



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
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MOTION SHEET

Zoning Board of Appeals
Regular Meeting
January 28, 2026

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: Enrico Sarandrea, Chairman, Ned Dalton, Secretary, Vincent Giannetto, Jeff Franson, James Proe

Members Absent: Phil Roger, Gary Swingle

Others Present: Spencer Muselman, Administrator For Land Use, Cameron Natusch, Asst Land Use Administrator and Wetland Enforcement Officer
Carol Allen, Administrative Assistant

3. MINUTES

- a. Minutes October 22, 2025
- b. November 19, 2025

Text of Motion: No Motions Made

4. OLD BUSINESS

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.

Text of Motion: Close the Public Hearing

Motion made by: Jeff Franson

Second by: Ned Dalton

All in Favor

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.

Text of Motion: Approve Application ZBA #2025-004

Motion Made By: Jeff Franson

Second by: Ned Dalton

All in Favor

7. COMMUNICATIONS AND BILLS

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

Text of Motion: Accept Communications and Bills

Motion made by: Jeff Franson

Second by: James Proe

8. ADJOURNMENT

Text of Motion: Adjourn at 8:00 pm

Motion made by: Jeff Franson

Second by: James Proe