

**Ashford Woods LLC
69 East Street
Bethlehem, CT 06751**

February 23, 2026

Watertown Planning & Zoning Commission
61 Echo Lake Road
Watertown, CT 06795

Dear commission members,

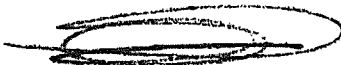
At the request of the land use administrator, I would like to submit a formal request to remove item #4: requirement for fencing around detention pond, at the Ashford Woods LLC subdivision located between Georgetown Drive and Bunker Hill Road.

Upon meeting with Paul Bunevich, the Town Engineer, and review of his written input dated Jan 5, 2026, it was indicated that the Public Works Department supports the elimination of this requirement due to maintenance concerns. He further indicated that most of the existing municipal and private ponds of this nature throughout the Town have no fencing.

I agree with this assessment. Fencing of this nature is not only an eyesore but also creates unnecessary maintenance costs for the Town. I have attached the Town Engineer's correspondence as well as photos of other ponds throughout the Town.

We look forward to your support of this minor modification.

Sincerely,



George Touponse
Ashford Woods LLC



G3 <georgetouponse@gmail.com>

Ashford Woods Subdivision - Georgetown Drive - Watertown

Paul Bunevich <Bunevich@watertownct.org>

Mon, Jan 5, 2026 at 3:51 PM

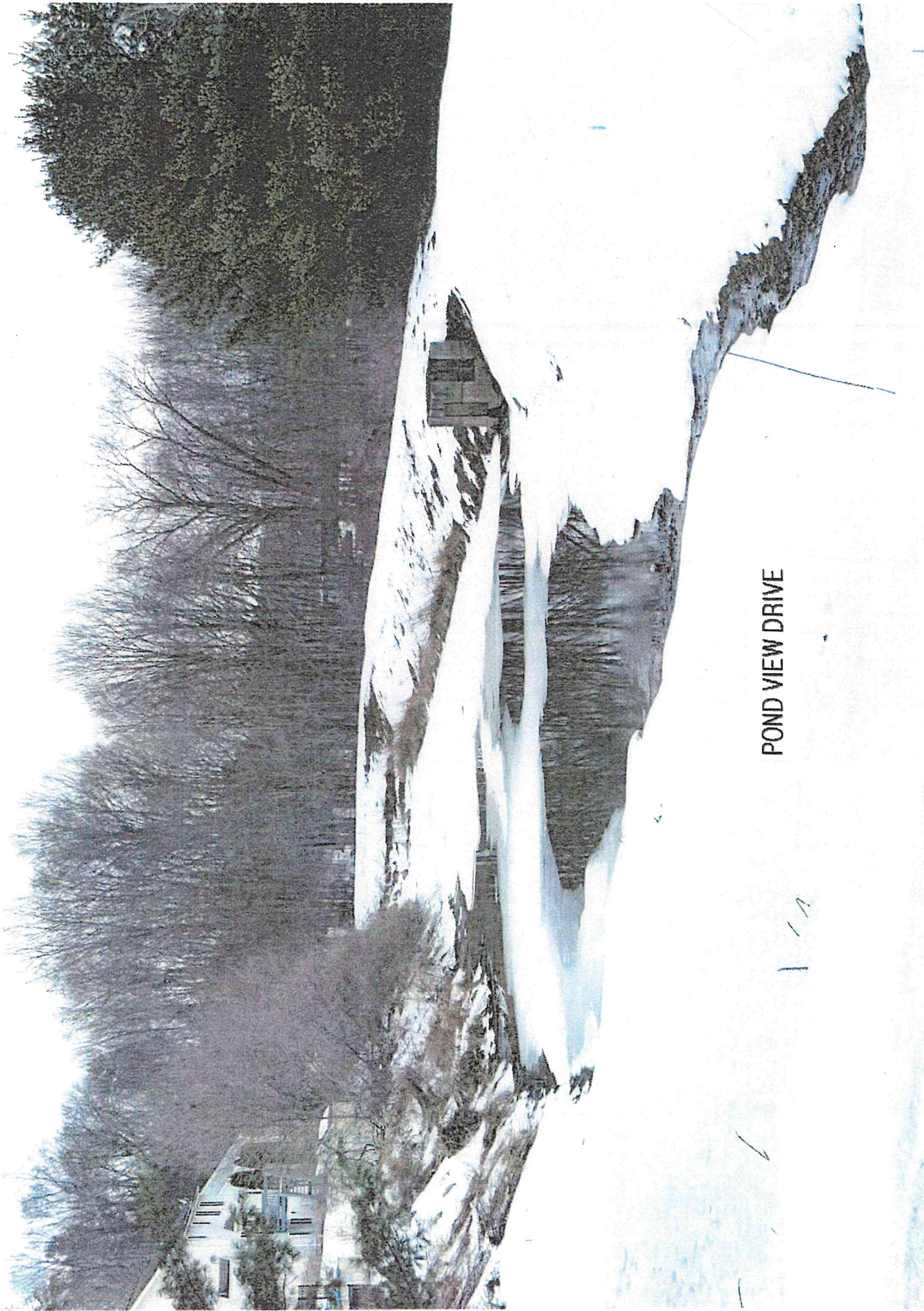
To: G3 <georgetouponse@gmail.com>

Cc: Gerald Lukowski <Lukowski@watertownct.org>, Joseph Millette <Millette@watertownct.org>

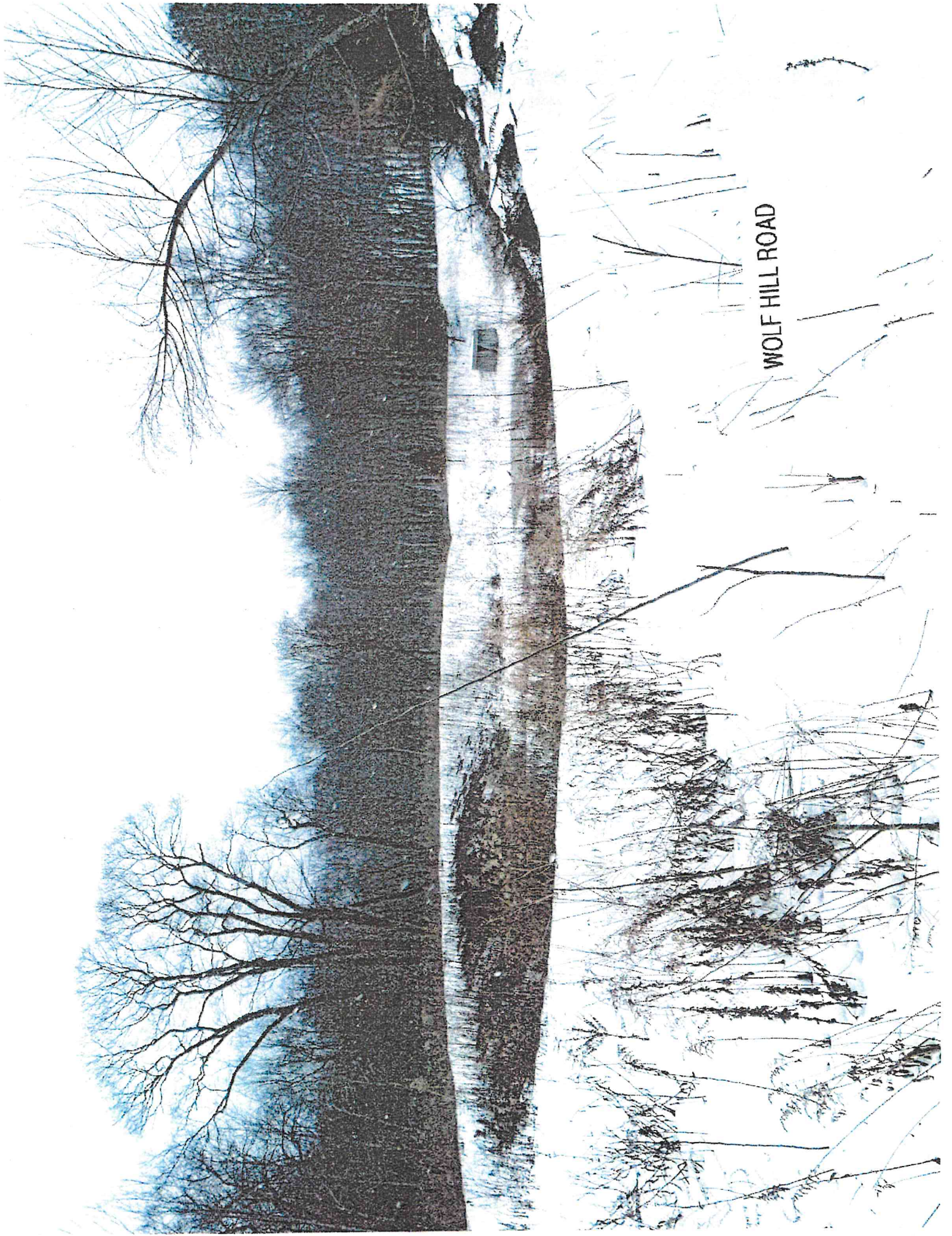
George: spoke with Jerry on the fence. The filed Subdivision Map, Note 4 states "the detention pond fencing shall be black anodized aluminum fencing around the entire pond."

While we feel that the fence is a maintenance concern, and most of our existing ponds, both municipal and private, have no fencing, because it is on the approved Subdivision Map you would have to go back to the CCIW Agency to amend the approval for the fence. The Public Works Department would support your effort to remove the fence from the project. Any questions let me know.

Paul



POND VIEW DRIVE



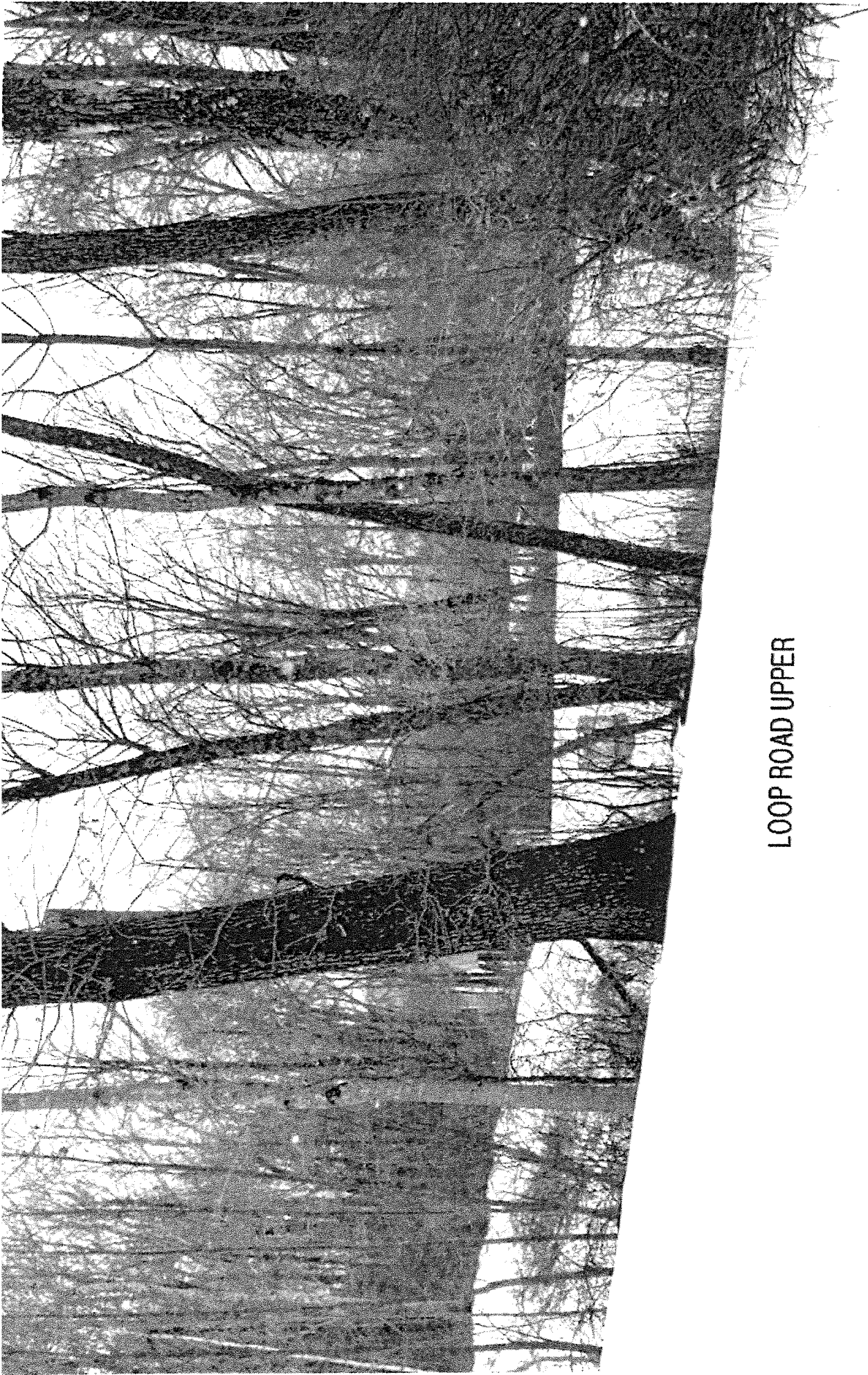
WOLF HILL ROAD



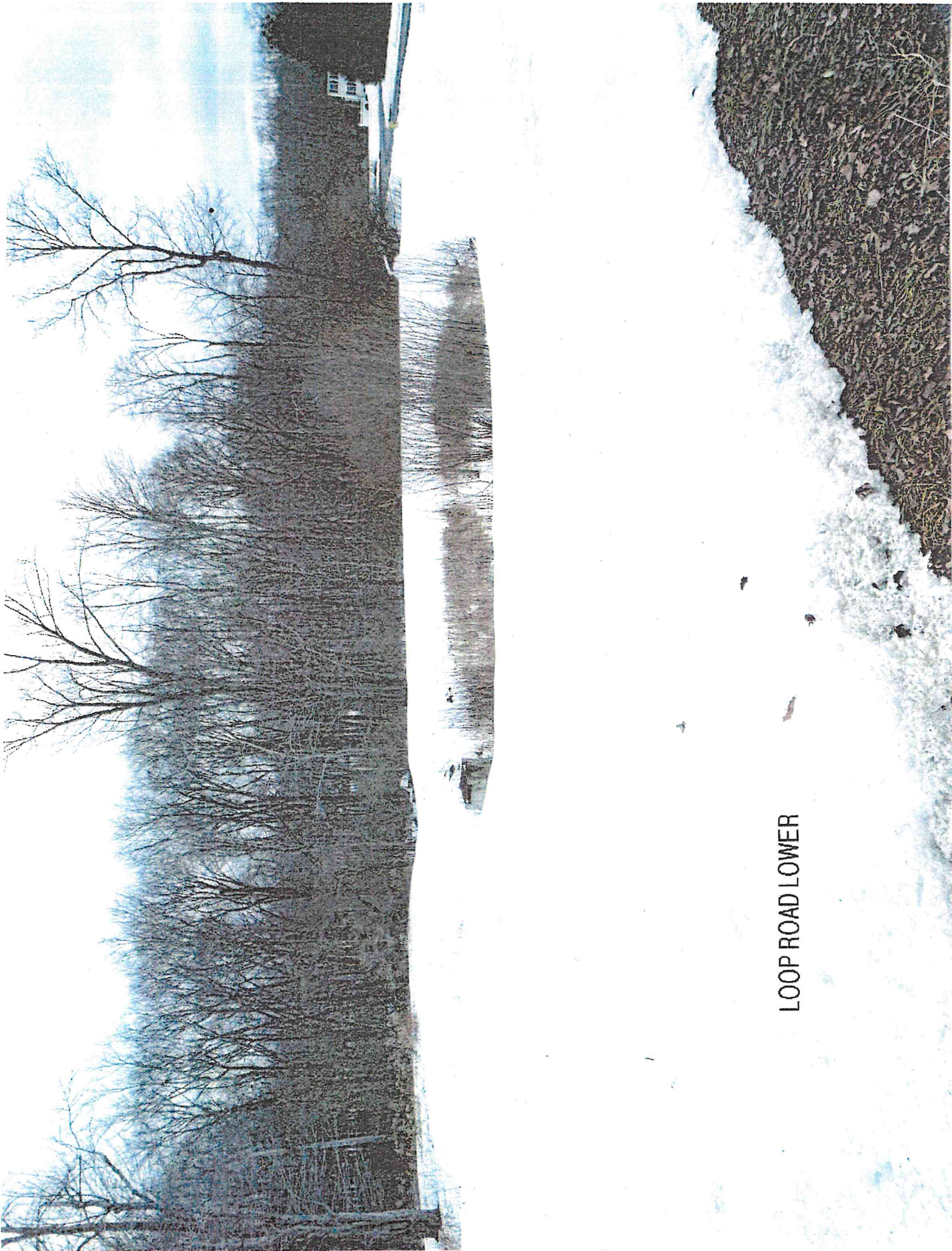
PINERIDGE DRIVE UPPER



PINERIDGE DRIVE LOWER



LOOP ROAD UPPER



LOOP ROAD LOWER

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.

From: Day Palmer <day@gowansknight.com>
Sent: Thursday, December 4, 2025 2:46 PM
To: Cameron Natusch <Natusch@watertownct.org>
Subject: PROPOSED TEXT AMENDMENT FOR COMMERCIAL PARKING

Cameron,

First problem is that the Proposed Text Amendment link found in both the "packet" section and in the "more" section of the agenda is missing the page with section #3 and #4. These are the most controversial items!!!! I had printed it off when you had the survey up on the front page of the Town Website. Now anyone who looked thru the agenda paperwork for this meeting would not have known about the missing page. They would think that not much had changed when in reality A LOT has been changed in what is being proposed.

Second problem that I saw was the confusion of Tabled vs Continued. The Public Hearing for this started in September and the "Motions" say that the Public Hearing was tabled. To me "tabled" means that nothing was done or discussed, so after I saw three months of it being "tabled", I looked closer. I found that all the agendas said that it was a continued Public Hearing. Now I realize that I have to open up every video link and find where it came up to listen to what went on. I would like to see P&Z to go back to actual minutes and not just motions. It took me about 2 ½ hours to follow thru the three (3) months of this hearing. This is certainly not a good way to have transparency in government because most people are not going to bother if it takes that much time. Also the word "tabled" in the motions should be changed to "continued"

Now the Proposed parking issues.

1. If you ask people to put up a fence so they can hide their stuff then you are making it considerably harder on yourselves to enforce parking issues. You can not go on peoples property with out their permission so you are not going to be able to enforce and maybe that is the plan. Out of sight, out of mind is not going to help at all in this situation. Now a fence or trees along a property line to protect the neighbor from having to see the mess is probably a good thing but a blocking from the street view is not. In fact, we should state that they can not park behind a fence or wall.
2. #3a – Vehicles from Class 6 or higher should NOT be allowed to park in a residential area at all – unless they are at a job site and then they must move every night.
3. #3b – If anyone wants to park three (3) vehicles from Class 3 to 5 then they are running a business out of their house. This will mean that the workers come to the house to pick up the work truck and leave their personal vehicle probably parked in the road for the day. Under no circumstance should this be allowed. Class 1 and 2 – maybe by special permit because it is possible that two (2) people work for some kind of service company and need to take their work vehicle home with them.
4. #3c - The permit process should be extremely clear and should Have to come before the P&Z commission. The agent determination that goes on now with zoning permits is not and has not worked well at all. The Zoning Board of Appeals used to meet very frequently and now it is rare for them to have a meeting. I am sure its not because there is less building going on but because the LAND USE office decides too much on their own and does not use the Appeal Board when it should.

Please protect this town!!! I know that a lot of contractors want to run businesses out of their houses but I do not believe for one minute that is what the majority of this town would like to see in our residential neighborhoods.

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.**

<p>May Be Parked In A Residential Zone Unless Considered a Commercial Vehicle</p>	<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
<p>If Considered A Commercial Vehicle, One Such Vehicle May Be Parked In A Residential Zone.</p>	<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
<p>A Commercial Vehicle Which Shall <u>NOT</u> Be Parked In A Residential Zone</p>	<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.

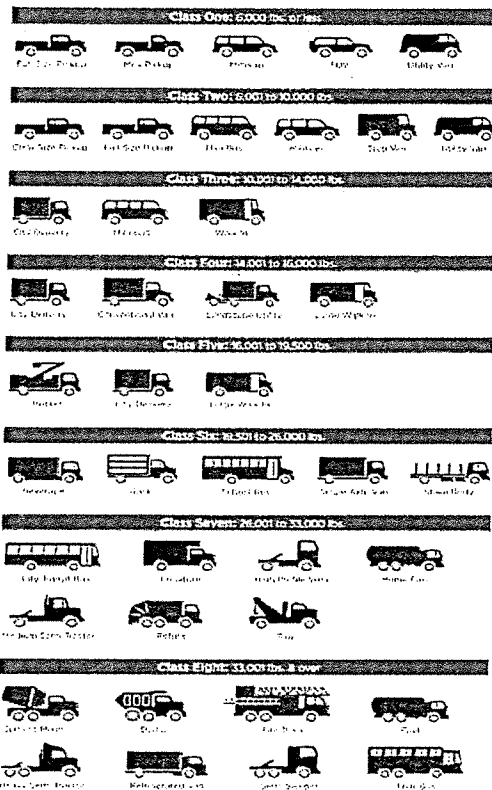
3. Exceptions may be made for temporary parking of public utility emergency vehicles or on-call service vehicles used as part of a resident’s employment when such vehicles are parked on the driveway.

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.

Received 2/4/26

Amended Submission
February 4, 2026

This amended application for a zoning text change follows The Taft School Corporation's ("Taft") initial submission on January 23, 2026. After discussion with the Land Use Office, modified language is being proposed. The modified language continues to seek creation of an additional exemption under Section 7.1(D) entitled Specific Exemptions – Height. Currently, there are five height exemptions. This modified proposal would add a sixth to allow buildings on certain large parcels of land to exceed the established height maximums, which shall only be measured in feet. Specifically, Taft proposes the following language be included as Section 7.1(D)(6):

Notwithstanding anything in the foregoing regulations, the maximum height for 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, in feet, set forth in these Regulations or 68'. 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.



**NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS**

49 Leavenworth Street, 3rd Floor, Waterbury, CT 06702 · 203-757-0535 · 203-735-8688 · nvcogct.gov

STAFF REFERRAL REPORT

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

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

DATE: February 13, 2026

NVCOG FILE NO.: WTTN-36-021226-Z
MUNICIPALITY: Town of Watertown
DATE RECEIVED: February 12, 2026
TYPE OF REFERRAL: Text Amendment
DATE OF PUBLIC HEARING: March 04, 2026
APPLICANT: Taft School

DESCRIPTION OF PROPOSAL:

The Town of Watertown Planning and Zoning Commission received a proposed text amendment from Taft School for an amendment to *Section 7.1.D - Height* of the Watertown Zoning Regulations. This amendment will add a new provision entitled "Special Exemptions – Height" and be the sixth item in Section 7.1.D. The text amendment would allow private school buildings on land 50 acres or more, to exceed the established height maximum up to sixty-eight (68) feet.

STAFF RECOMMENDATION:

NVCOG Staff finds the text amendment to Section 7.1.D of the Watertown Zoning Regulations 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.



Watertown Town Council
61 Echo Lake Road
Watertown, CT 06795

Jonathan Ramsay, Chair

Michele McHugh, Vice Chair

January 21, 2026

Raymond Antonacci
166 Ice House Rd. #9
Watertown, CT 06795

Dear Mr. Antonacci,

At the Town Council meeting held on January 20, 2026, you were reappointed as a regular member of the Planning and Zoning Commission for a term to expire January 31, 2031.

Please go to the Town Clerk's office to be sworn in at your earliest convenience.

Congratulations on your reappointment.

Sincerely yours,

Jonathan Ramsay, Chair
Watertown Town Council

cc: Lisa Dalton, Town Clerk
Jeffrey Desmarais, Chairman, Democratic Town Committee
Daniel DiVito, Chairman, Republican Town Committee
Katherine Camara, Chairwoman, Independent Party



Watertown Town Council
61 Echo Lake Road
Watertown, CT 06795

Jonathan Ramsay, Chair

Michele McHugh, Vice Chair

Mr. Raymond Antonacci, 166 Ice House Rd., #9 Watertown, is hereby reappointed as a regular member of the Planning and Zoning Commission for a term to expire January 31, 2031.

Dated this 21st day of January 2026.

Jonathan Ramsay, Chair
Watertown Town Council



Watertown Town Council
61 Echo Lake Road
Watertown, CT 06795

Jonathan Ramsay, Chair

Michele McHugh, Vice Chair

January 21, 2026

Luigi Cavallo
97 Joshua Town Rd.
Watertown, CT 06795

Dear Mr. Cavallo,

At the Town Council meeting held on January 20, 2026, you were reappointed as a regular member of the Planning and Zoning Commission for a term to expire January 31, 2031.

Please go to the Town Clerk's office to be sworn in at your earliest convenience.

Congratulations on your reappointment.

Sincerely yours,

Jonathan Ramsay, Chair
Watertown Town Council

cc: Lisa Dalton, Town Clerk
Jeffrey Desmarais, Chairman, Democratic Town Committee
Daniel DiVito, Chairman, Republican Town Committee
Katherine Camara, Chairwoman, Independent Party




Watertown Town Council
61 Echo Lake Road
Watertown, CT 06795

Jonathan Ramsay, Chair

Michele McHugh, Vice Chair

Mr. Luigi Cavallo, 97 Joshua Town Rd., Watertown, is hereby reappointed as a regular member of the Planning and Zoning Commission for a term to expire January 31, 2031.

Dated this 21st day of January 2026.


Jonathan Ramsay, Chair
Watertown Town Council

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

Written and Edited by
Attorney Steven E. Byrne
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CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES QUARTERLY NEWSLETTER

Winter 2026

Volume XXX, Issue 1

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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CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES QUARTERLY NEWSLETTER

Winter 2026

Volume XXX, Issue 1

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.

Written and Edited by
Attorney Steven E. Byrne
P.O. Box 1065, Farmington CT 06034-1065
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attysbyrne@gmail.com
contact.cfpza@gmail.com

BOOK ORDER FORM

Name of Agency: _____

Person Making Order: _____

Address: _____

Purchase Order No.: _____

"PLANNING AND ZONING IN CONNECTICUT"
at \$ 35.00 each for members Copies _____ \$ _____
at \$ 40.00 each for nonmembers

"CONNECTICUT ZONING BOARD OF APPEALS"
at \$ 30.00 each for members Copies _____ \$ _____
at \$ 35.00 each for nonmembers

"WORKSHOP BOOKLETS" at \$12.00 each for members & \$16.00 each for nonmembers
Planning & Zoning Commissions Copies _____ \$ _____
Zoning Board of Appeals Copies _____ \$ _____
Inland Wetlands & Watercourses Copies _____ \$ _____
Historic District Commissions Copies _____ \$ _____

TOTAL DUE: _____ \$ _____

*Please make check payable to:
Connecticut Federation of Planning & Zoning Agencies*

**CONNECTICUT FEDERATION OF
PLANNING & ZONING AGENCIES**
P.O. Box 1065
270 Farmington Avenue
Farmington CT 06034



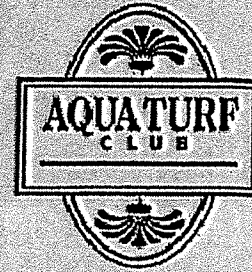
Watertown Zoning Board of Appeals
61 Echo Lake Road
Watertown, CT 06795

**CONNECTICUT FEDERATION
OF
PLANNING AND ZONING AGENCIES**



ANNOUNCES

ITS



78th ANNUAL CONFERENCE

THURSDAY, MARCH 26, 2026

AT THE

**AQUA TURF COUNTRY CLUB
PLANTSVILLE, CONNECTICUT**

**Cost: \$70.00 per person for Agencies that are members of the CFPZA
\$80.00 per person for Agencies that are not members of the CFPZA**

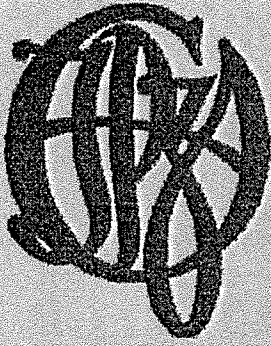
**The enclosed registration form must be received by the
Connecticut Federation of Planning & Zoning Agencies
by mail, or email no later than Tuesday, March 24, 2026**

P.O. Box 1065, Farmington, CT 06034-1065

email: contact.cfpza@gmail.com

Questions? Contact Steve Byrne at (860) 677-7355

More info on back →



CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES

78th ANNUAL CFPZA CONFERENCE

Aqua Turf Country Club
Plantsville, CT
Thursday, March 26, 2026

PROGRAM

- 5:00 p.m. **SOCIAL HOUR / REGISTRATION**
6:00 p.m. **DINNER**
 Salad, Penne, NY Strip, Vegetables, Potato,
 Dessert
7:15 p.m. **AWARDS PRESENTATION**
 ▪ 12-Year Length of Service Awards
 ▪ Lifetime Achievement Awards
8:00 p.m. **TOPIC: HB 8002 'An Act Concerning Housing Growth'**

This comprehensive law imposes substantial requirements and responsibilities on municipal land use commissions to amend their regulations to allow certain types of housing. 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, this new law requires commissions to focus on planning, requiring that they demonstrate how their towns will meet their affordable housing needs. Our speaker will provide a summary of this new law and address what resources are available to towns.

Principal speaker: Delia P. Fey AICP

Our speaker is a Senior Regional Planner for the Northeastern Connecticut Council of Governments. With over 23 years of experience in municipal planning in northeastern CT, Delia has served as town planner, ZEO and wetlands agent in northeastern CT towns, has written regulations, Plans of Conservation & Development and Affordable Housing Plans for multiple towns and reviewed many hundreds of development proposals.

DIRECTIONS TO THE AQUA TURF

I-84 EAST FROM WATERBURY – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

I-84 WEST FROM HARTFORD – Take the CT-10 exit, EXIT 29, on the left toward Milldale. Stay straight to go onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

FROM I-91 OR THE MERRITT PARKWAY – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

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!