



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, September 23, 2026, 6:30 pm
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road**

1. CALL TO ORDER

Chairman R. Antonacci called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

C. Allen took attendance.

Members Present: R. Antonacci, D. DiVito, L. Cavallo, J. D'Uva, J. Nygren, J. Desmaris

Members Absent: R. Antonetti, J. McHugh, J. Masi

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

Appointment of Alternates: J. Desmaris was seated for J. Masi.

4. PUBLIC PARTICIPATION: None.

5. PUBLIC HEARING(S)

Before opening the public hearings, C. Allen read the legal notices published on 9/10 and 9/17 in the Republican American into the record. S. Musselman also noted that a positive referral was received on 9/23/26 from NVCOG that found both Commission petitioned amendments to not have intermunicipal impact and to not be regionally significant.

- a. 184 Commercial Street – Sztanko / European Performance Specialists – Special Permit** application for auto sales and repair. MBL# 159-045-122. *Received 9/2/26.*

Applicant Bela Sztanko was present, submitted certified mail return receipts, and gave a brief overview of his proposal to locate his business, European Performance Specialists, at 184 Commercial Street. R. Antonacci confirmed with B. Sztanko that the business is primarily the fabrication and restoration of Porsches. Sales are very limited and occasional, and no cars will be advertised to be sold externally. With no further questions R. Antonacci opened the hearing to the public for comments.

With no one present with comments D. DiVito moved to close the public hearing and to approve 184 Commercial Street – Sztanko / European Performance Specialists – Special

permit application for auto sales and repair. MBL# 159-045-122. D. DiVito seconded and the motion to approve carried unanimously.

- b. Commission Petitioned Text Amendment - Driveway Separation, R-70 & R-90 Zoning Districts** – Proposed amendment to Section 6.9.E.5.c of the Watertown Zoning Regulations to decrease the minimum required driveway separation for the R-70 & R-90 Zoning Districts.

Commissioners briefly discussed the proposed text amendments for driveway separation before opening the hearing to the public for comment.

- Walter Zoborowski, 111 Apple Hill Drive – Asked what the proposed amendments would effectively do and if it would lead to a proliferation of curb cuts.

S. Musselman explained that the purpose of the amendments is to allow for an additional curb cut for lots of conforming size in the R-70 and R-90 zoning districts. This will allow for property owners to build a driveway to accessory structures and still requires the appropriate sight line and location reviews from the Highway Department or CTDOT as is applicable.

With no further comments J. D’Uva moved to close the Public Hearing. D. DiVito seconded and the motion to close carried unanimously.

Before entertaining a motion to act on the proposed text amendments R. Antonacci entered into the record an approval resolution drafted by S. Musselman that cites the NVCOG positive referral and that the amendments are consistent with the Plan of Conservation and Development as they preserve public safety while fixing an antiquated provision of the regulations.

D. DiVito moved to approve the Commission petitioned text amendment to Section 6.9.E.5.c of the Watertown Zoning Regulations to decrease the minimum required driveway separation for the R-70 & R-90 Zoning Districts, with an effective date of 10/15/26 and with the two options proposed by staff to not allow more than 2 driveway curb cuts, and that the 50ft separation shall apply only to lots which meet or exceed the minimum frontage requirements of its applicable zone. J. Desmaris seconded and the motion to approve carried unanimously.

- c. **Commission Petitioned Text Amendment - Public Act 25-1 Zoning Compliance** – Proposed amendments to the Watertown Zoning Regulations to bring them into conformity with PA 25-1.

S. Musselman gave an overview of the amendments to bring the zoning regulations into compliance with PA 25-1 and shared that the Town has several potential applications that would qualify for summary review that are currently preparing their applications. Commissioners wanted more time to review the amendment package due to its complexity and agreed to table closing the public hearing with the anticipation of closing the hearing at their 10/7/26 regular meeting.

For amendment #4 – New Section 8.1.E – Summary Review Procedure, S. Musselman asked the Commission to consider adding the following language to subsection 3. Completeness: “*Within 10 business days of receipt*”. Commissioners agreed and S. Musselman will add to the draft amendment.

D. DiVito moved to continue the public hearing for the Commission petitioned text amendments to the Watertown Zoning Regulations to bring them into conformity with PA 25-1. J. Desmaris seconded and the motion to continue the hearing carried unanimously.

6. ADJOURNMENT

D. DiVito moved to adjourn at 6:50PM. J. Desmaris seconded and the motion to adjourn carried unanimously.

- Next Meeting Date: 10/7/26

Respectfully submitted,

Spencer Musselman, CZEO
Land Use Administrator
Town of Watertown, CT