



Town of Watertown, Connecticut

Land Use Administration
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
office: (860) 945-5266 fax: (860) 945-4706
web: watertownct.org

MINUTES
REGULAR MEETING AGENDA
October 22, 2025
7:00PM

Place: Watertown Town Hall
Planning and Zoning Conference Room
61 Echo Lake Road
Watertown, Connecticut

1. CALL TO ORDER

Chairman Enrico Sarandrea called the meeting to order at 7:00PM

2. ROLL CALL

Members Present: Rick Sarandrea, Chairman
Vincent Giannetto
Gary Swingle
James Proe

Members Absent: Phillippe Roger, Vice-Chairman
Ned Dalton, Secretary
Jeff Franson

Others Present: Cameron Natusch, Assistant Zoning Enforcement
Officer/Wetlands Enforcement Officer
Carol Allen, Administrative Assistant

Gary Swingle sat in for Phil Roger
James Proe sat in for Ned Dalton

3. PUBLIC PARTICIPATION

4. ELECTION OF OFFICERS

Vincent Giannetto made a motion to re-elect the current officers.
Gary Swingle seconded the motion.
All in favor

Chairman: Enrico Sarandrea
Vice Chairman: Phillipe Roger
Secretary: Ned Dalton

5. MEETING DATES for calendar year 2026

Text of Motion: Approve Meeting Dates for calendar year 2026
Motion made by: Gay Swingle
Second by: Jim Proe
All in favor

6. MINUTES

7. OLD BUSINESS

The Commission requested hard copies of maps for review of applications.

8. NEW BUSINESS

Chairman Sarandrea said the two public hearings App #2025-002 and App #2025-003 should be heard together.

- a. Application ZBA#2025-002 of Water Oak LLC for a variance of 13 Ft to the front yard property line setback for the construction of a 39'x 78' single family home to be located, at closest, 22 Ft from the front property line at Lot 2A Booth Avenue, Watertown, CT in an R-12.5 Residential Zoning District.
- b. Application ZBA#2025-003 of Water Oak LLC for a variance of 7 Ft to the front yard property line setback for the construction of a 39'x 51.58' single family home to be located, at closest, 28 Ft from the front property line at Lot 2B Booth Avenue, Watertown, CT in an R-12.5 Residential Zoning District.

Text of Motion: Motion made to close both Public Hearings App #2025-002 and App#2025-003
Motion made by: Gary Swingle
Second by: Jim Proe
All in Favor

Rick Sarandrea said the Commission should vote on the applications separately.

Text of Motion: Gary Swingle made a motion to approve App# 2025-002 of Water Oak, LLC for a 13 ft variance to the front yard property line located at Lot 2-A Booth Avenue, as proposed.

Vin Gianetto seconded the motion.

All in favor

Text of Motion: Gary Swingle made a motion to approve App# 2025-003 of Water Oak LLC for a 7 ft variance to the front yard property line setback located at Lot 2-B Booth Avenue, Watertown, as proposed.

Mr. Natusch asked the Commission to add additional details to the motion making it contingent on the buildings themselves because giving them a blanket variance to the front yard would allow them to build as much as they wanted to that distance.

Gary Swingle amended his motion to approve App #2025-003 of Water Oak LLC for a 7 ft variance to the front yard property line set back as shown on the plan located at Lot 2B Booth Avenue, Watertown

Second by: Jim Proe

All in favor

Gary Swingle amended his motion for Water Oak LLC for App #2025-002 to approve App# 2025-002 of Water Oak, LLC for a 13 ft variance to the front yard property line for Lot 2-A Booth Avenue as shown on the plan.

Vin Gianetto seconded the motion.

All in favor

9. COMMUNICATIONS AND BILLS

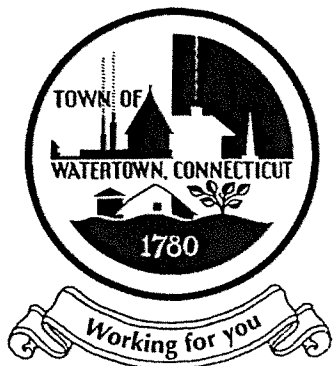
10. ADJOURNMENT

Text of Motion: Adjourn at 7:58PM

Motion made by: Vin Gianetto

Second by: Gary Swingle

All in favor:



Town of Watertown, Connecticut

Land Use Administration
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
office: (860) 945-5266 fax: (860) 945-4706
web: watertownct.org

MINUTES

Zoning Board of Appeals
SPECIAL MEETING
November 19, 2025
7:00PM

Place: Watertown Town Hall
Planning and Zoning Conference Room
61 Echo Lake Road
Watertown, Connecticut

1. CALL TO ORDER

Chairman Enrico Sarandrea called the meeting to order at 7:00PM

2. ROLL CALL

Members Present: Rick Sarandrea, Chairman, Ned Dalton, Secretary,
Vin Gianetto, Gary Swingle, Joe Proe

Members Absent: Phil Roger, Vice-Chairman, Jeff Franson,

Others Present: Cameron Natusch, Asst. Zoning Enforcement Officer

3. PUBLIC PARTICIPATION

4. MINUTES

October 22, 2025

5. OLD BUSINESS

6. NEW BUSINESS

- a. Clarification/modification on ZBA approval #2025-002 of Water Oak LLC for a variance of 13 Ft to the front yard property line setback for the construction of a 39'x 78' residential home to be located, at closest, 22 Ft from the front property line at Lot 2A Booth Avenue, Watertown, CT in an R-12.5 Residential Zoning District.

Date of Receipt: November 19, 2025

- b. Clarification/modification on ZBA approval #2025-003 of Water Oak LLC for a variance of 7 Ft to the front yard property line setback for the construction of a 39'x 51.58' residential home to be located, at closest, 28 Ft from the front property line at Lot 2B Booth Avenue, Watertown, CT in an R-12.5 Residential Zoning District.

Date of Receipt: November 19, 2025

Section 1.4 of the Watertown Zoning Regulations requires a minimum 35 Ft setback from front property lines for principal buildings and oversize accessory structures in an R-12.5 Residential Zoning District.

Text of Motion: Clarification that the previously approved motions for items a-b applications 2025-02 and 2025-03 do not limit the variance to construction of only a single-family home but for any allowed use of the property based on the Watertown Zoning Regulations

Motion made by Ned Dallton
Second by Jim Proe
All in favor

- c. Application ZBA 2025-004 for a variance of 17 ½ ft front yard instead of 35 Ft for a parking area, Slade Street MBL114 173A 1A Watertown Ct in an R 12.5 Residential Zoning district.

Section 1.4 of the Watertown Zoning Regulations requires a minimum 35 Ft setback from front property lines for principal buildings and oversize accessory structures in an R-12.5 Residential Zoning District

No motion made

7. COMMUNICATIONS AND BILLS

8. ADJOURNMENT

Text of motion: Adjourn at 7:16PM
Motion made by Jim Proe
Second by Ned Dalton
All in favor

WATERTOWN ZONING BOARD OF APPEALS
MEETING MINUTES
Wednesday January 28, 2026, 7:00 p.m.
Watertown Municipal Center, 61 Echo Lake Road
In Person Meeting

1. Call to Order - Appointment of Alternates

Chairman Enrico Sarandrea called the meeting to order at 7:00 pm.

2. Roll Call

Members Present: E. Sarandrea, N. Dalton, V. Giannetto, J. Franson, J. Proe.

Members Absent: P. Roger, G. Swingle

Others Present: S. Musselman, C. Natusch, C. Allen.

Appointment of Alternates: J. Franson, J. Proe.

3. Approval of Minutes

a. **October 22, 2025:** No action was taken.

b. **November 19, 2025:** No action was taken.

4. Old Business: None.

5. Public Hearing

- a. Application ZBA #2025-004 for a variance to reduce the front yard parking area setback to 17 ½ ft instead of 35 ft, Slade Street MBL 114 173A 1A, Watertown, CT in a R-12.5 Residential Zoning District. *Section 6.2.F.2 of the Watertown Zoning Regulations requires that in a Residential zone no parking area shall be located within the required front-yard, which for the R-12.5 zone is 35 ft.*

Before opening the hearing Chairman E. Sarandrea read the public hearing notice, published on 1/15/26 & 1/22/26 in the Republican American, into the record. The public hearing procedure and rules were also read.

Applicant Erik Markiewicz was present and gave an overview of the proposed variance request to reduce the front yard setback to 17.5' from the required 35' in the R-12.5 district. If granted the variance will allow the proposed triplex and parking area to be moved 17.5' forward towards the front property line. This will reduce the amount of fill required for the project and will remove the need for a rear retaining wall which will push the area of disturbance further away from the wetlands. Additionally, the variance will allow the grade of the driveway to be reduced from 10% → 7%, negating the need for additional review by the Town Engineer. E. Markiewicz noted that he had completed similar projects at Davis Street and Cherry Street if the Commission wanted to get an understanding of what the units would look like.

Chairman E. Sarandrea then opened the hearing to the public for comment.

- *Kandice Wainwright, 157 Slade Street*, spoké in opposition to the variance request as she has concerns with traffic and believes that the request is not a hardship and

instead a site design decision. K. Wainwright also stated that zoning regulations are a code to be enforced for the good of the public.

- *Mary Renato, 149 Slade Street*, shared similar concerns as her neighbor, K. Wainwright, and noted that she did not receive a letter notifying her of the hearing. M. Renato was also concerned that the stormwater retention basin would be affected.

E. Markiewicz then responded to the Commission that M. Renato did not receive a letter as she is not an adjacent property owner. Although visual vegetative and topographic buffers exist, he offered to meet with the neighbors to discuss potential landscape screening. N. Dalton asked if the stormwater basin would be affected. E. Markiewicz responded that it would remain, although he is proposing to improve the condition by cleaning the pond out and adding more riprap.

J. Franson moved to close the hearing for ZBA Application #2025-004. N. Dalton seconded and the motion to close carried unanimously.

6. New Business

- a. Application ZBA #2025-004 for a variance to reduce the front yard parking area setback to 17 ½ ft instead of 35 ft, Slade Street MBL 114 173A 1A, Watertown, CT in a R-12.5 Residential Zoning District. *Section 6.2.F.2 of the Watertown Zoning Regulations requires that in a Residential zone no parking area shall be located within the required front-yard, which for the R-12.5 zone is 35 ft.*

J. Franson moved to approve ZBA Application #2025-004 due to the topographic hardship of the site. N. Dalton seconded and the motion to approve the variance request carried unanimously.

7. Communications and Bills:

- Connecticut Federation of Planning and Zoning Agencies, Winter 2026 Quarterly Newsletter.

Before adjournment the Commission requested that staff provide them with bylaws for review at the next meeting. Discussion was also had on the submission of meeting packets to Commissioners and the procedure with positing minutes. S. Musselman stated he would have the bylaws sent to the Commissioners and agreed to work with the Commission to find a solution to their concerns.

8. Adjournment

J. Franson moved to adjourn at 8:00 pm. J. Proe seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman
Land Use Administrator
Watertown, CT