, but Watertown relies on public hearings for transparency. We ask that local review and public input remain a non-negotiable part of the process.”

Why this matters it Reinforces community voice; appeals across the political spectrum.

6. Push for Affordability With Accountability

“If the goal is affordability, Watertown wants guarantees — not just market-rate apartments. Any large development should include long-term affordability protections, not temporary or optional ones.”

Prevents developers from exploiting incentives.

7. Highlight Watertown’s Willingness to Comply — If Local Plans Are Respected

“Watertown wants to file a compliant housing plan to remain eligible for state funding, but we insist that final zoning decisions reflect our community’s character and capacity.”

8. Request Clear Metrics From the State

“We need clarity on how compliance is measured. What benchmarks must Watertown meet? What triggers penalties? Transparent standards will help us plan responsibly.”

This Shows responsibility and readiness to work within the system.

9. Stress Preservation of Rural & Historic Character

“Watertown’s identity depends on preserving historic areas, farmland edges, and low-density neighborhoods. Growth must enhance our town, not erase its character.”

10. Balanced Growth

“Our goal is balanced growth: revitalizing Watertown/Oakville and Town Center, improving housing options, supporting businesses, and protecting what makes Watertown special. With thoughtful planning, H.B. 8002 can be implemented in a way that benefits everyone.”

Best vs Worst Case Outcomes for Watertown, CT (H.B. 8002)

Category	Best-Case Scenario	Worst-Case Scenario
Growth & Development	Targeted housing revitalizes Town Center & Oakville; walkable, vibrant downtown	Uncontrolled sprawl into rural, aquifer, and historic zones; town character erodes
Infrastructure	State grants fund road, stormwater, sidewalk, and school upgrades	Loss of compliance → no state support; taxpayers bear full infrastructure costs
Commercial Properties	Aging sites converted into mixed-use housing with retail; higher property values	Poor-quality conversions; persistent blight and stagnant property values
Housing Options	Workforce and mid-priced housing attracts young families and supports employers	Luxury/high-density projects dominate; mismatch with local needs; congestion worsens
Public Services	Moderate growth raises tax revenue without straining schools or services	Overcrowded schools, traffic congestion, overstretched police/fire/public works
Tax Base	Revenue grows faster than service demand; stable mil rate	Service demand outpaces revenue; rising mil rate pressures residents/businesses
Senior Housing	Accessible units allow aging in place; generational balance maintained	Seniors forced to relocate; loss of continuity and community anchors
Local Control	Strong plan ensures compliance; town retains authority over density	Weak/late plan triggers state mandates; Hartford overrides local preferences

Summary

- **Best-Case:** Watertown achieves revitalization, state-supported infrastructure, balanced housing, stronger tax base, and preserved rural/historic identity.
- **Worst-Case:** Town faces overdevelopment, financial strain, overcrowding, and diminished autonomy, with rural character at risk.

CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES QUARTERLY NEWSLETTER

Winter 2026

Volume XXX, Issue 1

SAVE THE DATE – 2026 ANNUAL CONFERENCE

The Federation will hold its Annual Conference on March 26, 2026 at the Aqua Turf Country Club in Plantsville CT. The event starts at 5:00 p.m. The program for the Conference will include a presentation on HB 8002 'An Act Concerning Housing Growth'. Flyers announcing the event will be sent to all members later this month. Attendees will be entitled to receive credit for One Hour of Training as well as enjoy a wonderful dinner.

CONDITIONS OF APPROVAL FOR A VARIANCE MUST BE STATED ON THE VARIANCE CERTIFICATE

The owners of a parcel of property abutting Long Island Sound were granted a variance to exceed building height limitations contained in the zoning regulations. The variance would allow a room on the top of their planned home, providing access to a rooftop deck. Before work could commence, various tropical storms impacted the Long Island shoreline, leading to revised floodplain and zoning regulations. The property owners submitted a revised permit application for their proposed home which was approved by the land use officer.

A neighbor appealed the zoning permit approval to the zoning board of appeals claiming that the variance could

not be relied upon to approve the new permit because the variance approval was conditioned on the building plans submitted at that time, and not on the new plans which proposed a full top floor instead of a rooftop deck and access room.

The zoning board of appeals affirmed the issuance of the zoning permit. An appeal to court followed. The court found that the variance was not conditioned on the building plans submitted with the variance application. The certificate of variance, which was recorded on the land records, contained no conditions including no references to any building plans. If the board wanted to condition its issuance of a variance based upon plans submitted with the variance application, it must state this on the certificate of variance. *Sargent v. Zoning Board of Appeals, 236 Conn. App. 269 (2025).*

LOSS OF REMOTE CONNECTION AT HYBRID MEETING IS LOSS OF FUNDEMENTAL FAIRNESS

A land use commission scheduled a hybrid public hearing on a special permit application. The first night of the public hearing went according to plan. However, at the second night of the hybrid hearing, the zoom meeting connection failed for over two hours. Despite this technical issue, the public hearing continued in-person. The Commission subsequently held a

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hybrid meeting wherein it approved the application. Again, the zoom meeting connection failed leaving remote attendees unable to view or hear the proceedings. The court found these proceedings fatally flawed as the failure of the remote connection during the hearing and meeting on the pending application deprived remote attendees of fundamental fairness.

Fundamental fairness requires that administrative agencies provide the public with the right to offer testimony and other evidence and to cross-examine witnesses as well as pose questions to the agency. The zoom meeting failure deprived the public of this right. The zoom failure and the Commission's response also violated the freedom of information act, providing additional supporting evidence that fundamental fairness was not provided. *Wallach v. Plan & Zoning Commission, LND-CV-24-6188465 (10.28.25)*.

SEWER CONNECTION PERMITS
CAN EXPIRE

An application to connect to a municipal sewage system was approved with a condition that the approval would expire if a connection to the system was not made within 2 years of the approval. This time limit condition was appealed, wherein the court found that it was within the water pollution control authority's powers to impose it. The court also ruled that the 2-year time

period was stayed during any pending appeals to court.

This decision places WPCA approvals in the same class as zoning approvals wherein such approvals can expire and any pending court cases involving the approval stay the running of the time period. *Shapiro Commons LLC v. WPCA, FBT-CV-24-6140246 (10.17.24)*

TREE REMOVAL AND THERMAL
POLLUTION

The removal of mature trees within a regulated area was determined by the commission as likely to cause a significant adverse impact to a wetland, forming the basis for a denial of an application to construct a single-family dwelling. Evidence in the record demonstrated that by removing the trees, there would be increased thermal pollution that would negatively impact water temperature, increase algae growth and change the water content of the soil.

While the applicant disputed whether there would be any adverse impact from the tree removal, the commission could decide which expert evidence to believe as long as fundamental fairness was observed. Fundamental fairness in an administrative hearing includes placing an expert witness on notice of the reviewing agencies concerns and doubts about the expert's evidence. *Milne v. IWWA, FST-CV-24-6068722 (11.10.25)*

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SELF-INFLICTED HARDSHIP DUE
TO LOT MERGER

An application to vary the required street frontage for a lot was denied on the basis that any hardship was self-inflicted. The applicant wanted to split his lot and create a new building lot. One lot contained an existing home and fronted on a street. The second lot would have access by means of a 25' wide deeded driveway. The zoning regulations required 50' of street frontage for an interior lot.

The history of the existing lot was that it had once been two lots. The applicant had purchased both lots and due to a lot merger provision in the zoning regulations, the lots had merged into one lot. Sometime after this merger, the zoning regulations had been amended to increase lot frontage requirements from 25' to 50'.

Any hardship was self-inflicted because if the applicant had placed the lots in different ownership, then he could have avoided the merger of his lots. In doing so, the lots would have been nonconforming as to frontage requirements.

Another issue on appeal was whether the board members were biased against the application. Apparently, this same application had been submitted several times before and been denied each time. Several board members stated their displeasure to have to hear

the same application again. The court found that this frustration did not amount to bias. *Haines v. ZBA, LND-CV-23-6171028 (1.24.25)*

ANNOUNCEMENTS

**Lifetime Achievement Award and
Length of Service Award**

Nomination forms will be sent out later this month for these awards which will be presented to recipients at the Federation's annual conference. You should begin your process of finding eligible nominees now.

Workshops

Connecticut law now requires that every land use agency member receive 4 hours of training every two years. At the price of \$200.00 per session for each agency attending, our workshops are an affordable way for your board to 'stay legal'.

ABOUT THE EDITOR

Steven Byrne is an attorney with an office in Farmington, Connecticut. A principal in the law firm of Byrne & Byrne LLC, he maintains a strong focus in the area of land use law and is available for consultation and representation in all land use matters both at the administrative and court levels.

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SAVE THE DATE!

CFPZA Annual Conference – March 26, 2026

Please consider attending this year's Annual Conference of the Connecticut Federation of Planning and Zoning Agencies scheduled to take place at 5:00 pm on Thursday, March 26, 2026, at the Aqua Turf, Southington, CT. The night is sure to be both enjoyable and informative.

Our speaker will be presenting information on HB 8002 'An Act Concerning Housing Growth'. This comprehensive law imposes substantial requirements and responsibilities on municipal land use commissions to amend their regulations and affordable housing plans. This includes state-mandated amendments to zoning regulations to allow 'as-of-right' multi-family housing and eliminate parking requirements for certain types of housing. In addition, housing plans will need to be adopted or amended to show how each town will meet its affordable housing needs. Our speaker will provide a summary of this new law and also address what resources are available to towns to comply with it.

Connecticut General Statute §8-4c now requires an educational component for all land use commission members. At a cost of only \$70.00 per individual, this conference is a cost-effective way to complete one hour of education while providing an opportunity to socialize with commission members from other towns.

In addition, Length of Service awards will be presented to commission members who have served in any capacity for 12 or 25 years. If you have a commission member who is eligible for this recognition, please submit his or her name. Nomination forms will be included in the registration packet that will be sent to your commission in the coming weeks.

I hope to see you and members of your commission at this worthwhile event!