



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

Town of Watertown Public Hearings Legal Notices

The Planning and Zoning Commission of the Town of Watertown, CT will hold a public hearing at 6:30PM on January 7, 2026 in the Town Council Chambers, 61 Echo Lake Road, Watertown, CT on an application from Attorney Franklin Pilicy, proposed text amendment from The Maple, LLC for Regulations Section 2.2 BO District 2.2 E Residential Related to allow for the Reuse of Existing Office Building for up to 10 residential units by site plan review

And

A zone change for residential and vacant residential properties located on Rockdale Avenue and Rockdale Court from B-G1 to R-G. The addresses include: 66, 60, 54, 48, 47, 42, 37, 33, 30, 18, 14, 13 Rockdale Avenue; 26 Rockdale Court; and 0 Welton Street.

At these hearings interested persons and written communications will be received. A copy of the application is on file in the Planning and Zoning Office, Watertown Municipal Center, 61 Echo Lake Road, Watertown, CT and in the Town Clerk's Office, 61 Echo Lake Road, Watertown, CT between the hours of 8:30AM and 4:30PM.

Dated at Watertown, CT this 26th day of December, 2025 and 2nd day of January, 2026.

Ken Demirs, Secretary
Planning and Zoning Commission



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

PLANNING AND ZONING COMMISSION

October 1, 2025

6:30PM

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

1. CALL TO ORDER

2. ROLL CALL

Members Present: Ray Antonacci, Chairman, Dan DiVito, Vice-Chairman,
Dave Pope, Richard Antonetti, John Nygren

Members Absent: Ken Demirs, Secretary, Lou Cavallo, Robert Marinaro, Joe
D'Uva, Jack McHugh

Others Present: Cameron Natusch, Asst. Zoning Officer, Wetland
Enforcement Officer, Paul Bunevich, Town Engineer
Carol Allen, Administrative Assistant

Mr. Meko asked for a zone change on Rockdale Avenue under public
participation.

Sultan Ayash requested a zone change at the old Easter Seals building

3. MINUTES

Regular Meeting August 6, 2025

Regular Meeting September 3, 2025

Dan DiVito made a motion to approve minutes August 6, 2025 and September 3,
2025, Richard Antonetti seconded the motion with all in favor.

Cameron gave an update on the different sites he has visited, gave an update on the Zoning Regulations, 486 Straits Turnpike fencing should be up shortly.

4. PUBLIC HEARINGS

- a. Site Plan/Special Permit 2025-06 from Hiram Patel for a proposed mixed-use development; two retail units, and one apartment at 1115 Main Street, Watertown, CT M11A B83 L25

Chairman Antonacci discussed the latest memo from the Town Engineer.

Dave Pope made a motion to approve Site Plan/Special Permit 2025-06 from Hiram Patel for a proposed mixed-use development; two retail units, and one apartment at 1115 Main Street, Watertown, CT M11A B83 L25, seconded by Jay Nygren with all in favor contingent upon the rip rap being added.

- b. Planning and Zoning Commission- proposed text amendment to Section 2.2.G of the Watertown Zoning Regulations permitting used vehicle sales only as an accessory use to new vehicle sales; permitting used automobile storage and internet sales in the B-SC zoning district.

Text of Motion: Table application to the November 5, 2025 Regular Meeting

Motion made by: Dave Pope

Second by: Richard Antonetti

All in Favor

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

Because there was not a full commission Mr. Antonacci suggested to table application.

Text of Motion: Table application to the November 5, 2025 Regular Meeting

Motion made by: Dan DiVito

Second by: Jay Nygren

All in Favor

- d. Planning and Zoning Commission- Proposed text amendment to Section 5.20 of the Watertown Zoning Regulations to replace the word chickens with the more generic term poultry.

Text of Motion: Approve Planning and Zoning Commission- Proposed text amendment to Section 5.20 of the Watertown Zoning Regulations to include other types of similar poultry to be allowed in that section.

Motion made by: Dave Pope

Second by: Jay Nygren

All in Favor

5. NEW BUSINESS

- a. Establishment of an ARH (Age Restricted Housing) overlay zone from Newport Realty Group, LLC for a development named Berkshire Estates at 567 Sunnyside Avenue in an R-30 residential zone. M136 B99 L9A

Text of Motion: Schedule a Public Hearing for November 5, 2025

Motion made by: Dave Pope

Second by: Richard Antonetti

All in Favor

- b. Site Plan/Special Permit # 2025-08 application from Newport Realty Group, LLC for an 18-unit age restricted housing development located at 567 Sunnyside Avenue in an R-30 residential zone. M136 B99 L9A

Text of Motion: Schedule a Public Hearing for November 5, 2025

Motion made by: Dan Divito

Second by: Dave Pope

All in Favor

- c. Petition by David Bendell for road abandonment of paper street Intersecting 245 Riverside Street, Oakville, CT 06779 (southernmost Section)

Mr. Bendell discussed he needed the road abandonment to expand the area of land makes and eliminates town liabilities, increases value of land.

Text of Motion: Schedule a Public Hearing for November 5, 2025

Motion made by: Dan Divito

Second by: Dave Pope

All in favor

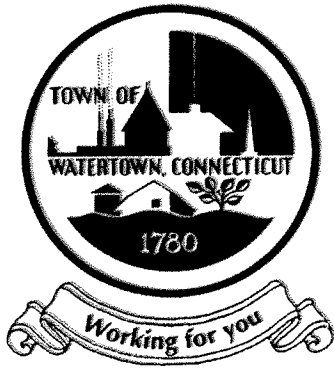
6. ADJOURNMENT

Text of Motion: Adjourn at 6:55PM

Motion made by: Dan DiVito

Second by: Dave Pope

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
PLANNING AND ZONING COMMISSION
November 5, 2025
6:30PM

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**

Members Present: Ray Antonacci, Chairman, Dan DiVito, Vice-Chairman,

Lou Cavallo, Dave Pope, Joe D'Uva, Jack Mchugh, John Nygren

Members Absent: Ken Demirs, Secretary, Richard Antonetti, Robert Marinaro

Others Present: Mark Massoud, Administrator of Land Use/ Zoning Enforcement
Officer, Cameron Natusch, Asst. Zoning Officer/ Wetland Enforcement Officer

Paul Bunevich, Town Engineer

Joe D'Uva was seated for Ken Demirs

4. **Meeting Dates for calendar year 2026**

Dan DiVito made a motion to approve the meeting dates for calendar year 2026,
seconded by Joe D'Uva with all in favor

5. **MINUTES**

Regular Meeting October 1, 2025

Dan DiVito made a motion to table the October 1, 2025 Regular Meeting
minutes, Joe D'Uva seconded the motion with all in favor

6. STAFF REPORT

Cameron Natusch reported the medical center is now completed the screening that the Commission approved.

Mr. Massoud discussed the review for the POCD with the Commission asking for additional information. Mr. Massoud stated Glen Chandler would not be available for new projects but would help with projects he was involved with.

Chairman Antonacci and the Commission had a discussion regarding Straits Turnpike to Bunker Hill Road with the pros and cons of changing the zone to commercial with water and sewer. The Commission also discussed other areas of Town.

7. CONTINUED PUBLIC HEARING

- a. Planning and Zoning Commission- proposed text amendment to Section 2.2.G of the Watertown Zoning Regulations permitting used vehicle sales only as an accessory use to new vehicle sales; permitting used automobile storage and internet sales in the B-SC zoning district.

Dan DiVito made a motion to table the public hearing to the December 3, 2025 meeting, seconded by Lou Cavallo with all in favor.

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

Chairman Antonacci suggested putting information in Watertown Talks on facebook to get feed back from the public.

Dan DiVito made a motion to table the public hearing to December 3, 2025 regular meeting, seconded by Dave Pope with all in favor.

8. NEW PUBLIC HEARINGS

- a. Establishment of an ARH (Age Restricted Housing) overlay zone from Newport Realty Group, LLC for a development named Berkshire Estates at 567 Sunnyside Avenue in an R-30 residential zone. M136 B99 L9A

Dan DiVito made a motion to table public hearings a and b to December 3, 2025 regular meeting, seconded by Dave Pope with all in favor.

- b. Site Plan/Special Permit # 2025-08 application from Newport Realty Group, LLC for an 18-unit age restricted housing development located at 567 Sunnyside Avenue in an R-30 residential zone. M136 B99 L9A

Text of Motion: Table public hearings a and b to December 3, 2025 regular meeting

Motion made by: Dan Devito

Second by: Dave Pope

All in Favor

- c. Petition by David Bendell for road abandonment of paper street intersecting 245 Riverside Street, Oakville, CT 06779 (southernmost Section)

Application was withdrawn by applicant before the meeting

9. NEW BUSINESS

- a. A text amendment from Sultan Ayash to allow for the operation of an indoor and outdoor recreational facility with customary accessory food service for customers as a use permitted through site plan review.

Dan Divito made a motion to schedule a public hearing for December 3, 2025, seconded by Dave Pope with all in favor

- b. Site Plan #2025-09 from Sultan Ayash request for a zoning text amendment in an IG-80 District located at 320 Sylvan Lake Road, Oakville to allow for the operation of an indoor and outdoor recreational facility with customary accessory food service for customers as a use permitted through site plan review.

Lou Cavallo made a motion to table to the December 3, 2025 regular meeting, seconded by Lou Cavallo with all in favor.

- c. Zone Change from BG-1 to R-G for residential lots on Rockdale Avenue/Court.

Text of Motion: Schedule public hearing for the regular meeting on December 3, 2025

Motion made by: Dan Devito

Second by: Dave Pope

All in Favor

10. ADJOURNMENT

Text of Motion: Adjourn at 7:16 PM

Motion made by: Dan Devito

Second by: David Pope

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

PLANNING AND ZONING COMMISSION REGULAR MEETING December 3, 2025 6:30PM

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

CALL TO ORDER

Chairman Antonacci called the meeting to order at 6:30PM.

ROLL CALL

Members Present: Ray Antonacci, Chairman, Dan DiVito, Vice-Chairman, Lou Cavallo, Dave Pope, Robert Marinaro, Joe D'Uva, Jack Mchugh, Richard Antonetti, John Nygren

Members Absent: Ken Demirs

Others Present: Mark Massoud, Administrator For Land Use, Building Services, Cameron Natusch, Asst Administrator For Land Use, CCIWA Agent, Paul Bunevich, Town Engineer, Carol Allen, Administrative Assistant

MINUTES

Dan DiVito made a motion to table the Regular Meeting October 1, 2025 and Regular Meeting November 5, 2025, to the January 7, 2026 meeting, Richard Antonetti, seconded the motion with all in favor.

STAFF REPORT

Site Reports

Land Use (PZC) (CCIWA) Information Processing and Distribution Policy
Planning for the 2027 Plan of Conservation and Development update

Cameron Natusch and Mark Massoud discussed staff report with the Commission.

CHAIRMAN'S REPORT - None

OLD BUSINESS

- a. Site Plan #2025-09 from Sultan Ayash request for a zoning text amendment in an IG-80 District located at 320 Sylvan Lake Road, Oakville to allow for the operation of an indoor and outdoor recreational facility with customary accessory food service for customers as a use permitted through site plan review.

Dan Divito made a motion to schedule a special meeting for a public hearing for December 11, 2025, Lou Cavallo seconded the motion with all in favor.

CONTINUED PUBLIC HEARINGS

- a. Planning and Zoning Commission- proposed text amendment to Section 2.2.G of the Watertown Zoning Regulations permitting used vehicle sales only as an accessory use to new vehicle sales; permitting used automobile storage and internet sales in the B-SC zoning district.

Dan DiVito made a motion to approve Planning and Zoning Commission- proposed text amendment to Section 2.2.G of the Watertown Zoning Regulations permitting used vehicle sales only as an accessory use to new vehicle sales in the B-SC zoning district, Richard Antonetti seconded the motion with all in favor.

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

Commission members asked about enforcement of the regulations.
Staff decided that based on comments from the public more time was needed.

Dan Divito made a motion to table the application to the January 7, 2026 Regular Meeting, Lou Cavallo seconded the motion with all in favor

- c. Establishment of an ARH (Age Restricted Housing) overlay zone from Newport Realty Group, LLC for a development named Berkshire Estates at 567 Sunnyside Avenue in an R-30 residential zone. M136 B99 L9A
- d. Site Plan/Special Permit # 2025-08 application from Newport Realty Group, LLC for an 18-unit age restricted housing development located at 567 Sunnyside Avenue in an R-30 residential zone M136 B99 L9A

Dan DiVito made a motion to hear items c and d for Age Restricted Housing and Site Plan/Special Permit #2025-08 at the same time.

John Nygren excused himself from items c and d above.

A motion was made by Dan Divito to continue the two applications to the January 7, 2026 Regular Meeting, Lou Cavallo seconded the motion with all in favor.

NEW PUBLIC HEARINGS

- a. A zoning text amendment from Sultan Ayash request for a zoning text amendment in an IG-80 District located at 320 Sylvan Lake Road, Oakville to allow for the operation of an indoor and outdoor recreational facility with customary accessory food service for customers as a use permitted through site plan review.

A motion was made by Dan DiVito to hear the application at the December 11, 2025 Special Meeting, seconded by Richard Antonetti with all in favor.

- b. Zone Change from BG-1 to R-G for residential zones on Rockdale Avenue/Rockdale Court

A motion was made by Dan DiVito to schedule a public hearing for January 7, 2026, seconded by Lou Cavallo with all in favor.

NEW BUSINESS

- a. Attorney Franklin Pilicy, proposed text amendment from The Maple, LLC for Regulations Section 2.2 BO District 2.2 E Residential Related NEW E 5 Reuse of Existing Office Building for up to 10 residential units (S)

A motion was made by Lou Cavallo to schedule a public hearing for January 7, 2026, seconded by Jay Nygren, with all in favor.

Dan DiVito recused himself from this application

COMMUNICATIONS AND BILLS

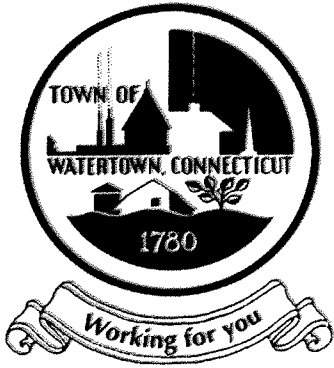
ADJOURNMENT

Text of Motion: Adjourn at 8:20PM

Motion made by: Lou Cavallo

Seconded by: Richard Antonetti

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
PLANNING AND ZONING COMMISSION
Special Meeting
December 11, 2025

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

1. CALL TO ORDER

Chairman Raymond Antonacci called the meeting to order at 4:00PM

2. ROLL CALL

Members Present:

Ray Antonacci, Chairman
Richard Antonetti
Dan Divito, Vice-Chairman
John Nygren
Dave Pope
Lou Cavallo
Jack McHugh

Members Absent:

Ken Demirs, Secretary
Bob Mainaro
Joe D'Uva

Others Present:

Mark Massoud, Administrator For Land Use, Building
Services
Cameron Natusch, Asst. Administrator For Land Use,
Inland Wetland Agent
Carol Allen, Administrative Assistant

Jack McHugh sat in for Ken Demirs

3. New Public Hearing

A text amendment from Sultan Ayash to allow for the operation of an indoor and outdoor recreational facility with customary accessory food service for customers as a use permitted through site plan review in an IG-80 zoning district.

Dan DiVito made a motion to approve a text amendment from Sultan Ayash with modifications to allow for the operation of an indoor recreational facility with customary accessory food service for customers and where children must be accompanied by a parent and/or legal guardian as a use permitted through site plan review in an IG-80 zoning district, seconded by John Nygren with all in favor

4. NEW BUSINESS

Site Plan #2025-09 from Sultan Ayash for the operation of an indoor and outdoor recreational facility with customary accessory food service for customers located in an IG-80 District located at 320 Sylvan Lake Road, Oakville.

Dan DiVito made a motion to approve Site Plan #2025-09 from Sultan Ayash for the operation of an indoor recreational facility with customary accessory food service for customers located in an IG-80 District located at 320 Sylvan Lake Road, Oakville, seconded by Jack McHugh with all in favor

5. ADJOURNMENT

Dan Divito made a motion to adjourn at 4:24PM, seconded by Jack McHugh with all in favor

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.

<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.

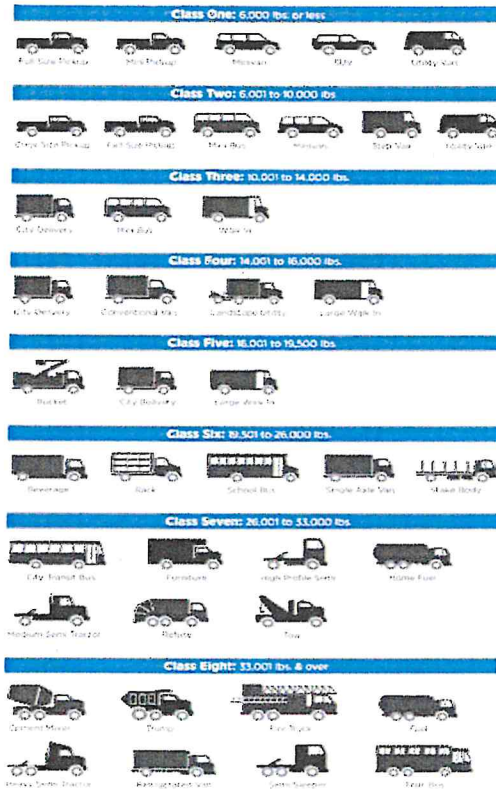
3. Exceptions may be made for temporary parking of public utility emergency vehicles or on-call service vehicles used as part of a resident’s employment when such vehicles are parked on the driveway.

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.

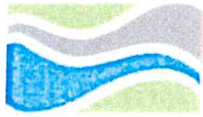
8. Nothing herein shall be construed to permit a home-based business that is not otherwise permitted under the Regulations. Any home-based business that is conducted in conjunction with the parking of a commercial vehicle must meet the applicable requirements and be registered with the Zoning Enforcement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



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.

Almira Donorfio

From: Cameron Natusch
Sent: Monday, December 22, 2025 8:36 AM
To: Almira Donorfio
Subject: Fw: PROPOSED TEXT AMENDMENT FOR COMMERCIAL PARKING

Good morning,

Please add this to the packet, under the commercial vehicle parking regulations.

Best regards,
Cameron Natusch

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.



**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,
Administrator of Land Use, and Administrative Assistant

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

DATE: October 31, 2025

NVCOG FILE NO.: WTTN-17-102025-Z
MUNICIPALITY: Town of Watertown
DATE RECEIVED: October 20, 2025
TYPE OF REFERRAL: Zone Map Change
DATE OF PUBLIC HEARING: November 05, 2025
APPLICANT: Newport Realty Group, LLC

DESCRIPTION OF PROPOSAL:

The Town of Watertown Planning and Zoning Commission received a zone map change proposal by Newport Realty Group, LLC to establish an Age Restricted Housing overlay zone on the property located at 567 Sunnyside Avenue in the R-30 Residential Zone. The use proposed on this property is an 18-unit age restricted housing development called Berkshire Estates.

STAFF RECOMMENDATION:

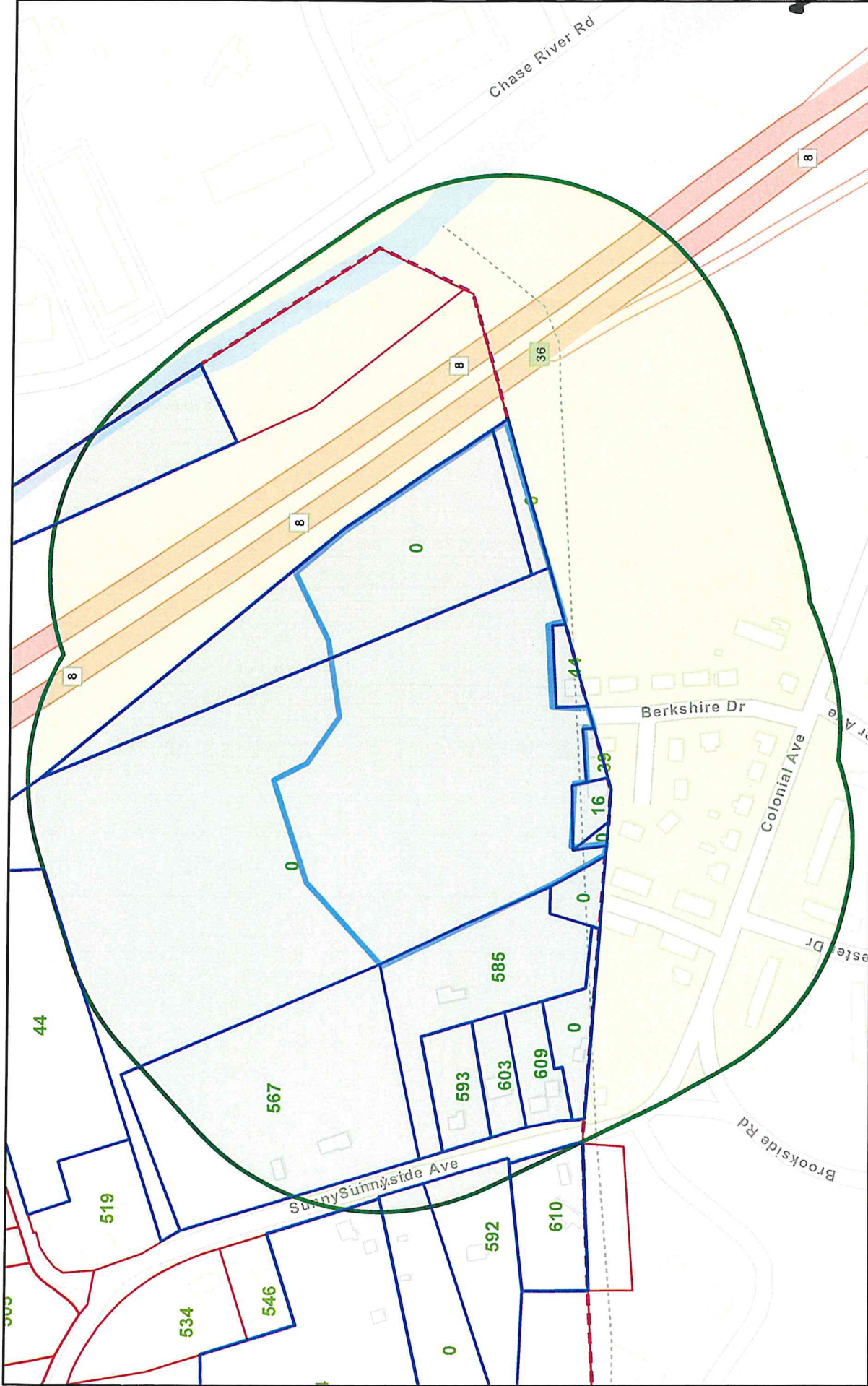
NVCOG Staff finds the proposed zone map change to not be regionally significant and not have intermunicipal impact.

* * * * *

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 CT, Web Map

Zone change



9/10/2025, 8:58:06 AM

 Parcel Polygons

 Oakville Boundary

500 Foot Radius Map

1:4,514
0 0.03 0.06 0.09 0.11 mi
0 0.04 0.09 0.18 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

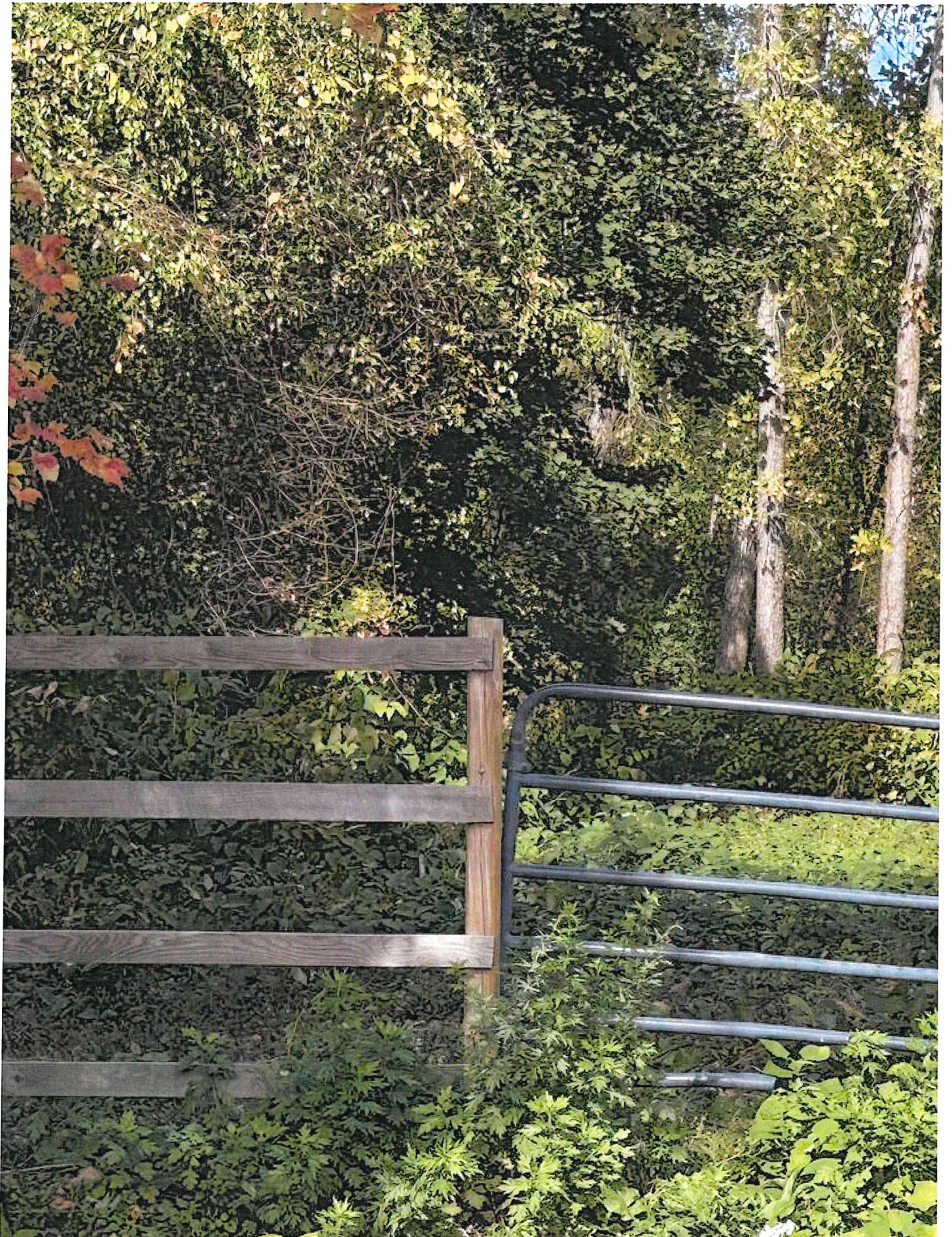
ArcGIS Web AppBuilder
Parcel lines are not A2 survey and may show errors. This map is only to be used as an approximate guide



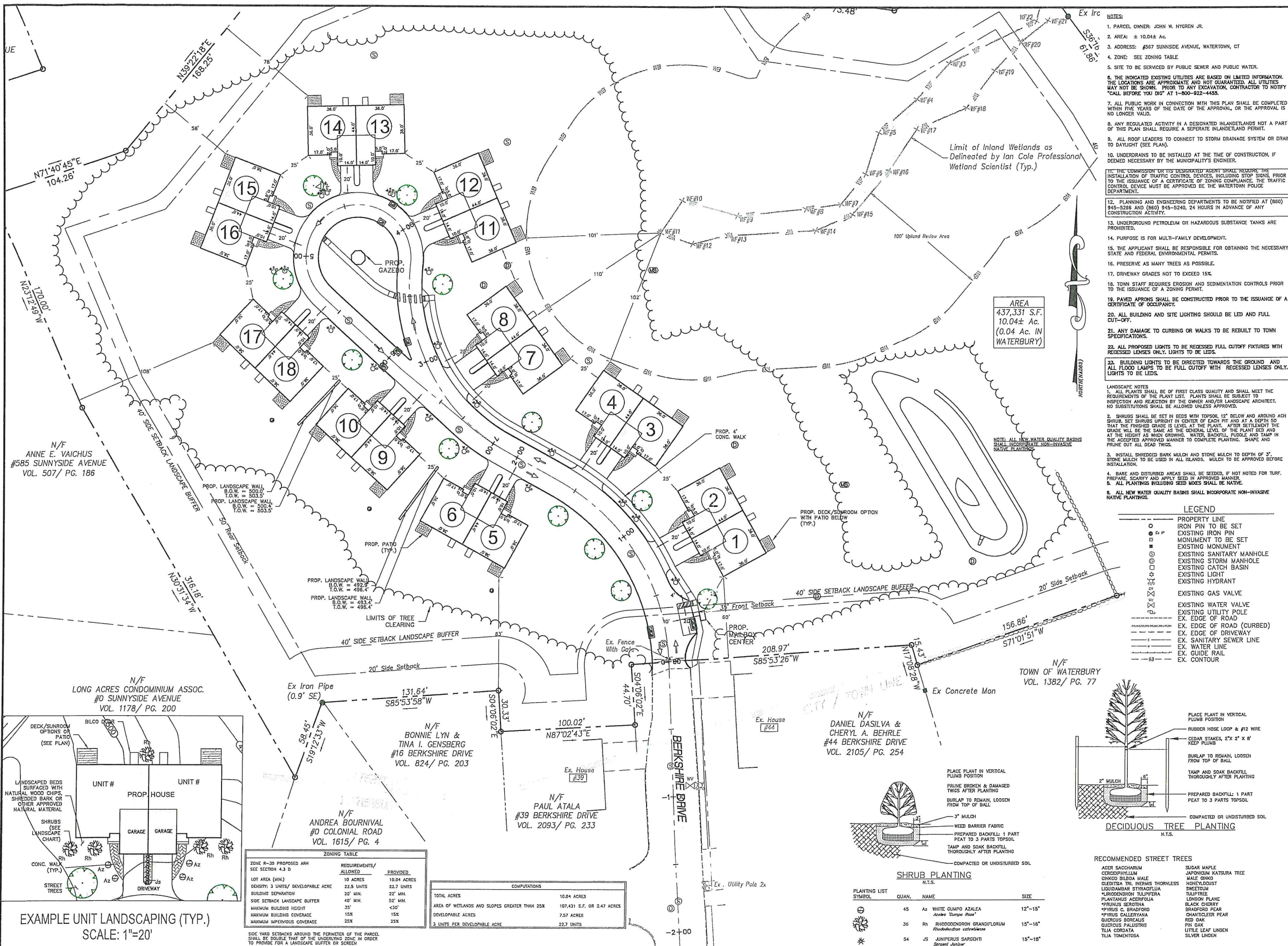
This PROPR
has a pen

LAND USE APPLICAT

Form 100-1 (Rev. 10/2017) | www.townofwestport.com | 11







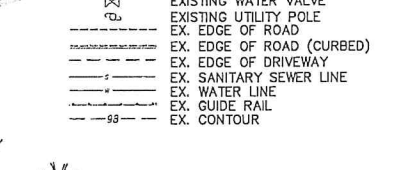
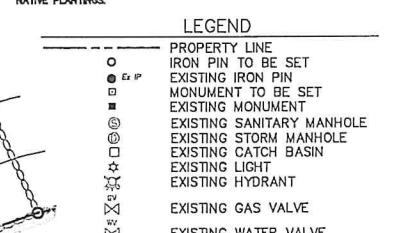
- NOTES:**
1. PARCEL OWNER: JOHN W. NYGREN JR.
 2. AREA: ± 10.04± Ac.
 3. ADDRESS: #567 SUNNYSIDE AVENUE, WATERTOWN, CT
 4. ZONE: SEE ZONING TABLE
 5. SITE TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
 6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-822-4455.
 7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
 8. ANY REGULATED ACTIVITY IN A DESIGNATED INLANDWETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPARATE INLANDWETLAND PERMIT.
 9. ALL ROOF LEADERS TO CONNECT TO STORM DRAINAGE SYSTEM OR DRAIN TO DAYLIGHT (SEE PLAN).
 10. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITY'S ENGINEER.
 11. THE COMMISSION OR ITS DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICES MUST BE APPROVED BY THE WATERTOWN POLICE DEPARTMENT.
 12. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT (860) 945-5266 AND (860) 945-5240, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 13. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
 14. PURPOSE IS FOR MULTI-FAMILY DEVELOPMENT.
 15. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
 16. PRESERVE AS MANY TREES AS POSSIBLE.
 17. DRIVEWAY GRADES NOT TO EXCEED 15%.
 18. TOWN STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
 19. PAVED APRONS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 20. ALL BUILDING AND SITE LIGHTING SHOULD BE LED AND FULL CUT-OFF.
 21. ANY DAMAGE TO CURBING OR WALKS TO BE REBUILT TO TOWN SPECIFICATIONS.
 22. ALL PROPOSED LIGHTS TO BE RECESSED FULL CUTOFF FIXTURES WITH RECESSED LENSES ONLY. LIGHTS TO BE LEDS.
 23. BUILDING LIGHTS TO BE DIRECTED TOWARDS THE GROUND AND ALL FLOOD LAMPS TO BE FULL CUTOFF WITH RECESSED LENSES ONLY. LIGHTS TO BE LEDS.

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

AREA
437,331 S.F.
10.04± Ac.
(0.04 Ac. IN WATERBURY)

- LANDSCAPE NOTES**
1. ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
 2. SHRUBS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH SHRUB. SET SHRUBS UPRIGHT IN CENTER OF EACH PIT AND AT A DEPTH SO THAT THE FINISHED GRADE IS LEVEL AT THE PLANT. AFTER SETTLEMENT THE GRADE WILL BE THE SAME AS THE GENERAL LEVEL OF THE PLANT BED AND AT THE HEIGHT AS WHEN GROWING. WATER, BACKFILL, MULCH AND TAMP IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
 3. INSTALL SHREDDED BARK MULCH AND STONE MULCH TO DEPTH OF 3". STONE MULCH TO BE USED IN ALL ISLANDS. MULCH TO BE APPROVED BEFORE INSTALLATION.
 4. BARE AND DISTURBED AREAS SHALL BE SEEDING, IF NOT NOTED FOR TURF, PREPARE, SCARIFY AND APPLY SEED IN APPROVED MANNER.
 5. ALL PLANTINGS INCLUDING SEED MIXES SHALL BE NATIVE.
 6. ALL NEW WATER QUALITY BASINS SHALL INCORPORATE NON-INVASIVE NATIVE PLANTINGS.

- LEGEND**
- PROPERTY LINE
 - EX. IP
 - EXISTING IRON PIN
 - EXISTING MONUMENT
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING LIGHT
 - EXISTING HYDRANT
 - EXISTING GAS VALVE
 - EXISTING WATER VALVE
 - EXISTING UTILITY POLE
 - EX. EDGE OF ROAD
 - EX. EDGE OF ROAD (CURBED)
 - EX. EDGE OF DRIVEWAY
 - EX. SANITARY SEWER LINE
 - EX. WATER LINE
 - EX. GUIDE RAIL
 - EX. CONTOUR



RECOMMENDED STREET TREES

SYMBOL	QUAN.	NAME	SIZE
○	45	Az WHITE GUMBO AZALEA <i>Ardisia cuneata</i>	12"-15"
○	36	Rh RHODODENDRON GRANDIFLORUM <i>Rhododendron canadense</i>	15"-18"
○	54	Js JUNIPERUS SARGENTI <i>Sargent Juniper</i>	15"-18"

REVISIONS

NO.	DATE	DESCRIPTION
REVISION-7		
REVISION-6		
REVISION-5		
REVISION-4		
REVISION-3		
REVISION-2		
REVISION-1		

James H. Sotomayor
CT P.E. & L.S. #13002

SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

SITE LAYOUT & LANDSCAPING PLAN

for
NEWPORT REALTY

BERSHIRE ESTATE WATERTOWN, CT

SCALE: 1" = 30'

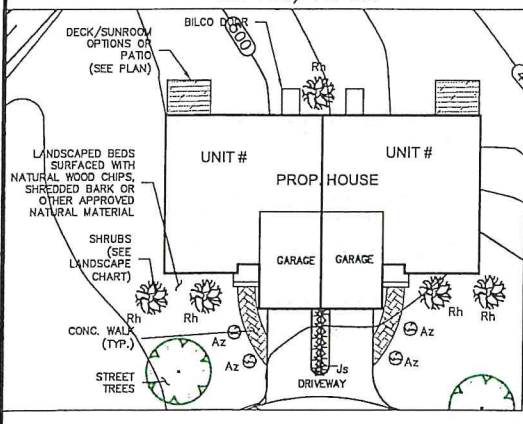
AUGUST 6, 2025

HALF ONE INCH TWO INCH INCHES ON ORIGINAL

KIA FILE NO.: 225-002 DRAWING NO.: S-1

N/F ANNE E. VAICHUS
#585 SUNNYSIDE AVENUE
VOL. 507/ PG. 186

N/F LONG ACRES CONDOMINIUM ASSOC.
#0 SUNNYSIDE AVENUE
VOL. 1178/ PG. 200



N/F BONNIE LYN & TINA I. GENSBURG
#16 BERSHIRE DRIVE
VOL. 824/ PG. 203

N/F ANDREA BOURNIVAL
#0 COLONIAL ROAD
VOL. 1615/ PG. 4

ZONING TABLE

ZONE R-30 PROPOSED AR# SEE SECTION 4.3 D	REQUIREMENTS/ALLOWED	PROVIDED
LOT AREA (MIN.)	10 ACRES	10.04 ACRES
DENSITY: 3 UNITS/ DEVELOPABLE ACRE	22.5 UNITS	22.7 UNITS
BUILDING SEPARATION	20' MIN.	22' MIN.
SIDE SETBACK LANDSCAPE BUFFER	40' MIN.	52' MIN.
MAXIMUM BUILDING HEIGHT	<30'	<30'
MAXIMUM BUILDING COVERAGE	15%	15%
MAXIMUM IMPERVIOUS COVERAGE	25%	25%

N/F PAUL ATALA
#39 BERSHIRE DRIVE
VOL. 2093/ PG. 233

COMPUTATIONS

TOTAL ACRES	10.04 ACRES
AREA OF WETLANDS AND SLOPES GREATER THAN 25%	107.431 S.F. OR 2.47 ACRES
DEVELOPABLE ACRES	7.57 ACRES
3 UNITS PER DEVELOPABLE ACRE	22.7 UNITS

N/F DANIEL DASILVA & CHERYL A. BEHRLE
#44 BERSHIRE DRIVE
VOL. 2105/ PG. 254

N/F TOWN OF WATERBURY
VOL. 1382/ PG. 77



Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7
REVISION-6
REVISION-5
REVISION-4
REVISION-3
REVISION-2
REVISION-1
PROJECT:
DR: MFG, AG SR: EF DR: ---

James N. Sokolchick
CT P.E. & L.S. #1302
SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MIDDLETOWN, CT 06467-0337

PHONE: (860) 621-3639
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

GRADING & EROSION CONTROL PLAN

for
NEWPORT REALTY

BERSHIRE ESTATE WATERTOWN, CT

SCALE: 1" = 30'
DATE: AUGUST 6, 2025

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: **225-002** DRAWING NO.: **G-1**

N/F ANNE E. VAICHUS
#585 SUNNYSIDE AVENUE
VOL. 507/ PG. 186

N/F LONG ACRES CONDOMINIUM ASSOC.
#0 SUNNYSIDE AVENUE
VOL. 1178/ PG. 200

N/F ANDREA BOURNIVAL
#0 COLONIAL ROAD
VOL. 1615/ PG. 4

N/F BONNIE LYN & TINA I. GENSBURG
#16 BERSHIRE DRIVE
VOL. 824/ PG. 203

N/F PAUL ATALA
#39 BERSHIRE DRIVE
VOL. 2093/ PG. 233

N/F DANIEL DASILVA & CHERYL A. BEHRLE
#44 BERSHIRE DRIVE
VOL. 2105/ PG. 254

N/F TOWN OF WATERBURY
VOL. 1382/ PG. 77

N/F ARTHUR L. TAYLOR
VOL. 1397/ PG. 174

- SYMBOLS LEGEND**
- ⊙ PROP. CONSTRUCTION ENTRANCE
 - ⊕ PROP. ROOF LEADER
 - ⊖ PROP. FOOTING DRAIN OUTLET
 - ⊗ PROP. SILT FENCE
 - ⊘ PROP. MULCH LOGS IN FRONT OF SILT FENCE
 - ⊙ PROP. MULCH LOGS AND FILTER FABRIC AT INLETS

Ex. San MH TF=483.77' FL=476.47'

Ex. San MH TF=483.72' FL=474.62'

Ex. San MH TF=483.72' FL=474.62'

Ex. CB (C) TF=484.16'

Ex. Drain MH TF=483.63'

Ex. Drain MH TF=485.88'

Ex. Utility Pole 2x

Ex. House #39

Ex. House #44

Mets and Bounds

LEGAL DESCRIPTION

A parcel of land described as follows:

Beginning at a point marked POB said

POB at the northwest corner of the right-of-way of Berkshire Drive, as depicted on a map entitled

"EXISTING CONDITIONS MAP FOR BERKSHIRE ESTATES BERSHIRE DRIVE WATERTOWN, CT"

SCALE 1"=40' DATE: AUGUST 15, 2025.

Thence clockwise along these Boundary Line Courses and Curves with the following geometry:

Thence on a Line Course: S 04-06-02 E Length: 44.70
Thence on a Line Course: S 87-02-43 W Length: 100.02
Thence on a Line Course: N 04-06-02 W Length: 30.33
Thence on a Line Course: S 85-53-58 W Length: 131.64
Thence on a Line Course: S 19-12-33 W Length: 58.45
Thence on a Line Course: N 30-31-34 W Length: 316.18
Thence on a Line Course: N 23-12-49 W Length: 170.00
Thence on a Line Course: N 71-40-45 E Length: 104.26
Thence on a Line Course: N 39-22-18 E Length: 168.25
Thence on a Line Course: N 67-42-55 E Length: 206.57
Thence on a Line Course: N 75-42-21 E Length: 120.11
Thence on a Line Course: S 34-36-18 E Length: 149.37
Thence on a Line Course: S 82-19-22 E Length: 73.48
Thence on a Line Course: N 60-18-37 E Length: 103.94
Thence on a Line Course: S 36-16-19 E Length: 69.53
Thence on a Line Course: S 36-16-19 E Length: 61.86
Thence on a Line Course: S 30-24-54 E Length: 387.56
Thence on a Line Course: S 77-46-05 W Length: 201.37
Thence on a Line Course: S 71-01-51 W Length: 156.86
Thence on a Line Course: N 17-08-28 W Length: 15.43
Thence on a Line Course: S 85-53-26 W Length: 208.97
Said point at the POB or point and place of beginning.

Area: 437,331. sq.ft. 10.03 acres

136 99 Z
GREENBAY PROPERTIES LLC
39 BERKSHIRE DR
WATERBURY, CT, 06704

136 99 X
BOURNIVAL ANDREA
488 PERKINS AVE APR 5-2
WATERBURY, CT, 06704

136 99 Y
GENSBERG BONNIE LYN & TINA I
16 FLORAL NOOK
WATERBURY, CT, 067041328

136 99 W
DASILVA CHERYL A & BEHRLE CHERYL A
44 BERKSHIRE DR
WATERBURY, CT, 067041301

136 99 9C
LONG ACRES CONDOMINIUM ASSOC
PO BOX 690
SOUTHBURY, CT, 06488

136 99 11
CASS WILLIAM
609 SUNNYSIDE AVE
OAKVILLE, CT, 06779

136 99 9
VAICHUS ANNE E
585 SUNNYSIDE AVE
OAKVILLE, CT, 067791446

135 193B 22A
CASS WILLIAM
592 SUNNYSIDE AVE
OAKVILLE, CT, 067791464

136 99 9A
NYGREN JOHN W JR
567 SUNNYSIDE AVE
OAKVILLE, CT, 067791446

136 99 7
WEISS CARL L AKA CARL WEISS & DIANE G
44 OLD COLONIAL RD
OAKVILLE, CT, 06779

136 99 10A
YORK ALMA L/U
603 SUNNYSIDE AVE
OAKVILLE, CT, 06779

135 193B 24
BRIGHT ERIC S
78 MIDDLEFIELD DR APT 21
WATERBURY, CT, 06705

136 99 10
NORMAND JENNIFER M
609 SUNNYSIDE AVE
OAKVILLE, CT, 06779

136 99 9B
NYGREN JOHN WILLIAM JR & DE LA CRUZZ JIMENEZ ELDER RICARDO JT SURV
576 SUNNYSIDE AVE
OAKVILLE, CT, 06779

136 99 12
CASS WILLIAM J
609 SUNNYSIDE AVE
OAKVILLE, CT, 06779

135 193B 22
DEFALCO MARY E
564 SUNNYSIDE AVE
OAKVILLE, CT, 06795

135 193B 25
STASKEVICIUS JOHN & MICHAUD KATHLEEN
610 SUNNYSIDE AVE
OAKVILLE, CT, 067791447

127 99 2
WATERBURY CITY OF
235 GRAND ST
WATERBURY, CT, 2

136 99 2B
TAYLOR RONALD S & TAYLOR ROBERT L JR
3 BLUEBERRY LANE
OXFORD, CT, 06478

136 99 2C
NYGREN JOHN WILLIAM JR & DE LA CRUZZ JIMENEZ ELDER RICARDO JT SURV
576 SUNNYSIDE AVE
OAKVILLE, CT, 06779

MBL	Owner Nar	Owner Add	City	State	Zip Code
136 99 Z	GREENBAY 39	BERKSH	WATERBURY, CT,	06704	
136 99 X	BOURNIVA 488	PERKIN	WATERBURY, CT,	06704	
136 99 Y	GENSBERG 16	FLORAL	WATERBURY, CT,	06704	1328
136 99 W	DASILVA CI 44	BERKSH	WATERBURY, CT,	06704	1301
136 99 9C	LONG ACRI PO BOX 69		SOUTHBURY, CT,	06488	
136 99 11	CASS WILLI 609	SUNNY	OAKVILLE, CT,	06779	
136 99 9	VAICHUS A 585	SUNNY	OAKVILLE, CT,	06779	1446
135 193B 2	CASS WILLI 592	SUNNY	OAKVILLE, CT,	06779	1464
136 99 9A	NYGREN JC 567	SUNNY	OAKVILLE, CT,	06779	1446
136 99 7	WEISS CAR 44	OLD CO	OAKVILLE, CT,	06779	
136 99 10A	YORK ALM, 603	SUNNY	OAKVILLE, CT,	06779	
135 193B 2	BRIGHT ERI 78	MIDDLE	WATERBURY, CT,	06705	
136 99 10	NORMAND 609	SUNNY	OAKVILLE, CT,	06779	
136 99 9B	NYGREN JC 576	SUNNY	OAKVILLE, CT,	06779	
136 99 12	CASS WILLI 609	SUNNY	OAKVILLE, CT,	06779	
135 193B 2	DEFALCO N 564	SUNNY	OAKVILLE, CT,	06795	
135 193B 2	STASKEVICI 610	SUNNY	OAKVILLE, CT,	06779	1447
127 99 2	WATERBUF 235	GRANI	WATERBURY, CT,	2	
136 99 2B	TAYLOR RC 3	BLUEBER	OXFORD, CT,	06478	
136 99 2C	NYGREN JC 576	SUNNY	OAKVILLE, CT,	06779	

Adjacent Property Owners

MBL	Owner Name	Owner Address	City State Zip Code
136 99 Z	GREENBAY PROPERTIES LLC	39 BERKSHIRE DR	WATERBURY, CT, 06704
136 99 X	BOURNIVAL ANDREA	488 PERKINS AVE APR 5-2	WATERBURY, CT, 06704
136 99 Y	GENSBERG BONNIE LYN & TINA I	16 FLORAL NOOK	WATERBURY, CT, 067041328
136 99 W	DASILVA CHERYL A & BEHRLE CHERYL A	44 BERKSHIRE DR	WATERBURY, CT, 067041301
136 99 9C	LONG ACRES CONDOMINIUM ASSOC	PO BOX 690	SOUTHURRY, CT, 06488
136 99 11	CASS WILLIAM	609 SUNNYSIDE AVE	OAKVILLE, CT, 06779
136 99 9	VAICHUS ANNE E	585 SUNNYSIDE AVE	OAKVILLE, CT, 067791446
135 193B 22A	CASS WILLIAM	592 SUNNYSIDE AVE	OAKVILLE, CT, 067791464
136 99 9A	NYGREN JOHN W JR	567 SUNNYSIDE AVE	OAKVILLE, CT, 067791446
136 99 7	WEISS CARL L AKA CARL WEISS & DIANE G	44 OLD COLONIAL RD	OAKVILLE, CT, 06779
136 99 10A	YORK ALMA L U	603 SUNNYSIDE AVE	OAKVILLE, CT, 06779
135 193B 24	BRIGHT ERIC S	78 MIDDLEFIELD DRAPT 21	WATERBURY, CT, 06705
136 99 10	NORMAND JENNIFER M	609 SUNNYSIDE AVE	OAKVILLE, CT, 06779
136 99 9B	NYGREN JOHN WILLIAM JR & DE LA CRUZZ	576 SUNNYSIDE AVE	OAKVILLE, CT, 06779
136 99 12	JIMENEZ ELDER RICARDO JT SURV	609 SUNNYSIDE AVE	OAKVILLE, CT, 06779
135 193B 22	DEFALCO MARY E	564 SUNNYSIDE AVE	OAKVILLE, CT, 06795
135 193B 25	STASKEVICIUS JOHN & MICHAUD KATHLEEN	610 SUNNYSIDE AVE	OAKVILLE, CT, 067791447
127 99 2	WATERBURY CITY OF	235 GRAND ST	WATERBURY, CT, 2
136 99 2B	TAYLOR RONALD S & TAYLOR ROBERT L JR	3 BLUEBERRY LANE	OXFORD, CT, 06478
136 99 2C	NYGREN JOHN WILLIAM JR & DE LA CRUZZ	576 SUNNYSIDE AVE	OAKVILLE, CT, 06779

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337
PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

Letter of Transmittal

September 11, 2025

To: Denise Cuevas

From: Andrew Quirk

RE: Berkshire Estate

We are sending you the following:

For Approval

Approved

Revise & Resubmit

For Your Use

Approved As Corrected

Not Approved

As Requested

For Review & Comment

Other

Remarks:

The following plans is being provided for your review in accordance with the Town of Watertown Zoning Regulations. Newport Realty Group, LLC has applied for an ARH (Age Restricted Housing) Development called Berkshire Estates at the location 567 Sunnyside Avenue off of Berkshire Drive in Watertown, CT.

If you do not receive all of the attached, please contact KJA as soon as possible.

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337
PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

Letter of Transmittal

September 11, 2025

To: Bradley Malay **From:** Andrew Quirk

RE: Berkshire Estate

We are sending you the following:

<input type="checkbox"/> For Approval	<input type="checkbox"/> Approved	<input type="checkbox"/> Revise & Resubmit
<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> Approved As Corrected	<input type="checkbox"/> Not Approved
<input type="checkbox"/> As Requested	<input type="checkbox"/> For Review & Comment	<input type="checkbox"/> Other

Remarks:

Gentlemen:

The following plans is being provided for your review in accordance with the Town of Watertown Zoning Regulations. Newport Realty Group, LLC has applied for an ARH (Age Restricted Housing) Development called Berkshire Estates at the location 567 Sunnyside Avenue off of Berkshire Drive in Watertown, CT.

If you do not receive all of the attached, please contact KJA as soon as possible.

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337

PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

Letter of Transmittal

July 31, 2024

To: Mark Massoud **From:** Andrew Quirk

RE: Berkshire Estate

We are sending you the following:

<input type="checkbox"/> For Approval	<input type="checkbox"/> Approved	<input type="checkbox"/> Revise & Resubmit
<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> Approved As Corrected	<input type="checkbox"/> Not Approved
<input type="checkbox"/> As Requested	<input type="checkbox"/> For Review & Comment	<input type="checkbox"/> Other

Remarks:

Gentlemen:

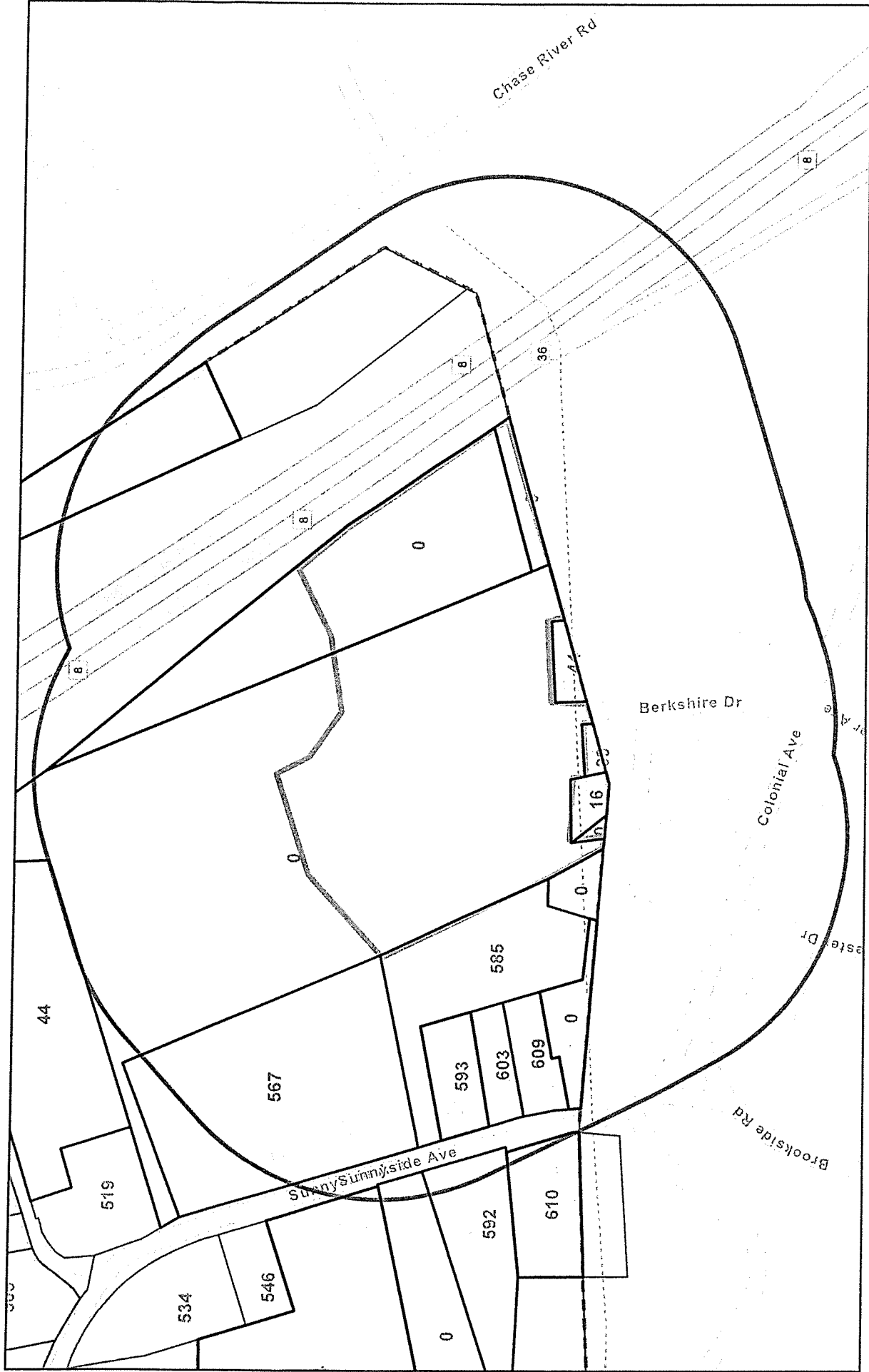
The following information is being provided by the applicant and design team in accordance with the Town of Watertown Zoning Regulations Section 8.6 for requiring Zone Change application. Newport Realty Group, LLC has applied for a Zone Change for an ARH (Age Restricted Housing) Development called Berkshire Estates at the location 567 Sunnyside Avenue off of Berkshire Drive in Watertown, CT.

Attached please find for upcoming PZC hearing:

- Metes and bound description
- 5 copies of a 500 foot
- Adjacent property owners

If you do not receive all of the attached, please contact KJA as soon as possible.

Watertown CT, Web Map



9/10/2025, 8:58:06 AM

Parcel Polygons

Oakville Boundary

500 Foot Radius Map

1:4,514

0 0.03 0.06 0.11 mi

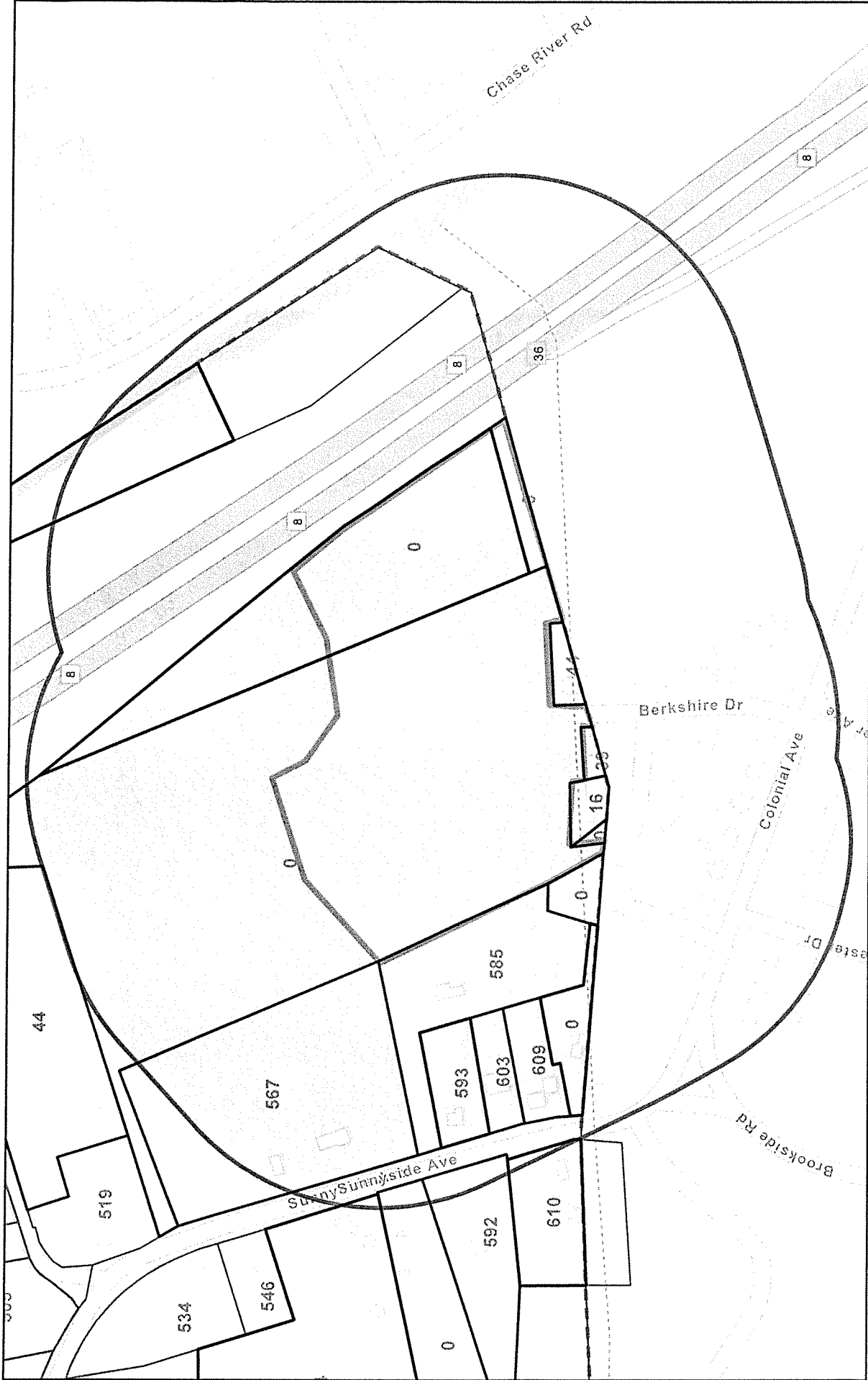
0 0.04 0.09 0.18 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder
Parcel lines are not A2 survey and may show errors. This map is only to be used as an approximate guide

Tony Valenti
Newport Realty Group, LLC
Lovley Development, Inc.
710 Main Street, Suite 11
Plantsville, CT 06479
Off. (860) 276-8068
Fax. (860) 621-5810

Watertown CT, Web Map

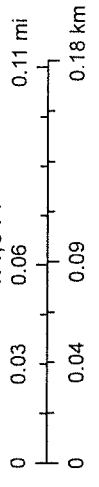


9/10/2025, 8:58:06 AM

Parcel Polygons

Oakville Boundary

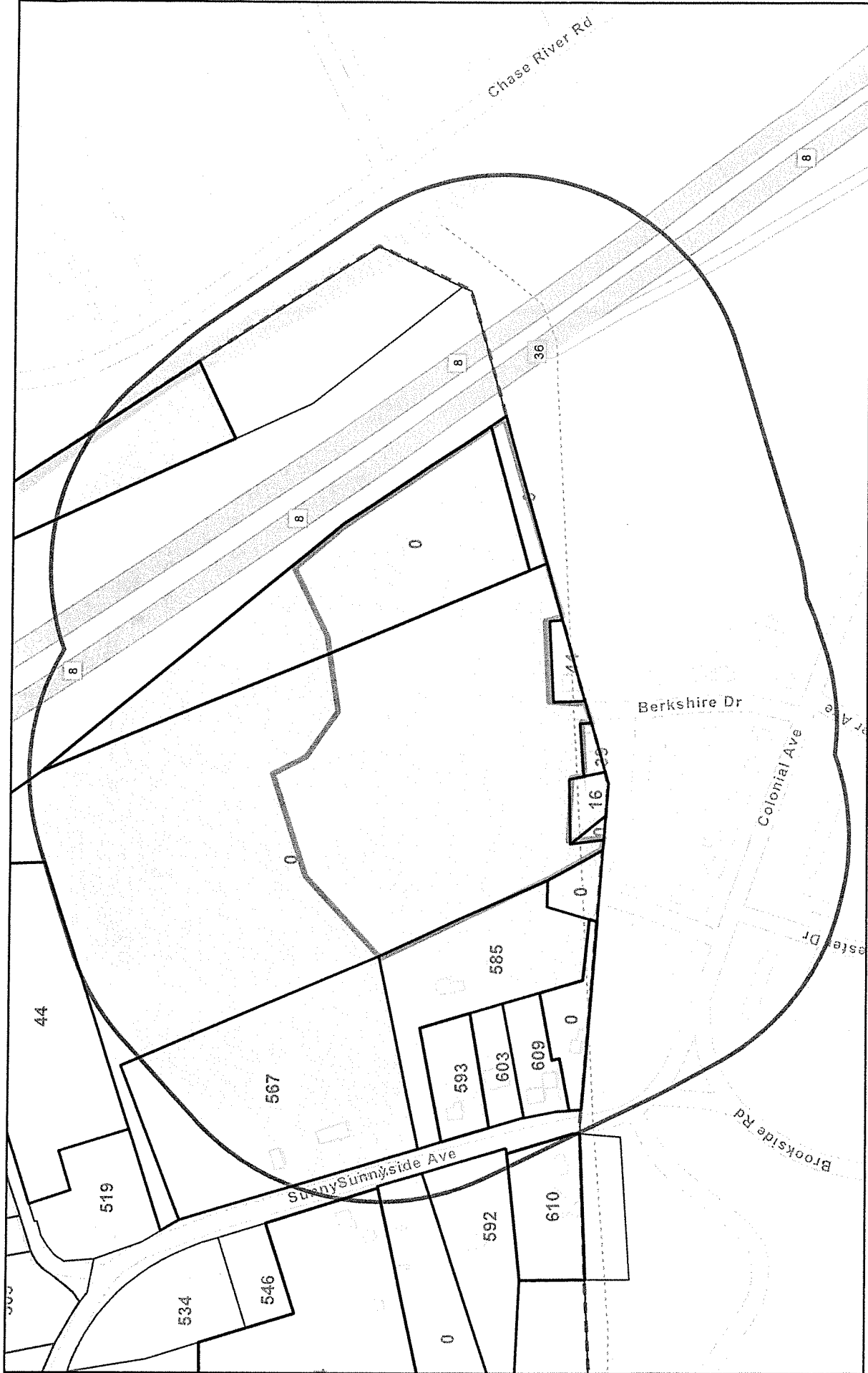
1:4,514



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Parcel lines are not A2 survey and may show errors. This map is only to be used as an approximate guide
ArcGIS Web AppBuilder

Watertown CT, Web Map



9/10/2025, 8:58:06 AM

500 Foot Radius Map

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder
Parcel lines are not A2 survey and may show errors. This map is only to be used as an approximate guide



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) 945-5265

Website: www.watertownct.org

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

Applicant Information

Name: Newport Realty Group, LLC
Address: 710 Main St., Suite 11
Plantsville, CT 06479
Email: mark@lowleydevelopment.com Phone #: (860) 276-8068
Print Name: Mark Lowley
Signature of Applicant: [Signature] Date: 09/08/2025

Owner Information

Name: John W. Nygren, Jr.
Address: 576 Sunnyside Ave
Watertown, CT 06779
Email: jwnj77@gmail.com Phone #: (860) 454-9102
Print Name: John W. Nygren, Jr.
Signature of Owner: [Signature] Date: 9/8/2025

Location of Property:

Address: Berkshire Estates off Berkshire Drive

Zone R-30 w/ PROPOSED Non-conforming? Yes / No Map 136 Block 99 Lot 9A
Description of Existing Use/ Property

Type Of Use: Vacant

Size of Property: 30 AC.

Number of Buildings/ Sq Ft approximately: 0

Number of parking spaces: 0

Other important features: None

Signage (# of signs & square foot) provide a cut sheet or sketch: None

Description of Proposed Use

Uses: Age-Restricted Communities
Number of Buildings/ Sq Ft approximately: 18 single family units in proposed ARH, mailbox Kiosk, 1 gazebo
Number of parking spaces: 39 (18 in garage, 3 dedicated visitor spaces and 18 driveway spaces)
Signage (# of signs & square feet) provide a cut sheet: Entry sign 24+/- s.f.

Number of Employees N/A

Professional Engineer/ Surveyor

Name: Kratzert, Jones & Assoc., Inc.

Address: P.O. Box 337

Milldale, CT 06467

Email: quirk@kratzertjones.com

Phone: (860) 621-3638

Fees

An additional \$60 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Residential	\$250
Multi-family dwellings or Non- residential use	
Value less than \$100,000	\$500
Value \$100,000 to \$500,000	\$1,000
Value more than \$500,000	\$1,000 plus \$200 for each
\$100,000 value	

Special permits or special exception (in addition to the application fee and site plan fee)

Residential	\$150
Non-Residential	\$250
Excavation of fill materials	
Less than 1,000 cubic yards	\$500
1,000 to 49,999 cubic yards	\$1,000
50,000 to 99,999 cubic yards	\$2,000
100,000 or more cubic yards	\$4,000

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337
PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

September 9, 2025

Mr. Mark Massoud, Director of Land Use and Building Services, Zoning Official
Town of Watertown – Land Use Department
61 Echo Lake Road
Watertown, CT 06795

RE: Berkshire Estates – Special Permit Criteria

Dear Mr. Massoud:

The following information is being provided by the applicant and design team in accordance with the Town of Watertown Zoning Regulations Section 8.4 for requiring Special Permit Criteria. Newport Realty Group, LLC has applied for a Special Permit and Site Plan for an ARH (Age Restricted Housing) Development called Berkshire Estates at the location 567 Sunnyside Avenue off of Berkshire Drive in Watertown, CT.

A. Suitable Location for Use

Berkshire Estates is a proposed 18-unit age restricted housing development on a 10-acre parcel presently in the R-30 residential zone. The parcel is surrounded by other residentially zone parcels with residence, farm uses and an abutting State Highway to the east.

The residential use of the proposed community is in harmony with the surrounding residential neighborhoods. The proposed quality new construction should have a positive effect on surrounding property values and overall neighborhood stability.

The proposed development is consistent with the objectives of the Town Plan of Conservation and Development. Specifically, Objective 4-4 identifies the need to “increase housing options for Watertown's senior population. By 2025, one out of every four Watertown residents are projected to be age 65 years old and over.” (POCD 2017, page 4-12). “The growing number of persons living alone and elderly householders suggests that Watertown will see an increase in demand for senior housing and smaller multifamily housing units over the next 10-year period.” (POCD 2017, page 1-4)

The existing site for the proposed development contains inland wetlands and moderate slopes with second growth forest. The site has been carefully designed to minimize direct and indirect impact to the inland wetlands. An application to the Town of Watertown Inland Wetland and Conservation Commission was recently submitted although there is no direct impact to the wetlands. Nearly three and half acres of the ten-acre site will remain as open space of the community homeowner's association.

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337

PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

B. Appropriate Improvements

The proposed development has been designed in accordance with Section 4.3 for Age Restricted Housing Overlay Zone. The proposed buildings will each have two residential units with adequate parking and access per the site development standards (4.3 E). The natural features of the inland wetlands and wooded perimeter will be preserved. A landscaping plan has been included for the restoration and beautification of the development. A natural perimeter landscape buffer is to be maintained.

C. Suitable Transportation Conditions

A traffic impact study was not performed. Traffic will discharge onto the city of Waterbury municipal streets. It is not anticipated to generate any increase in traffic on surrounding public streets compared to the potential traffic generated from a residential subdivision under the current zoning for the property.

The age restriction requirements do not allow for school age children thus there will be no impact to the school system. The roads within the development will be privately maintained by the homeowner's association so will not adversely impact public works.

D. Adequate Utilities and Services

The proposed development will be served by the City of Waterbury sanitary sewer and water service. The utility connections will be provided at Berkshire Drive. Waterbury has indicated the ability to serve the project. The impact on this system is minimal by these 18 age restricted units and should not have an adverse impact on this system.

Additionally trash and recycling services will be handled by a private company and paid for by the homeowner's association.

Regards,

Andrew Quirk, P.E.

LIST OF DRAWINGS

- C-1 COVER SHEET DATED AUGUST 15, 2025
- LLR-1 LOT LINE REVISION DATED MAY 25, 2025
- B-1 EXISTING CONDITIONS MAP DATED AUGUST 15, 2025
- S-1 SITE LAYOUT & LANDSCAPING PLAN DATED AUGUST 15, 2025
- S-2 SITE PROPOSED CONSERVATION EASEMENT DATED AUGUST 15, 2025
- G-1 GRADING & EROSION CONTROL PLAN DATED AUGUST 15, 2025
- G-2 DETAILED GRADING PLAN AUGUST 15, 2025
- P-1 PLAN & PROFILE FOR BERKSHIRE ESTATES DRIVE (PRIVATE) DATED AUGUST 15, 2025
- P-2 PLAN & PROFILE FOR BERKSHIRE ESTATES STORM LINE DRAINAGE LINE
DATED AUGUST 15, 2025
- D-1 SITE DETAILS DATED AUGUST 15, 2025
- D-2 EROSION CONTROL DETAILS DATED DATED AUGUST 15, 2025
- D-3 STORMWATER BASIN DETAIL SHEET DATED AUGUST 15, 2025

PLANS PREPARED FOR BERKSHIRE ESTATES AN AGE RESTRICTED HOUSING DEVELOPMENT (ARH SECTION 4.3)

APPROVAL LETTERS

LOCAL UTILITY PROVIDERS

WATERWORKS PLANNING DEPARTMENT
(603) 945-5124

WATERWORKS OPERATING DEPARTMENT
(603) 945-2164

WATERWORKS FIRE DEPARTMENT
(603) 945-5120

WATERWORKS BUILDING DEPARTMENT
(603) 945-5161

WATERWORKS POLICE DEPARTMENT
(603) 945-5500

WATERWORKS WATER & SEWER DEPARTMENTS
(603) 945-5108

ESTATE INFORMATION

1. CONNECTICUT HIGHWAY DEPT.
1107 CONNECTICUT AVENUE
HARTFORD, CT 06103
(860) 726-5041

2. STATE D.E.P.
24 MILL ST.
HARTFORD, CT 06103
(860) 473-5115

3. ENERGY ELECTRIC
(860) 541-5112

4. OVERSOURCING GAS
(860) 541-3071

5. SOUNDVIEW NEW JERSEY TELEPHONE
(860) 724-1010
(860) 541-1100

MISCELLANEOUS

1. CALL BEFORE YOU DIG
(800) 822-4455

APPLICANT

REPORT REALTY GROUP LLC
175 W. MAIN STREET
PLANNING & DESIGN
PHONE: 860.778.8288

SITE CONSULTANTS

KRATZER, JONES & ASSOC., INC.
175 W. MAIN STREET
P.O. BOX 337
WATERLOO, CT 06097
TEL: (860) 631-3638
FAX: (860) 631-3639
CALL: (860) 811-8609
WWW.KJAESTATES.COM



APPROVED BY THE WATERWORKS PLANNING AND DESIGN COMMISSION

DATE: _____

APPROVED BY THE WATERWORKS PLANNING AND DESIGN COMMISSION

DATE: _____



KEYMAP
NOT TO SCALE.

LIST OF DRAWINGS

C-1	COVER SHEET	AS NOTED
LLR-1	LOT LINE REVISION	SCALE 1"=80'
B-1	EXISTING CONDITIONS MAP	SCALE 1"=40'
S-1	SITE LAYOUT & LANDSCAPING PLAN	SCALE 1"=30'
S-2	SITE PROPOSED CONSERVATION EASEMENT PLAN	SCALE 1"=40'
G-1	GRADING & EROSION CONTROL PLAN	SCALE 1"=30'
G-2	DETAILED GRADING PLAN	SCALE 1"=10'
P-1	PLAN & PROFILE FOR BERKSHIRE DRIVE (PRIVATE)	SCALE 1"=40' (H)/4'(V)
P-2	PLAN & PROFILE FOR BERKSHIRE ESTATES STORM DRAINAGE LINE	SCALE 1"=40' (H)/4'(V)
D-1	SITE DETAILS	N.T.S.
D-2	EROSION CONTROL DETAILS	N.T.S.
D-3	STORMWATER BASIN DETAIL SHEET	AS NOTED

DATE: AUGUST 15, 2025

SCALE: AS NOTED

INDEX OR CROSS

225-002

C-1

COVER SHEET

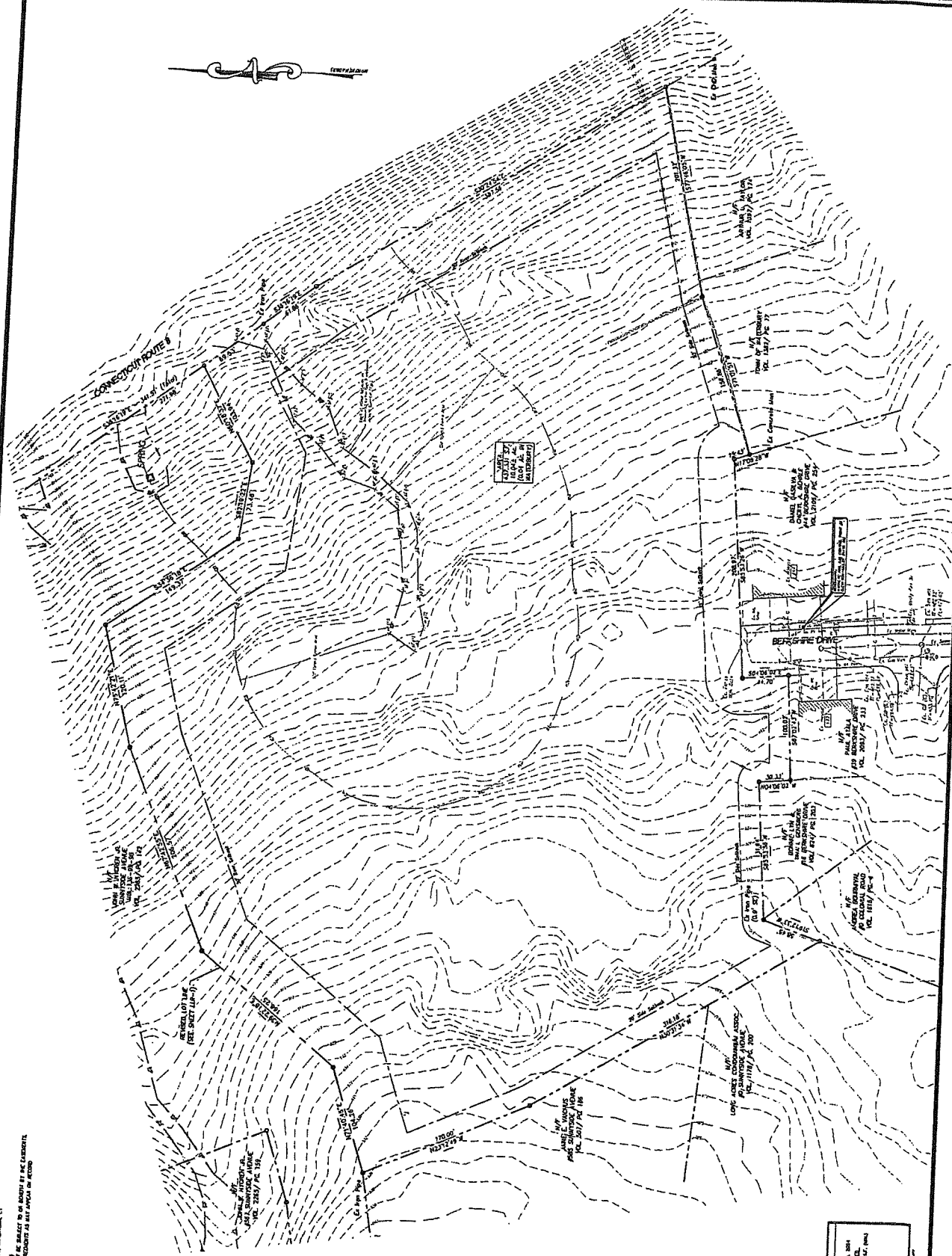
for

BERKSHIRE ESTATES

BERKSHIRE DRIVE
WATERLOO, CT

KJA
Kratzer, Jones & Associates, Inc.
175 W. MAIN STREET
P.O. BOX 337
WATERLOO, CT 06097
PHONE: (860) 631-3638
FAX: (860) 631-3639
CALL: (860) 811-8609
WWW.KJAESTATES.COM

NOTES:
 1. PARCEL OWNERS: JOHN & JUDITH A.
 2. ADDRESS: 1000 W. MAIN STREET, WATERBURY, CT
 3. MAP: 1000 W. MAIN
 4. DATE: 10/17/18
 5. THE SHARPEZ PARTIAL MAY BE SUBJECT TO AN EASEMENT BY THE CANTONMENT
 PORTION OF THE SHARPEZ PARTIALS AS MAY APPEAR ON RECORD.



CONTRACT NO. 225-002
 DATE: AUGUST 16, 2025
 SCALE: 1" = 40'
 PROJECT: BERKSHIRE ESTATES
 LOCATION: WATERBURY, CT
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

**kratzert
 Jones +
 associates, Inc**
 1111 W. MAIN STREET
 WATERBURY, CT 06702
 PHONE: (860) 241-2638
 FAX: (860) 241-2639
 EMAIL: INFO@KRATZERT.COM

**EXISTING
 CONDITIONS
 MAP**

for
**BERKSHIRE
 ESTATES**

BERKSHIRE DRIVE
 WATERBURY, CT

SCALE: 1" = 40'
 DATE: AUGUST 16, 2025
 PROJECT: BERKSHIRE ESTATES
 LOCATION: WATERBURY, CT
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

225-002 .B-1

LEGEND

PROPERTY LINE
 EXISTING ROAD TO BE SET
 EXISTING DRIVE TO BE SET
 EXISTING SANITARY MANHOLE
 EXISTING LIGHT MANHOLE
 EXISTING GAS MAIN
 EXISTING WATER MAIN
 EXISTING UTILITY POLE
 EX. EDGE OF ROAD (COURTESY)
 EX. EDGE OF DRIVEWAY
 EX. GAS LINE
 EX. WATER LINE
 EX. CONTOUR

DECIDUOUS TREE PLANTING

PLANTING SET: 10' x 10' (10' x 10' x 10' x 10')

CONIFEROUS TREE PLANTING

PLANTING SET: 10' x 10' (10' x 10' x 10' x 10')

SHRUB PLANTING

PLANTING SET: 10' x 10' (10' x 10' x 10' x 10')

DECIDUOUS TREE PLANTING

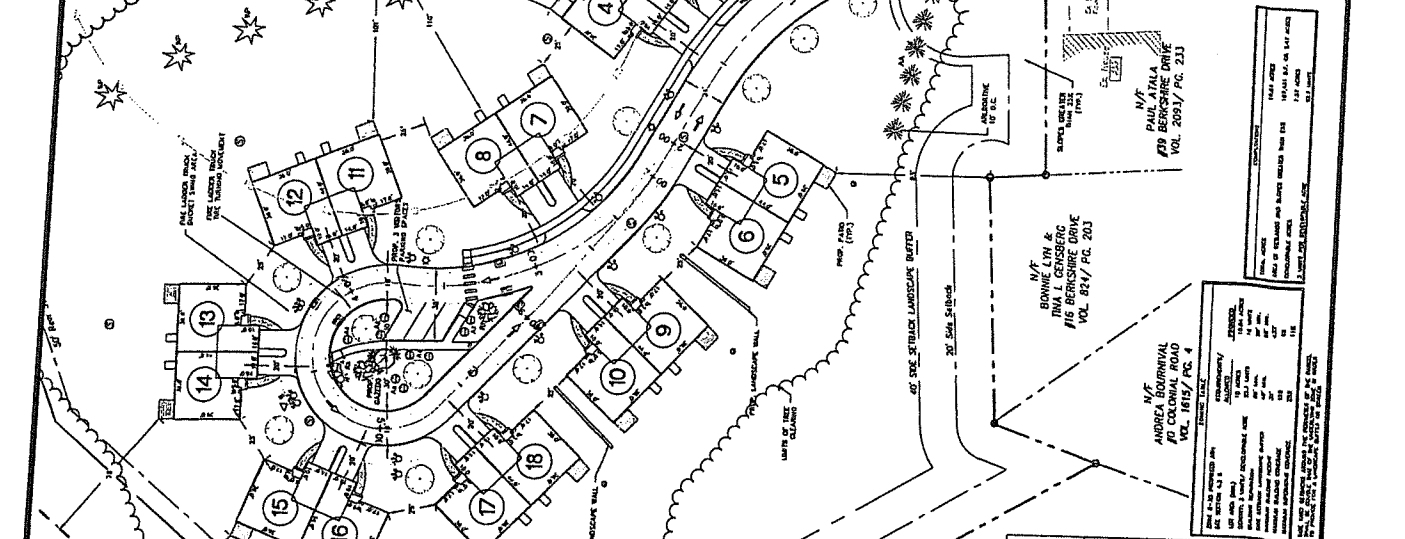
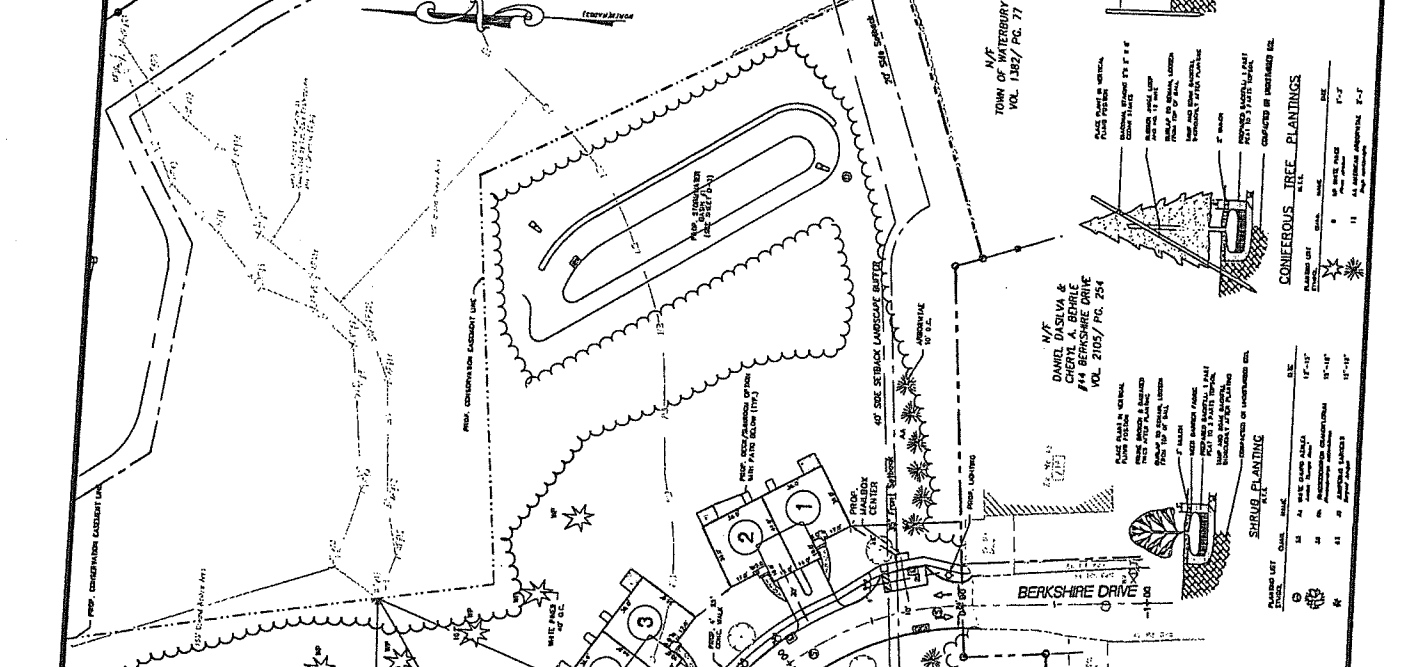
PLANTING SET: 10' x 10' (10' x 10' x 10' x 10')

CONIFEROUS TREE PLANTING

PLANTING SET: 10' x 10' (10' x 10' x 10' x 10')

SHRUB PLANTING

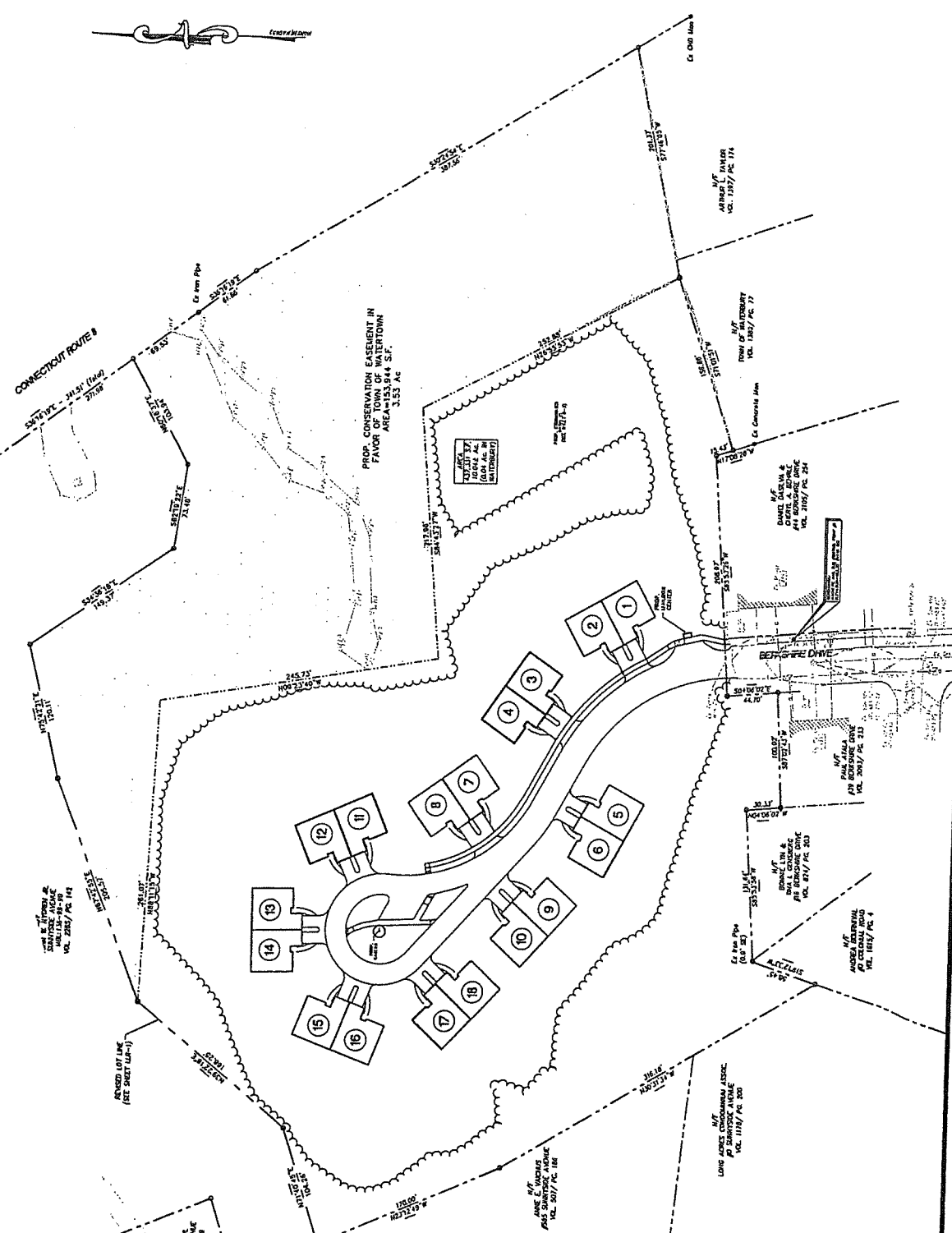
PLANTING SET: 10' x 10' (10' x 10' x 10' x 10')



NOTES

1. PROVIDE SLOPE AS SHOWN.
2. VERIFY ALL EXISTING UTILITIES.
3. VERIFY ALL EXISTING CONDUITS.
4. VERIFY ALL EXISTING FOUNDATIONS.
5. VERIFY ALL EXISTING ROOFING.
6. VERIFY ALL EXISTING FLOORING.
7. VERIFY ALL EXISTING PAINTS.
8. VERIFY ALL EXISTING FINISHES.
9. VERIFY ALL EXISTING MATERIALS.
10. VERIFY ALL EXISTING METHODS.
11. VERIFY ALL EXISTING PROCEDURES.
12. VERIFY ALL EXISTING STANDARDS.
13. VERIFY ALL EXISTING REGULATIONS.
14. VERIFY ALL EXISTING PERMITS.
15. VERIFY ALL EXISTING INSURANCES.
16. VERIFY ALL EXISTING BONDS.
17. VERIFY ALL EXISTING WARRANTIES.
18. VERIFY ALL EXISTING GUARANTEES.
19. VERIFY ALL EXISTING AGREEMENTS.
20. VERIFY ALL EXISTING CONTRACTS.

NOTES:
 1. THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.
 2. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CONNECTICUT.
 3. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THESE PLANS OR FOR THE RESULTS TO BE OBTAINED THEREFROM.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS.
 6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND FOR PROVIDING THE SAME TO THE ENGINEER.
 7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY INFORMATION AND FOR PROVIDING THE SAME TO THE ENGINEER.
 8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND FOR PROVIDING THE SAME TO THE ENGINEER.
 9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD PLANS AND FOR PROVIDING THE SAME TO THE ENGINEER.
 10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD SPECIFICATIONS AND FOR PROVIDING THE SAME TO THE ENGINEER.



kratzert Jones + associates, inc
 1000 W. MAIN ST. SUITE 200
 WATERBURY, CT 06705
 PHONE: (860) 931-2444
 FAX: (860) 931-2445
 EMAIL: INFO@KRATZERT.COM

SITE PROPOSED CONSERVATION EASEMENT

for
BERKSHIRE ESTATES
 BERKSHIRE DRIVE
 WATERTOWN, CT

SCALE 1" = 40'
 DATE AUGUST 16, 2023
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 225-002 5-2

DATE: 8/16/2023
 TIME: 10:00 AM
 PROJECT: BERKSHIRE DRIVE
 DRAWING NO.: 225-002
 SHEET NO.: P-1

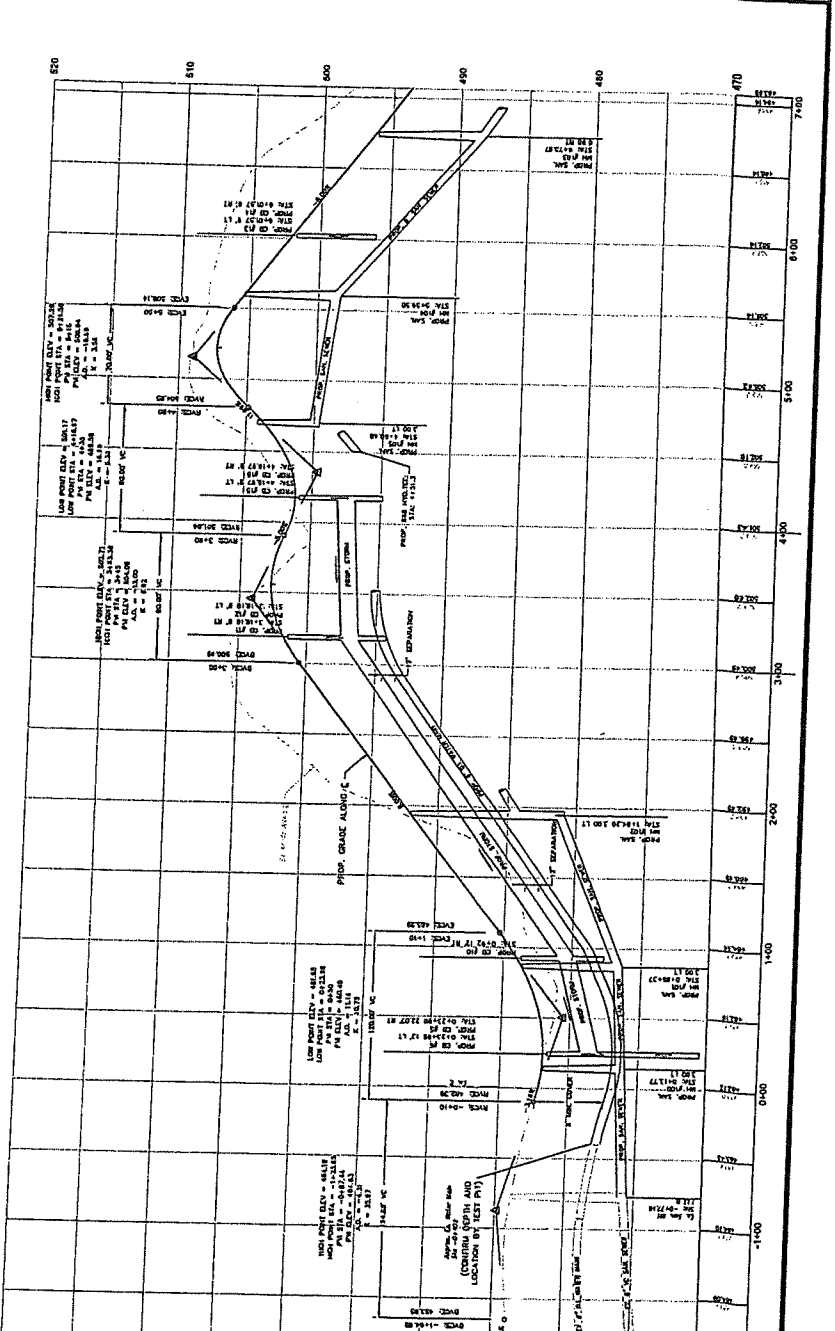
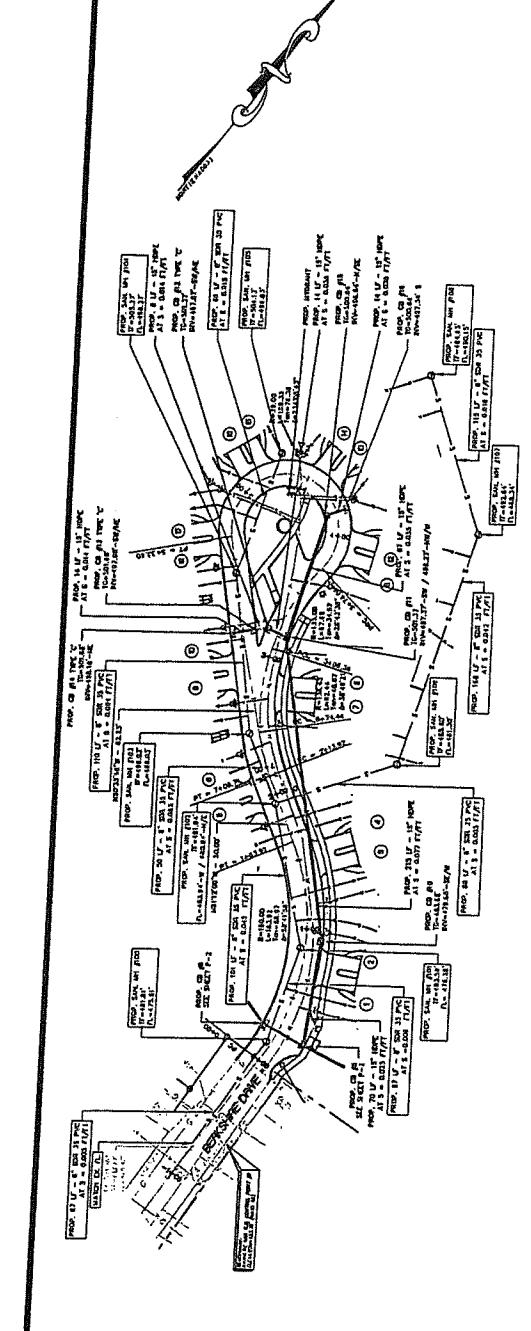
PLAN & PROFILE FOR
BERKSHIRE ESTATES DRIVE (PRIVATE)
 BERKSHIRE DRIVE
 WATERTOWN, CT

Kraemer & Jones Associates, Inc.
 100 WASHINGTON STREET
 WATERTOWN, CT 06105
 PHONE: (860) 947-1000
 FAX: (860) 947-1001
 WWW.KRAEMERANDJONES.COM

SCALE: 1" = 40' (HORIZONTAL)
 DATE: AUGUST 16, 2023

DATE: AUGUST 16, 2023
 SCALE: 1" = 40' (HORIZONTAL)
 DATE: AUGUST 16, 2023

DATE: AUGUST 16, 2023
 SCALE: 1" = 40' (HORIZONTAL)
 DATE: AUGUST 16, 2023



1. PROVIDE 1" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
2. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
3. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
4. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
5. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
6. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
7. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
8. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
9. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
10. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
11. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
12. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
13. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
14. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
15. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
16. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.
17. PROVIDE 6" DIA. AT THE PROPOSED WATER MAIN FOR EACH LOT.

DATE: 8/16/2023
 TIME: 10:00 AM
 PROJECT: BERKSHIRE DRIVE
 DRAWING NO.: 225-002
 SHEET NO.: P-1

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF KVA ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KVA ASSOCIATES, INC.

DATE: AUGUST 15, 2023

SCALE: 1" = 40' (HORIZONTAL)
1" = 4' (VERTICAL)

PROJECT NO.: 225-002

SHEET NO.: P.2

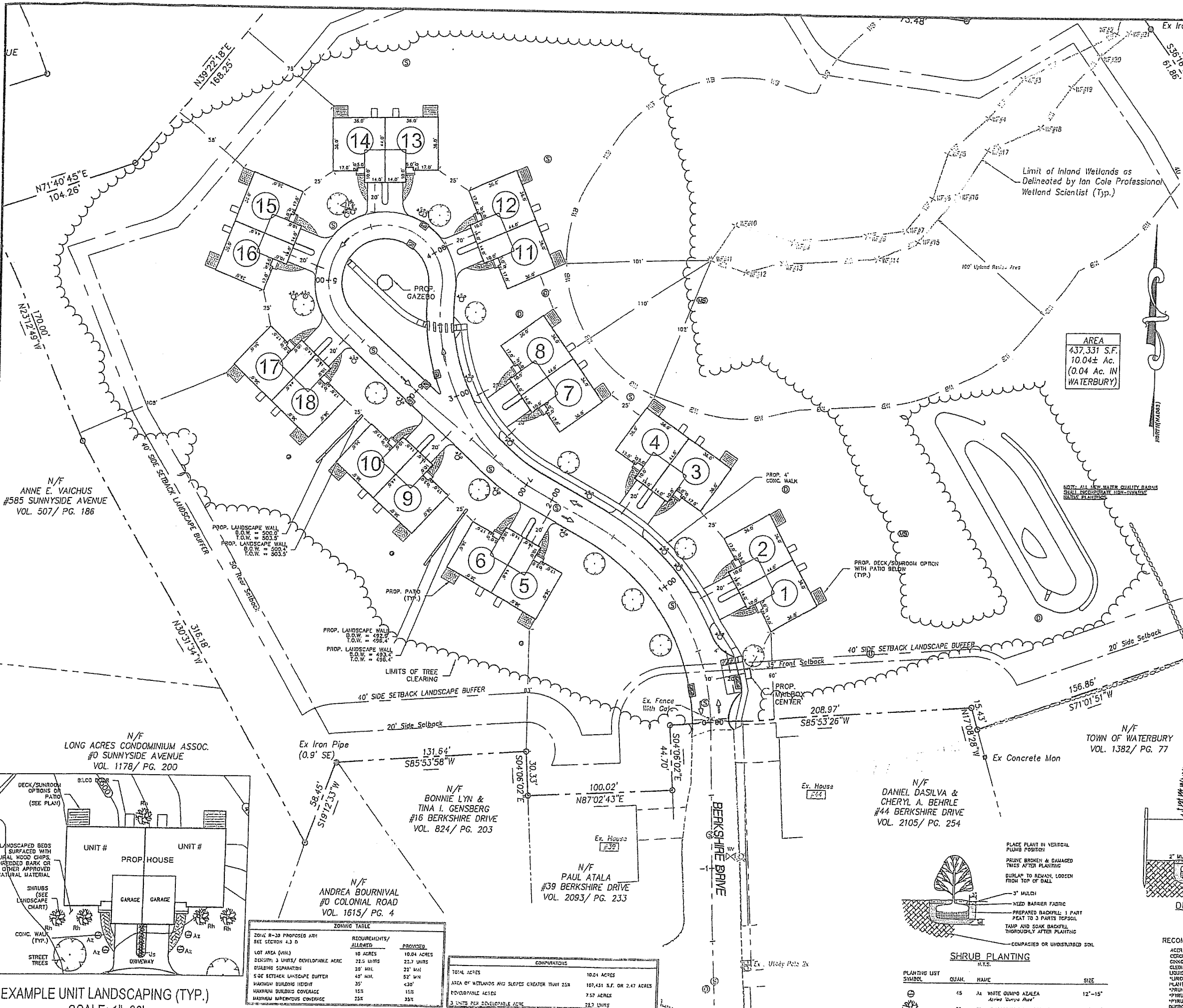
KVA ASSOCIATES, INC.
 1000 WASHINGTON STREET
 SUITE 200
 WATERTOWN, CT 06195
 TEL: 860.941.1111
 FAX: 860.941.1112
 WWW.KVA-ASSOCIATES.COM

PLAN & PROFILE FOR

**BERKSHIRE ESTATES
 STORM DRAINAGE
 LINE**

**BERKSHIRE DRIVE
 WATERTOWN, CT**

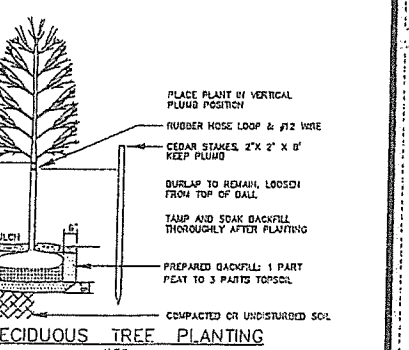
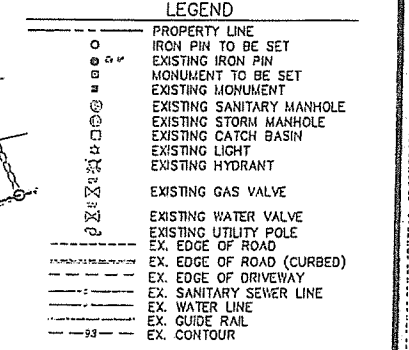




- NOTES:**
1. PARCEL OWNER: JOHN W. HYGREN JR.
 2. AREA: ± 10.04± Ac.
 3. ADDRESS: 4567 SUNNYSIDE AVENUE, WATERTOWN, CT
 4. ZONE: SEE ZONING TABLE
 5. SITE TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
 6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-822-4455.
 7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL OR THE APPROVAL IS NO LONGER VALID.
 8. ANY REGULATED ACTIVITY IN A DESIGNATED WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPARATE WETLANDS PERMIT.
 9. ALL ROOF LEADERS TO CONNECT TO STORM DRAINAGE SYSTEM OR DRAIN TO DAYLIGHT (SEE PLAN).
 10. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITY'S ENGINEER.
 11. THE COMMISSIONER'S DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICES MUST BE APPROVED BY THE WATERBURY POLICE DEPARTMENT.
 12. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT (860) 945-3266 AND (860) 945-5240, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 13. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
 14. PURPOSE IS FOR MULTI-FAMILY DEVELOPMENT.
 15. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
 16. PRESERVE AS MANY TREES AS POSSIBLE.
 17. DRIVEWAY GRADES NOT TO EXCEED 15%.
 18. TOWN STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
 19. PAVED APRONS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 20. ALL BUILDING AND SITE LIGHTING SHOULD BE LED AND FULL CUT-OFF.
 21. ANY DAMAGE TO CURBING OR WALKS TO BE REBUILT TO TOWN SPECIFICATIONS.
 22. ALL PROPOSED LIGHTS TO BE RECESSED FULL CUTOFF FIXTURES WITH RECESSED LENSES ONLY. LIGHTS TO BE LEDS.
 23. BUILDING LIGHTS TO BE DIRECTED TOWARDS THE GROUND AND ALL FLOOD LAMPS TO BE FULL CUTOFF WITH RECESSED LENSES ONLY. LIGHTS TO BE LEDS.

- LANDSCAPE NOTES**
1. ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
 2. SHRUBS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH SHRUB. SET SHRUBS UPRIGHT IN CENTER OF EACH PIT AND AT A DEPTH SO THAT THE FINISHED GRADE IS LEVEL AT THE PLANT. AFTER SETTING THE GRADE WILL BE THE SAME AS THE GENERAL LEVEL OF THE PLANT BED AND AT THE HEIGHT AS WHEN GROWING. WATER BACKFILL, PUDGE AND TAMP IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
 3. INSTALL SHREDDED BARK MULCH AND STONE MULCH TO DEPTH OF 3". STONE MULCH TO BE USED IN ALL ISLANDS. MULCH TO BE APPROVED BEFORE INSTALLATION.
 4. BARE AND DISTURBED AREAS SHALL BE SEEDER, IF NOT NOTED FOR TURF, PREPARE, SCARIFY AND APPLY SEED IN APPROVED MANNER.
 5. ALL PLANTING INCLUDING SEED BODIES SHALL BE NATIVE.
 6. ALL NEW WATER QUALITY BASINS SHALL INCORPORATE NON-BIWAIVE NATIVE PLANTING.

- LEGEND**
- PROPERTY LINE
 - IRON PIN TO BE SET
 - EXISTING IRON PIN
 - MONUMENT TO BE SET
 - EXISTING MONUMENT
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING LIGHT
 - EXISTING HYDRANT
 - EXISTING GAS VALVE
 - EXISTING WATER VALVE
 - EXISTING UTILITY POLE
 - EX. EDGE OF ROAD
 - EX. EDGE OF ROAD (CURBED)
 - EX. EDGE OF DRIVEWAY
 - EX. SANITARY SEWER LINE
 - EX. WATER LINE
 - EX. CURB RAIL
 - EX. CONTOUR



RECOMMENDED STREET TREES

PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
45	1	WHITE GUMBO AZALEA <i>Ardisia cuneata</i>	12"-15"
38	1	REDODONDRON GRANDIFOLIUM <i>Redodondron grandifolium</i>	15"-18"

Disclaimers:
The underground utilities shown have been located from limited field survey information and existing drawings. The engineer makes no guarantee that the underground utilities shown comprise of each utility in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY AND CERTIFICATION mean to the best of our knowledge, skill and belief as an engineer, and do not constitute an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION	DATE	DESCRIPTION
REVISION-7		
REVISION-6		
REVISION-5		
REVISION-4		
REVISION-3		
REVISION-2		
REVISION-1		

SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

John R. Scroggins
CT P.E. & L.S. #13302

kratzer, jones & associates, inc.
CIVIL ENGINEERS - LAND SURVEYORS
SITE PLANNERS - BUILDING ENGINEERS

P.O. BOX 337
1755 MERRICK-WATERBURY RD.
WALDALE, CT 06467-0337

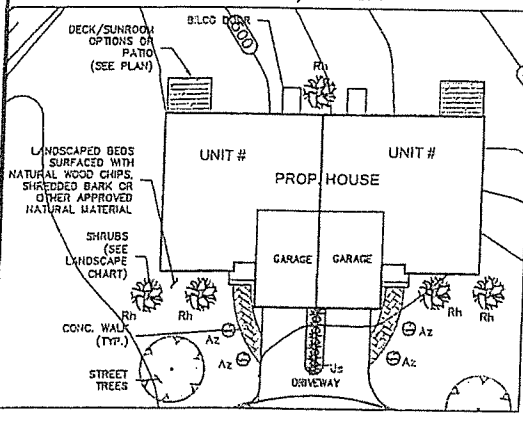
PHONE: (860) 621-3636
FAX: (860) 621-3609
EMAIL: INFO@KJAZENT.COM

SITE LAYOUT & LANDSCAPING PLAN

for
NEWPORT REALTY
BERSHIRE ESTATE WATERTOWN, CT

SCALE: 1" = 30'
AUGUST 6, 2025

KJA FILE NO.: 205 001
DRAWING NO.: 04



EXAMPLE UNIT LANDSCAPING (TYP.)
SCALE: 1" = 20'

ZONING TABLE

ZONE	REQUIREMENTS/ALLOWED	PROVIDED
LOT AREA (MIN)	10 ACRES	10.04 ACRES
DENSITY (3 UNITS/DEVELOPABLE ACRE)	22.5 UNITS	22.5 UNITS
DISABLING SEPARATION	30' MIN.	22' MIN.
5' SIDE SETBACK LANDSCAPE BUFFER	40' MIN.	52' MIN.
MAXIMUM BUILDING HEIGHT	35'	43'
MAXIMUM BUILDING COVERAGE	15%	15%
MAXIMUM IMPERVIOUS COVERAGE	25%	25%

COMPARISONS

DESCRIPTION	AREA
TOTAL ACRES	10.04 ACRES
AREA OF WETLANDS AND SLOPES GREATER THAN 25%	107,431 S.F. OR 2.47 ACRES
DEVELOPABLE ACRES	7.57 ACRES
3 UNITS PER DEVELOPABLE ACRE	22.5 UNITS

N/F ANNE E. VAICHUS
#585 SUNNYSIDE AVENUE
VOL. 507/ PG. 186

N/F LONG ACRES CONDOMINIUM ASSOC.
#0 SUNNYSIDE AVENUE
VOL. 1178/ PG. 200

N/F BONNIE LYN & TINA I. GENSBURG
#16 BERSHIRE DRIVE
VOL. 824/ PG. 203

N/F ANDREA BOURNIVAL
#0 COLONIAL ROAD
VOL. 1615/ PG. 4

N/F PAUL ATALA
#39 BERSHIRE DRIVE
VOL. 2093/ PG. 233

N/F DANIEL DASILVA & CHERYL A. BEHRLE
#44 BERSHIRE DRIVE
VOL. 2105/ PG. 254

N/F TOWN OF WATERBURY
VOL. 1382/ PG. 77



Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise of such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CONSENT AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7
REVISION-6
REVISION-5
REVISION-4
REVISION-3
REVISION-2
REVISION-1
PROJECT:
DR: MFC, AD SR: LF DR: ---

James H. Schermer
C.T.P.E. & L.S. #11302
SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 WETHERS - WATERBURY RD.
WILDALE, CT 06467-0337
PHONE: (860) 821-3638
FAX: (860) 821-9809
EMAIL: INFO@KRATZERTJONES.COM

GRADING & EROSION CONTROL PLAN

for
NEWPORT REALTY

BERSHIRE ESTATE WATERTOWN, CT

SCALE: 1" = 30'
DATE: AUGUST 6, 2023
DRAWING NO.:
KJA FILE NO.:

- SYMBOLS LEGEND**
- ⊙ PROP. CONSTRUCTION ENTRANCE
 - ⊕ PROP. ROOF LEADER
 - ⊖ PROP. FOOTING DRAIN OUTLET
 - ⊗ PROP. SILT FENCE
 - ⊘ PROP. MULCH LOGS IN FRONT OF SILT FENCE
 - ⊙ PROP. MULCH LOGS AND FILTER FABRIC AT INLETS

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: October 16, 2025

Re: Rockdale Avenue/ Court Zone Change B-G1 to R-G

Summary

This zone change seeks to increase zoning conformity in the neighborhood of Rockdale Avenue and Rockdale Court. Currently there are fourteen (14) residential properties in the neighborhood which are currently zoned as B-G1, the reason for this is uncertain, but statements from residents of these homes have said it was due to a previous zone change for a commercial business. Due to these residences being in a business zone it causes them to have to go to the zoning board of appeals to be allowed to do what other residential zones can do, such as expansions to their homes. In order to alleviate this the Planning and Zoning Commission is seeking to change the zone of the affected properties to that of the R-G zone which is located across Steele Brook.

Properties to Change

The following are the addresses of the properties which would have their zone changed to R-G.

Rockdale Ave: 66, 60, 54, 48, 42, 30, 18, 14, 13, 33, 37, 47

Rockdale Ct: 26

Welton St: 0

Plan of Conservation and Development

By allowing for this neighborhood to become an R-G zone, not only will these properties become more in compliance with the towns zoning regulations, it will also allow for increased residential development if so desired by those living there, helping to meet goal 4 of the Plan of Conservation and Development "Diversify Watertown's Housing Stock to Support a Range of Incomes, Family Sizes, and Ages".

Zone Change Petition

A zone change petition was received by the commission on October 1, 2025 asking for the commission to initiate the zone change. On this petition six (6) signatures were received representing six (6) different addresses which would be affected. This petition represents approximately 43% of the properties which will be affected, though it would be more accurate to say 46% as one of the properties is an empty lot which is being used as a backyard for a residential property.

Possible Motion

Motion to change the zone of 66, 60, 54, 48, 42, 30, 18, 14, 13, 33, 37, 47 Rockdale Avenue, 26 Rockdale Court, and 0 Welton Street from B-G1 to R-G.

PETITION TO WATERTOWN PLANNING & ZONING COMMISSION

We, the undersigned residents of Rockdale Avenue, Watertown, CT, do hereby request that the Watertown Planning and Zoning Commission amend the Watertown Zoning Regulations so that the residential properties on Rockdale Avenue are reclassified from a BG Zone to an RG Zone. The residential properties were originally zoned as the RG Zone.

NAME ADDRESS PHONE/EMAIL DATE

Geoffrey Miko 54 Rockdale Ave Jbunker@hotmail.com 09/26/2025

Robert Doback 42 Rockdale Ave. Robert.Doback@gmail.com 09-26-2025.

John Congiu 33 Rockdale Ave. jcongiu@aol.com 09/26/2025

George J. Tresky 47 Rockdale Ave 2038029654 9/27/25

Ramin Liviana 30 Rockdale Ave. 631489-9949 9/27/25

Benjamin Pizant 48 Rockdale Ave 9/27/25

FRANKLIN G. PILICY*
FPilicy@prwpc.com

BENJAMIN A. SAAVEDRA*
BSaavedra@prwpc.com

KARA J. SUMMA
KSumma@prwpc.com



PILICY & RYAN, P.C.

ATTORNEYS AT LAW

www.PRWPC.com

235 Main Street

Watertown, Connecticut 06795

Phone (860) 274-0018

Fax (860) 274-0061

CHARLES A. RYAN*
Cryan@prwpc.com

JILLIAN A. JUDD
JJudd@prwpc.com

JONATHAN R. CHAPPELL
JChappell@prwpc.com

DONALD J. RINALDI, AS OF COUNSEL
**Also Admitted in MA*

November 24, 2025

VIA HAND DELIVERY

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

**RE: Application for Zoning Regulations Text Amendment
Proposed Text Amendment
The Mabel LLC ("Applicant")
Franklin G. Pilicy ("Agent")
Regulations Section 2.2 BO District, Section 2.2 E Residential Related
NEW E 5 Reuse of Existing Office Building for up to 10 Residential Units
("S")**

Zoning Commission:

This Application is for a regulation/text amendment to add to the Section 2.2 E, Residential Related uses in the BO District the following as a New Subsection.

NEW- E 5 Reuse of Existing Office Building for up to 10 Residential Units ("S")

Statement of Consistency with the Town of Watertown Plan of Conservation and Development, effective January 19, 2018 ("Plan")

The Plan encourages development in areas with existing infrastructure and near transportation. The Plan calls for expansion of housing opportunities and choices (Plan Page 3-1).

The Plan calls for Expanded Housing Opportunities and design choices to accommodate a variety of household types and needs. (State of Connecticut Growth Management Principal, Plan Page 3-3).

The Plan recommends evaluating ways to make the zoning regulations less restrictive for multi-family developments in addition, the expansion of housing options for the Town's growing senior population is a priority of the Plan. (Watertown POCD Consistency Analysis, Plan Page 3-3).

Goal 4: Diversify Watertown's Housing Stock to Support a Range of Incomes, Family Sizes, and Ages. Objective 4-1: Modify zoning and policies to encourage diversity and variety of housing to respond to Watertown's changing demographic trends. While Watertown's overall population has been stable over the last decade, there have been dramatic shifts in household composition that in turn impact demand for different types of housing. Compared to a decade ago, Watertown has fewer families with children, more people living alone, and more elderly residents. Watertown should continue diversify its housing stock in order to respond to these recent demographic changes. The Plan does not recommend expanding multi-family residential zones. However, consideration should be given to small scale multi-family "infill" developments and multi-family dwelling units in mixed-use settings. (Plan Page 4-11)


Consider modifying the zoning regulations to permit multi-family developments on properties less than three acres in size (Objective 4-1 Strategies and Action Items, Plan Page 4-11).

It is respectfully requested that this be placed on the Agenda for December 03, 2025 Planning and Zoning Commission Agenda to schedule a Public Hearing. In support of this Application please find the following:

1. Copy of Deed
2. Copy of Assessor's Card
3. Application fee in the amount of \$

If you have any questions or concerns, please contact the undersigned at your convenience.

PILICY & RYAN, P.C.



Franklin G. Pilicy, Esq.
Its Agent

After recording return to:
Cicchetti Tansley & McGrath LLP
500 Chase Parkway
Waterbury CT 06708

**STATUTORY FORM
WARRANTY DEED**

TOWN OF WATERTOWN, a municipality in the State of Connecticut, for consideration of \$125,000.00 paid, grants to **THE MABEL, LLC**, a Connecticut Limited Liability Company with a principal place of business of 106 Pineridge Drive, Oakville, Connecticut, with **WARRANTY COVENANTS**, the following described premises:

All that certain piece or parcel of property located in the Town of Watertown, County of Litchfield and State of Connecticut, known as 37 DeForest Street, being more particularly described on Schedule A attached.

Said premises are free and clear of all encumbrances and defects of record, except:


1. Building lines, if established, and all provisions of any building zone ordinance and planning ordinance enacted by the Town of Watertown, and any and all provisions of any ordinance, municipal ordinance or regulation, or state or federal statute or regulation.
2. Taxes on the Grand List of 2021 and thereafter.
3. Notes and Notations as shown on said maps.
4. Building Restrictions as contained in a deed from, the First Ecclesiastical Society of Watertown to the Town of Watertown dated May 8, 1894 and recorded May 8, 1894 in Volume 28 at Page 637 of the Watertown Land Records.
5. Passway Rights and Restriction as contained in a deed from the First Ecclesiastical Society of Watertown to the Town of Watertown dated June 28, 1905 and recorded July 11, 1905 in Volume 46 at Page 178 of the Watertown Land Records.
6. Notice for Land Records of the Watertown Historic District by the Town of Watertown dated November 18, 2001 and recorded November 26, 2001 in Volume 1070 at Page 19 of the Watertown Land Records.

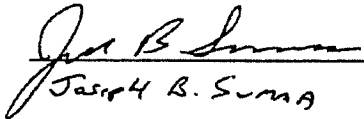
Signed this 26th day of October, 2022.

WITNESSES:


Paul R. Jessell

TOWN OF WATERTOWN


By: Mark Raimo, Town Manager
Duly Authorized


Joseph B. Summa

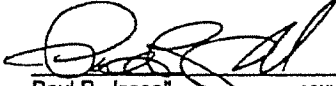
STATE OF CONNECTICUT:

ss: Watertown

October 26, 2022

COUNTY OF LITCHFIELD:

On this the 26th day of October, 2022, personally appeared Mark Raimo, Town Manager for the Town of Watertown, signer and sealer of this foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of the Town of Watertown.


Paul R. Jessell
Commissioner of the Superior Court
CONVEYANCE TAX RECEIVED
TOWN \$.00
WATERTOWN TOWN CLERK

SCHEDULE A
37 DeForest Street
Watertown, CT

A certain piece of land situated in the center of said town of Watertown and is a part of the "Green" so called, said piece of land is 90 feet in width from North to South at its widest point and running from highway to highway in an easterly and westerly direction bounded and described as follows:

Commencing at a point 180 feet from the S.E. Corner of the grounds of The First Ecclesiastical Society of Watertown measuring from a point one foot north of a rock marked "T.M." thence running N. 34° W. to a stone bounded marked on the top with a letter "C" (which point is S. 15 ½° E from two established bounds on the old school house grounds, so called, 254 4/10 feet from a stone bound marked "C") thence N 87° W. 172 feet to stone bound marked "C" which bound is N. 47° E. 127 9/10 feet from a stone marked "M.Z.C" at S.W. corner of said societies' grounds. Also 35 ½° E. from N.E. corner of Miss Lydia Woodward's land 165 2/10 feet from stone bound marked "C".

Intending to convey to said Town of Watertown all of the ground belonging to said Society lying north of said line described as thence at 87° W. 172 feet, should the distance be more or less than 172 feet and on the other three sides described by the now existing circular highway and not exceeding 90 feet in width – said land is conveyed for the purpose of building a Town Hall thereon.

This deed is upon this condition that said Hall shall be built of brick and stone and shall not be erected nearer than five feet to any line, and that the architecture of the same as shall be shown by these plans shall be acceptable to the Committee of said Society.

Together with a certain piece of land lying in the center of said town described as follows:

Commencing at a stone bound marked with a letter "C" on the top at its southeast corner of the piece sold to the town of Watertown on the 8th day of May 1894 said bound being twenty six feet in a southwesterly direction from the underpinning at the southwest corner of the new Town Hall and running south eighty three degrees east one hundred and ninety six feet to a stone bound set in the ground with a letter "C" on top. Thence north thirty four degrees west forty feet eight inches to the southeast corner of the piece presently sold to the Town of Watertown where stone bound was set, said bound now being removed forty feet eight inches southeasterly to the southeast corner of this described piece.

Bounded northerly by land of the Town of Watertown, Easterly on highway, southerly on land of said Society, westerly it runs to a point.

Intending to convey to said Town of Watertown all of the land north and west of said described lines.

Together with the right, title, interest, claim and demand whatsoever, as it the said releasor has or ought to have, in or to a certain piece of land, lying South of the New Town Hall, in said Watertown, and North of land sold to Dr. Walter S. Munger and Bennett C. Atwood, and being about 50 feet wide, more or less, and running from highway to highway on the East and West sides.

RECEIVED FOR RECORD
Nov 07, 2022 02:22:53P
Lisa M. Dalton
TOWN CLERK
WATERTOWN, CT

Unique ID: 008649

Watertown

Card No: 1 of 1

37 DEFOREST ST

99A 62 1

BC

11/21/2025

C120

11/18/2025

THE MABEL LLC
106 PINERIDGE DR, OAKVILLE, CT 06779

2269/0200 11/7/2022

Warranty Deed

No 125,000

TOWN OF WATERTOWN

0028/0063

No 0

1456-2022 12/28/2022 The existing flooring in the basement is rotting - this is to be removed to expose the concrete below
70999 12/9/2016 INSTALL EL NETWORK CABLE
70841 10/20/2016 L.E.D. RETROFIT

Genus/Tract	0000	0000	490	93,700	Code	Quantity	Value
Day Map ID					21-Commercial Land	0.62	65,590
GIS ID					22-Commercial Building	1.00	15,260
Route					23-Commercial Outbuilding	2.00	3,150
District							
Utilities	Sewer, Public Water						
Land Type	Acres	490	Total Value	93,700			
Primary Site	0.62	0.00					
Total	0.6200	0.00		93,700			

Year	2025	2024	2023	2022	2021	Type	Acres	Value	Type	Acres	Value
Land	65,590	65,590	65,590	82,100	82,100						
Building	15,260	15,260	15,260	83,400	83,400						
Outbuilding	3,150	3,150	3,150	2,900	2,900						
Total	84,000	84,000	84,000	168,400	168,400						

6/5/2019 FUNC=UPPER STORY UNUSEABLE DBA : TOWN HALL 12/20 = INT INSPECTION, VACANT . FUNC & PHYS. INCREASED

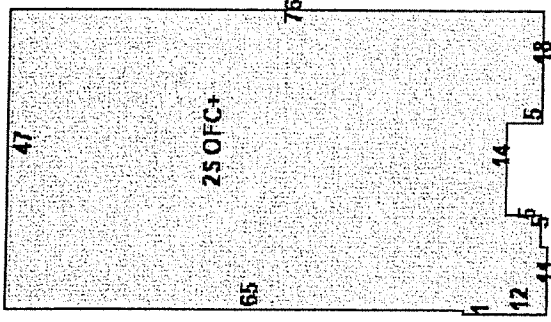
Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2023

Unique ID: 008649

Watertown

37 DEEFOREST ST



Building Use	Office	7048
Class	Masonry	3524
Overall Condition	Fair	
Construction Quality	D	
Stories	2.00	
Year Built	1894	
Remodel		
Percent Complete	100	
GLA		7048
Basement Area		3524
Heating Type	Forced Hot Air	
Fuel Type	Typical	
Cooling Type	None	
Floors	Linoleum/Carpet	
Walls	Plaster/Drwall	
Wall Height		
Exterior Walls	Brick/Masonry/Below Aven	
Roof Type	Slate	
Roof Cover	HIP	

Type	Year	Condition	Area/Qty	Type	Year	Condition	Area/Qty
Lights in W/PL	1950	Average	1				
Paving	1950	Average	2000				

Information may be deemed reliable, but not guaranteed.

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.

ECHO LAKE ROAD

SUBDIVISION PERMITTING PLAN SET - NOT FOR CONSTRUCTION

MBL: 104-90-23A



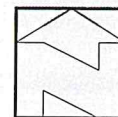
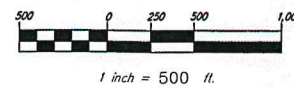
OWNER/APPLICANT
 ECHO ASSET, LLC
 PO BOX 571
 BETHLEHEM, CT

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

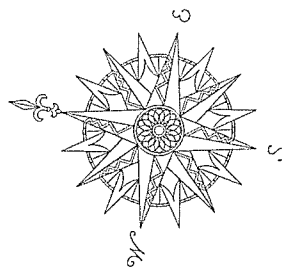
NOTE: ADDITIONAL IMPROVEMENTS AND/OR MODIFICATIONS MAY BE REQUIRED
 BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER IF FIELD CONDITIONS WARRANT.



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



AUGUST 1, 2025
 REVISED DECEMBER 17, 2025

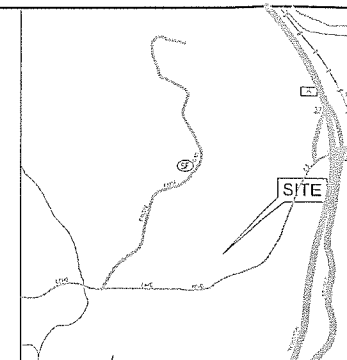


NOTES:

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 83 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, 1996 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. CURA ECHO LAKE ROAD WATERTOWN, CT" SCALE: 1"=60' MAR. 31, 1977 W.L.R. #2305



LOCATION MAP
NTS



WATERTOWN ZONING TABLE (IG-80 DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MINIMUM LOT AREA	80,000 SF	1,472,384 SF
MIN. FRONTAGE	50'	1,036.22'
MAX. FLOOR AREA RATIO	0.5	--
MAXIMUM HEIGHT	60'	--
MAXIMUM STORIES	4	--
BLDG. SETBACKS:		
FRONT YARD:	50'	--
SIDE YARD:	10' / 50*	--
REAR YARD:	50*	--
MAXIMUM LOT COVERAGE	80 %	--
MAXIMUM BUILDING COV.	40 %	--

*ABUTTING A RESIDENTIAL ZONE

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	WETLAND LINE
	100' WETLAND RELOCATED AREA
	EXISTING GRADE RAIL
	HYDRANT
	WATER VALVE
	EXISTING WATER MAIN
	EXISTING STONE WALL
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING FENCE
	STORM DRAINAGE MANHOLE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	UTILITY POLE
	MONUMENT
	IRON PIPE/POST

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

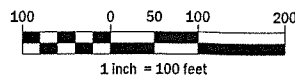
COPYRIGHT © 2025
SCALE: 1" = 100' FEBRUARY 13, 2025
REVISED: FEBRUARY 26, 2025 - REVISED WETLAND SETBACK
SEPTEMBER 25, 2025 - REVISE ZONING TABLE
PROJ. NO.: 1014

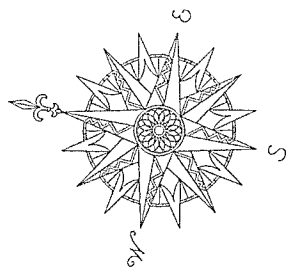


LAND SURVEYING - LAND PLANNING
44 Fair Street
Wallingford, CT 06492
1 John Street
Millerton, NY 12546
Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

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



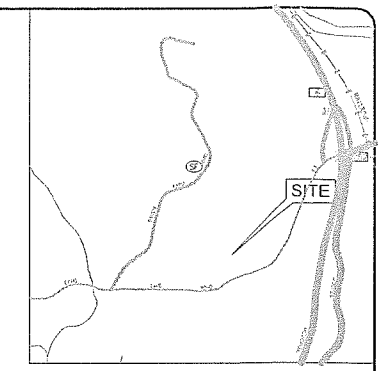


NOTES:

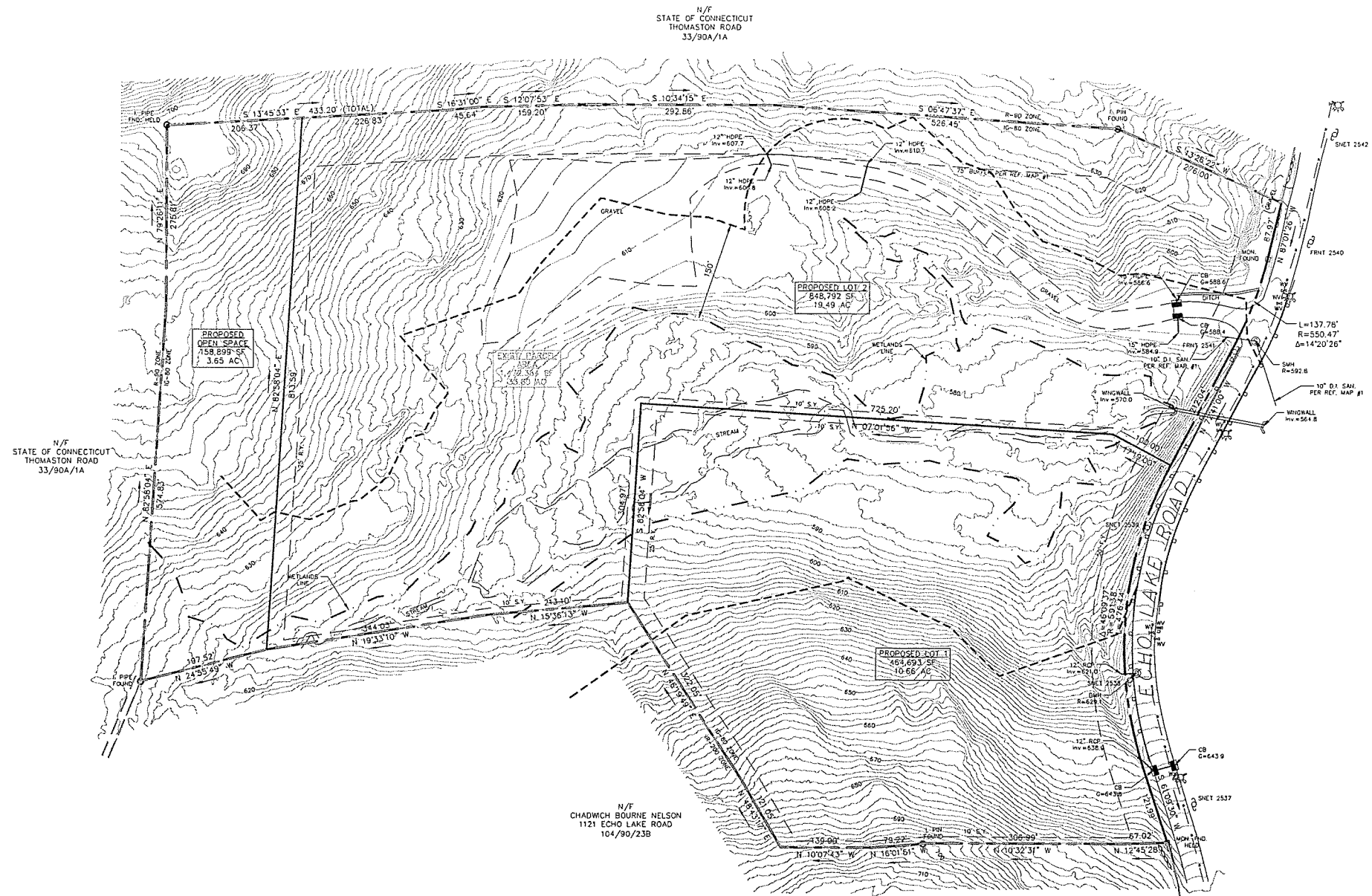
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED
2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS 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, 1996 W.L.R. #3308
3. "MAP PREPARED FOR THE SELTZER ORGANIZATION ECHO LAKE ROAD WATERTOWN, CONNECTICUT" SCALE: 1"=100' OCT. 14, 1986 W.L.R. #2520
4. MAP OF PROPERTY OF ESTATE OF PETER B. CURA ECHO LAKE ROAD WATERTOWN, CT" SCALE: 1"=60' MAR. 31, 1977 W.L.R. #2305



LOCATION MAP
NTS



WATERTOWN ZONING TABLE (IG-80 DISTRICT)				
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

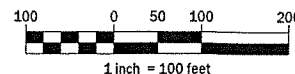
	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	WETLAND LINE
	100' WETLAND REGULATED AREA
	EXISTING GRADE RAIL
	PROPOSED PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING FENCE
	STORM DRAINAGE MANHOLE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	UTILITY POLE
	MONUMENT
	IRON PIN/PIPE

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

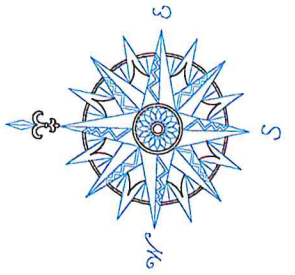


LAND SURVEYING - LAND PLANNING
44 Fair Street
Wallingford, CT 06492
1 John Street
Millerton, NY 12546
Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

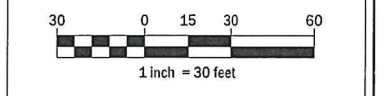


TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492



NO.	REVISION	DATE
1	REV PER TAHD	9/18/25
2	REV PER SUBDIVISION	9/25/25
3	REV EOP PER TRUCK TURNING	12/10/25
4	REV PARKING ISLANDS	12/17/25
Previous Editions Obsolete		



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

**LOT 1
GRADING &
DRAINAGE PLAN**

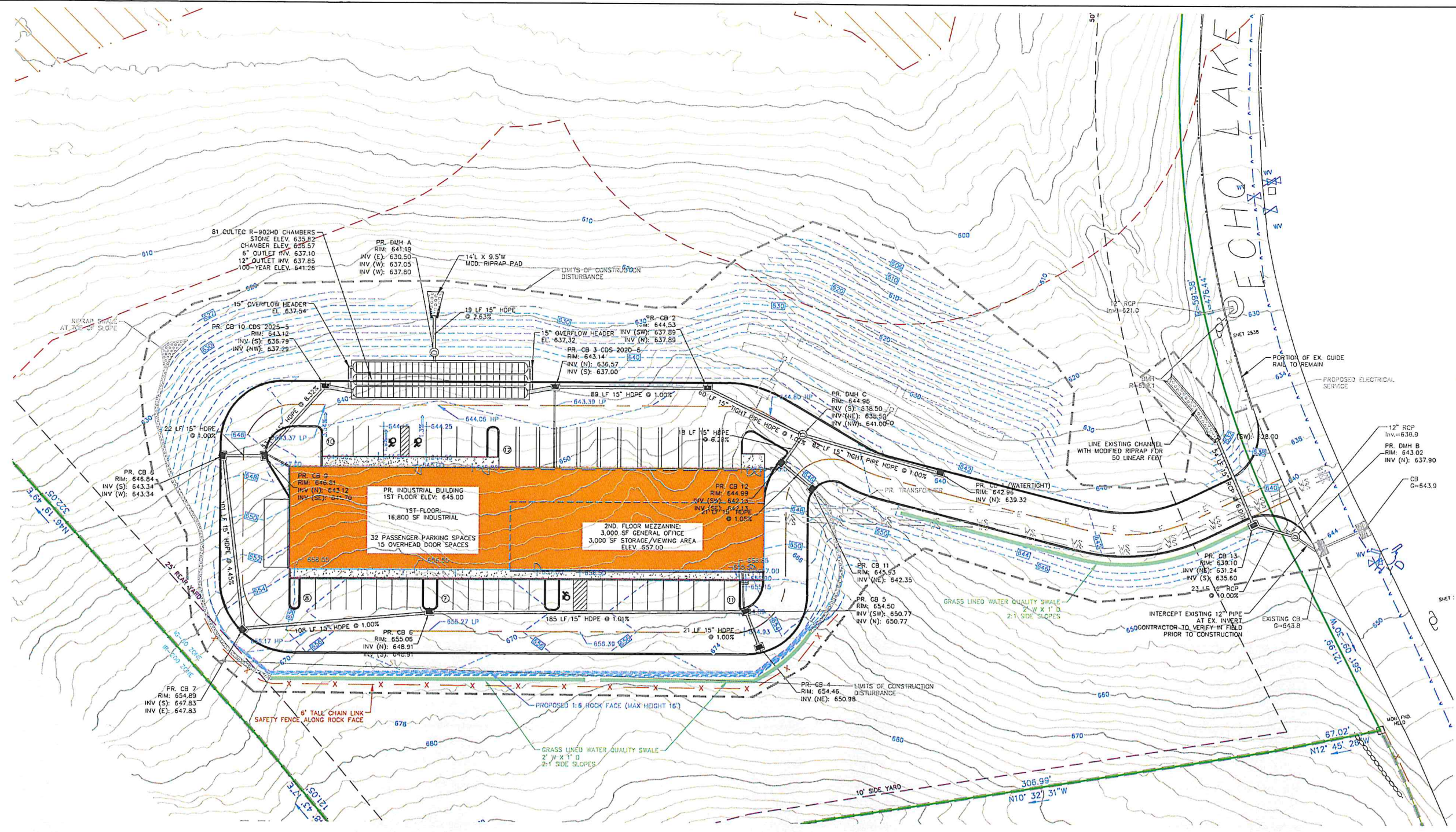
**ECHO LAKE ROAD
MBL: 104-90-23A**

WATERTOWN CONNECTICUT



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

	DESIGN EJ	APPROVED CJ
	SCALE: 1" = 30'	
	DATE: 01.AUG.2025	
	PROJECT NO.: 4164 CADD FILE NAME: 4164 DRAWING NO.: C2.2	



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED SAFETY FENCE
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM DRAINAGE PIPING

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 SHALL BE ABANDONED ACCORDING TO UTILITY COMPANY REQUIREMENTS.
- 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 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 INSTALLED 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 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 _____

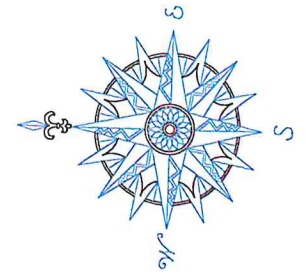
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

OFFICER _____ Date _____

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

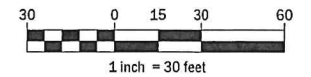
Director _____ Date _____

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



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

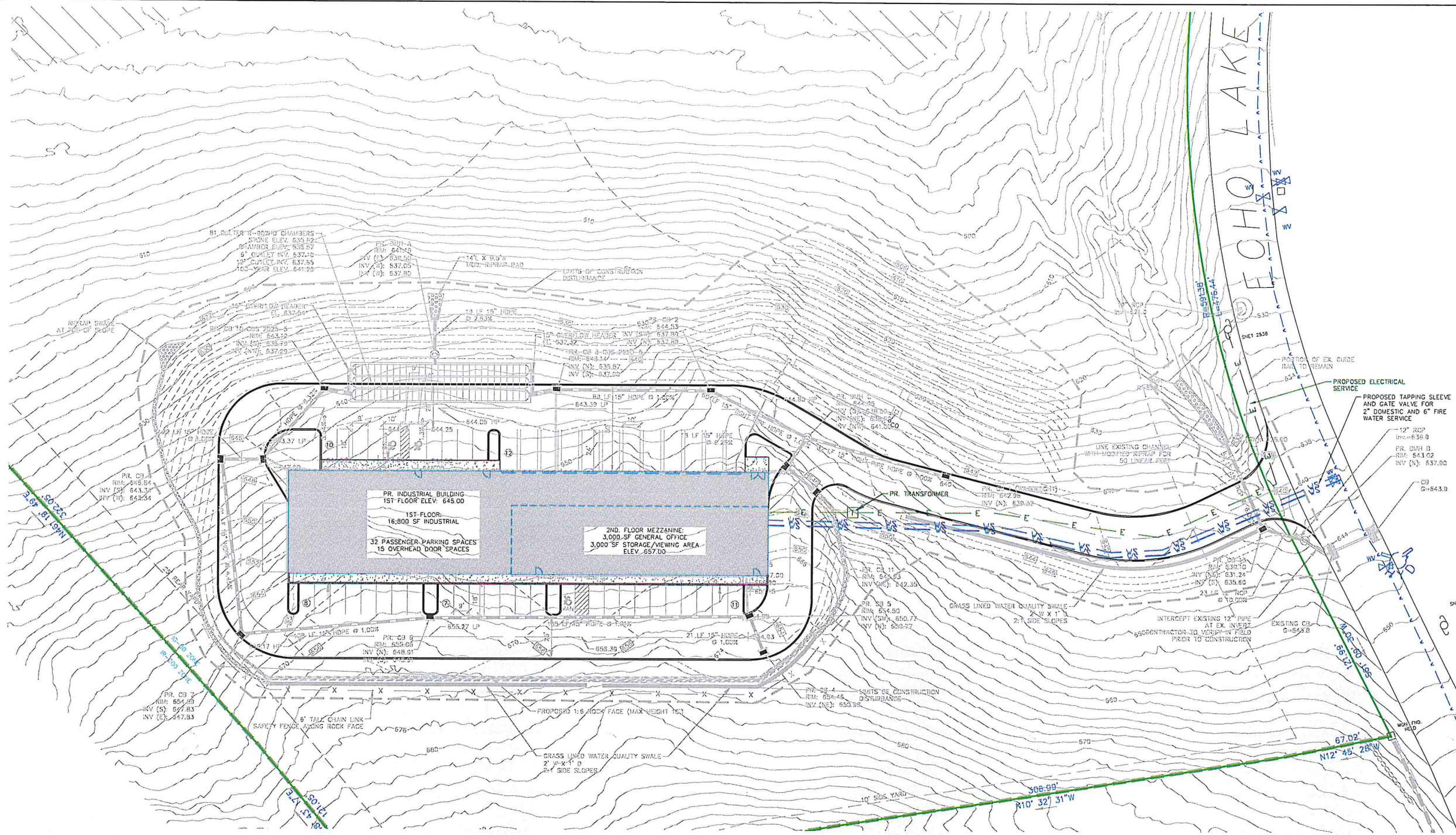
WATERTOWN CONNECTICUT



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

DATE:	01 AUG 2025
PROJECT NO.:	4164
CADD FILE NAME:	4164
DRAWING NO.:	C2.3

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



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- BIRAP SWALE
- PROPOSED SAFETY FENCE
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- 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

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

APPROVED BY THE WATERTOWN TOWN ATTORNEY

APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

Chairman/Secretary Date

Chairman/Secretary Date

Town Attorney Date

APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER

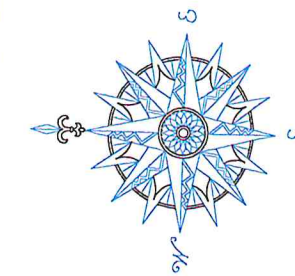
APPROVED BY THE TOWN ENGINEER

APPROVED BY THE TOWN ENGINEER

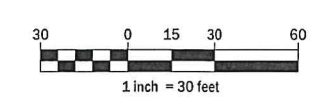
OFFICER Date

Director Date

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
EROSION CONTROL
PLAN

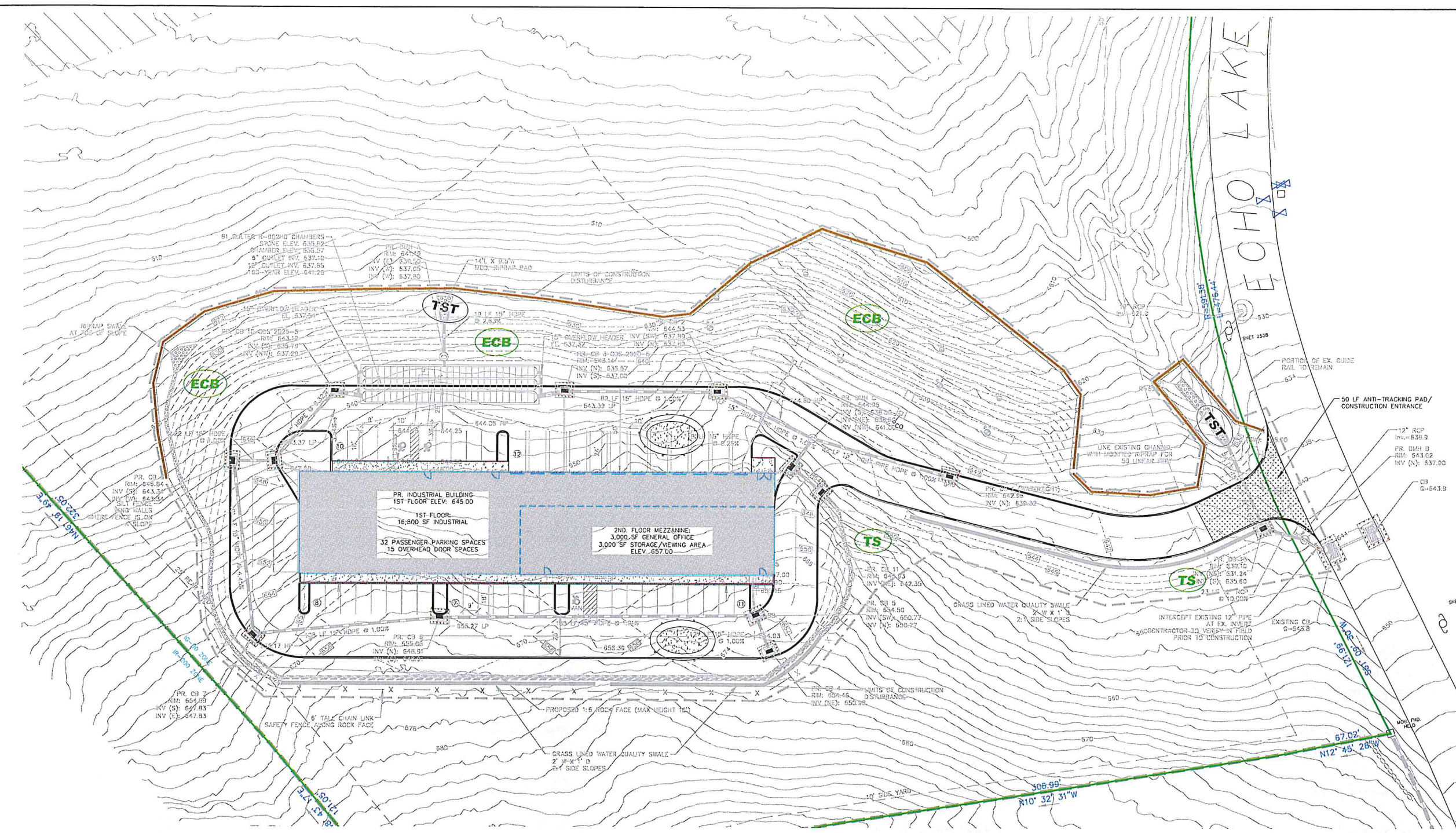
ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT



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

	DRAWN BY: APPROVED BY: SCALE: 1" = 30" DATE: 01 AUG 2025 PROJ. NO.: 4164 CAD FILE NAME: 4164 DRAWING NO.: C 2.4
--	---



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED SAFETY FENCE
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM DRAINAGE PIPING
- TEMPORARY SOIL STOCKPILE AREA
- PROPOSED SILT FENCE W/STAKED HAYBALES
- STABILIZED CONSTRUCTION ENTRANCE
- AREA TO BE TOPSOILED & SEEDED
- PERMANENT EROSION CONTROL BLANKET
- TEMPORARY SEDIMENT TRAP

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 _____

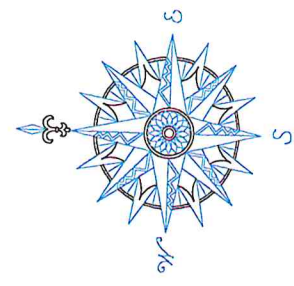
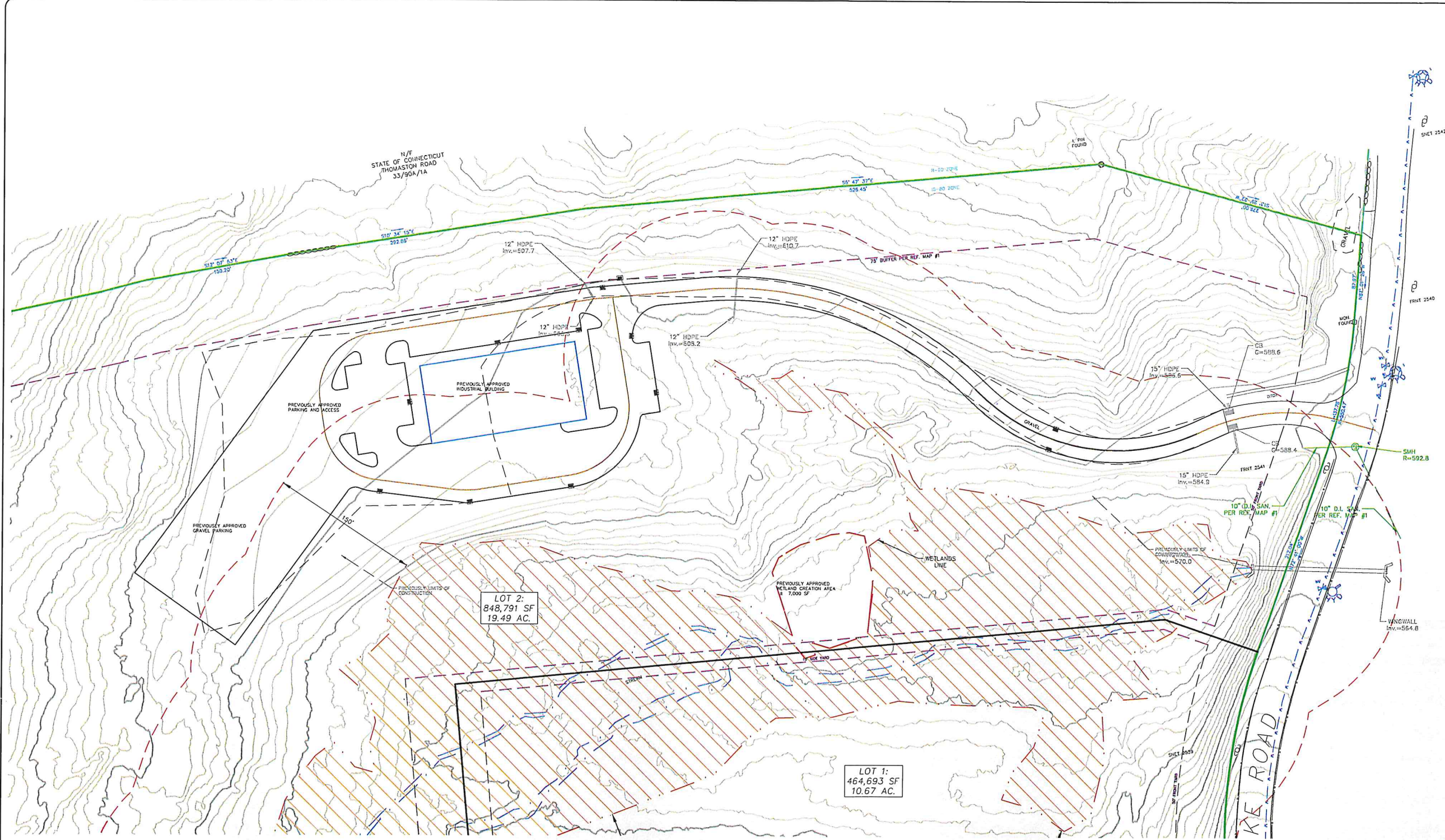
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

Officer _____ Date _____

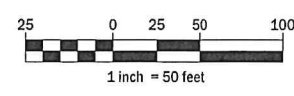
APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER
TOWN OF WATERTOWN

Director _____ Date _____

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



NO.	REVISION	DATE
1	ADD SHEET PER SUBDIVISION	9/25/25
2	REV PER APPROVED PLAN	12/17/25
Previous Editions Obsolete		



ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

LOT 2
REFERENCE PLAN

ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT



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

	DRAWN BY: SCALE: DATE: PROJECT NO.: CADD FILE NAME: DRAWING NO.:	APPROVED BY: 1" = 50' 01 AUG 2025 4164 4164 C 2.5
--	---	--

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PREVIOUSLY APPROVED EDGE OF PAVEMENT
- EXISTING GRAVEL DRIVE
- PREVIOUSLY APPROVED WATER SERVICE
- PREVIOUSLY APPROVED SANITARY SEWER
- LIMITS OF CONSTRUCTION DISTURBANCE

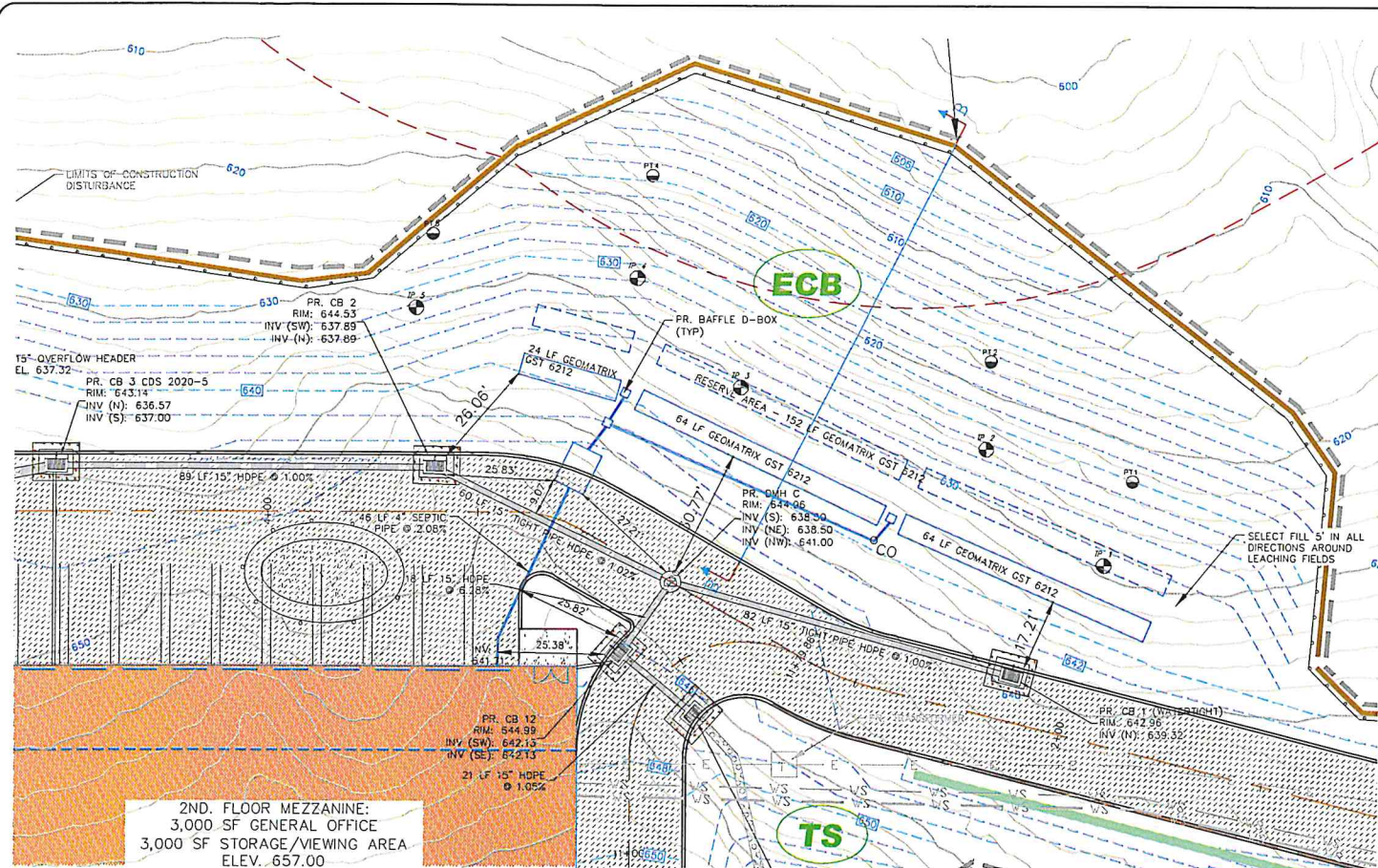
NOTES

1. THE IMPROVEMENTS DEPICTED ON THIS PLAN ARE TAKEN FROM THE PREVIOUSLY APPROVED PLAN SET ENTITLED "PLANS PREPARED FOR THE SAMBROOK GROUP", PREPARED BY KRATZERT, JONES, AND ASSOCIATES AND DATED AUGUST 4, 2021. SAID IMPROVEMENTS ARE NOT PART OF THE CURRENT PROPOSED APPLICATION FOR ECHO ASSET, LLC.

ZONING LOT 2

	REQUIRED:	PROVIDED (PREVIOUSLY APPROVED)
ZONE - INDUSTRIAL IG-80		
MINIMUM LOT AREA IN SF.	80,000 SF	848,791 SF
MIN ROAD FRONTAGE	50'	437.79'
MAX NUMBER OF STORIES FOR A BUILDING	4	2
MAX HEIGHT OF BUILDING OR STRUCTURE	60'	<50'
MAX FLOOR AREA RATIO	50%	2.07%
SETBACKS:		
MIN FRONT YARD	50'	95'
MIN SIDE YARD	10'/50'*	151'
MIN REAR YARD	25'/50'*	269'
MAX BUILDING COVERAGE	40%	1.51%
MAX TOTAL COVERAGE	60%	9.85%

*ABUTTING A RESIDENTIAL ZONE



SEPTIC AREA PLAN
SCALE: 1" = 20'

SOIL TESTING RESULTS

Deep Test Pit #1
July 11, 2025
0-10" Topsoil
10-40" Orange Brown Silty Loam
40-48" Tan Fine Sand with Trace Silt Roots at 28"
Boulders at 45"
No Ledge
No Groundwater

Deep Test Pit #2
July 11, 2025
0-12" Topsoil
12-42" Orange Brown Silty Loam
42-52" Tan Fine Sand with Silt
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 Loam
35-42" Tan Fine Sand with Trace Silt Roots at 22"
Ledge at 42"
No Groundwater

Deep Test Pit #4
July 11, 2025
0-9" Topsoil
9-26" Orange Brown Silty Loam
26-36" Tan Fine Sand with Trace Silt Roots at 20"
Ledge at 35"
No Groundwater

Deep Test Pit #5
July 11, 2025
0-12" Topsoil
12-30" Orange Brown Silty Loam
30-48" Tan Fine Sand with Trace Silt 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 PROVIDED

MLSS CALCULATION

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

- 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.
- MINIMUM SIZE SEPTIC TANK SHALL BE 2500 GALLONS AS REQUIRED BY THE STATE HEALTH CODE.
- SYSTEM IS DESIGNED BASED ON A PERCOLATION RATE OF 1" IN 10-10.0 MINUTES.
- MINIMUM SIZE OF LEACHING AREA REQUIRED BY THE STATE HEALTH CODE IS 1,900 SQUARE FEET.
- 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.
- 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.
- AREA OF LOT IS 33.8 ACRES.

INSPECTIONS

- 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.
- THE CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING THE ABOVE INSPECTIONS WITH THE TORRINGTON AREA HEALTH DISTRICT.
- 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.
- 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.
- 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)

No. 4	100
No. 8	95-100
No. 16	80-100
No. 30	50-85
No. 50	25-60
No. 100	5-30
No. 200	0-10
No. 425	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

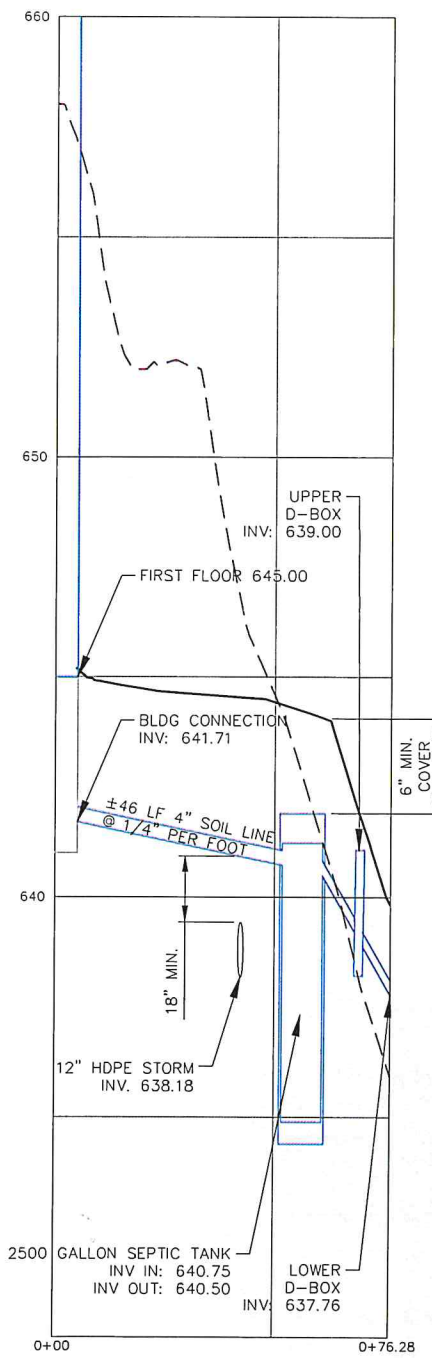
INVERT ELEVATIONS

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

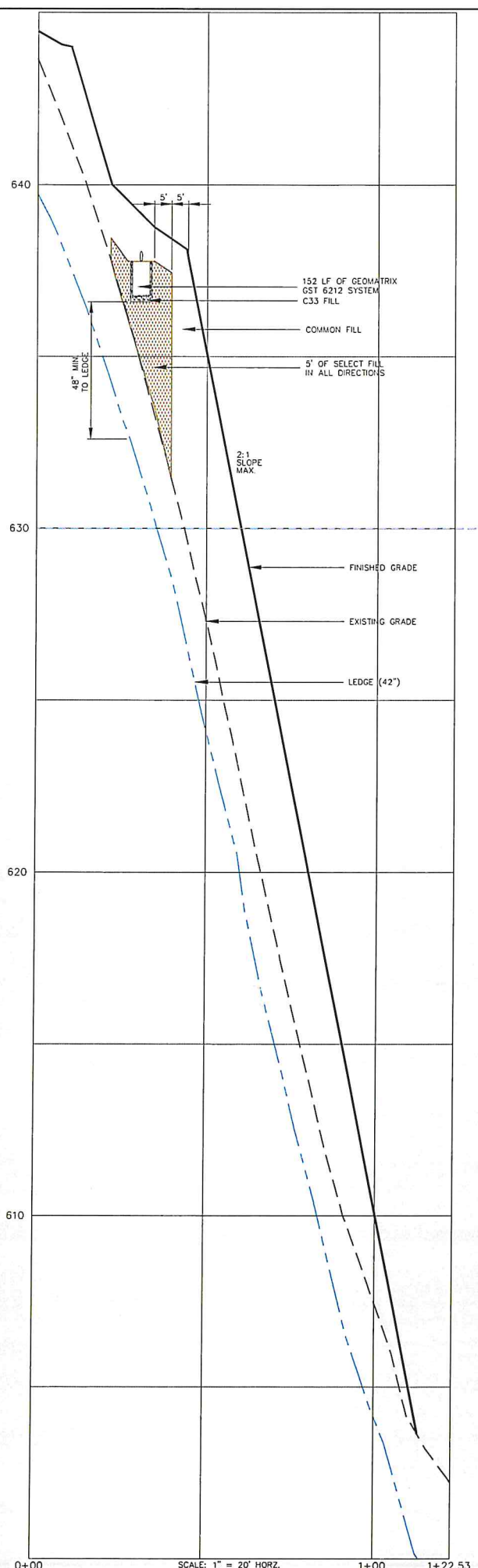
OFFICER _____ Date _____



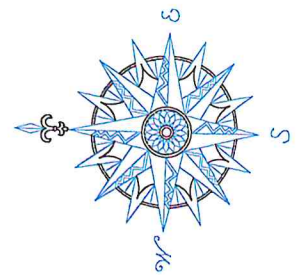
SOIL LINE TO SEPTIC TANK
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.

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

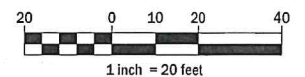


SEPTIC AREA SECTION B-B
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.



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

Previous Editions Obsolete



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

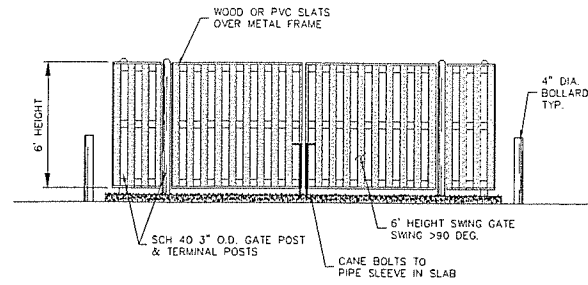


CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY CONNECTICUT
(203) 266-0778

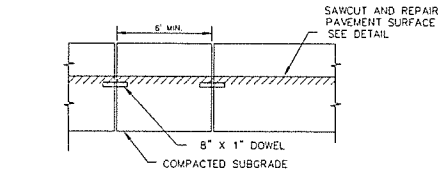
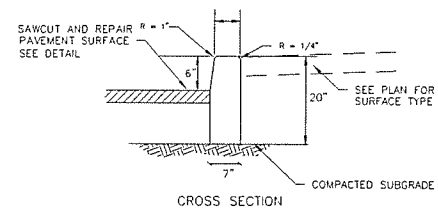


SCALE: 1" = 20'
DATE: 01.AUG.2025
PROJECT NO.: 4164
CADD FILE NAME: 4164
DRAWING NO.:

C 3.1

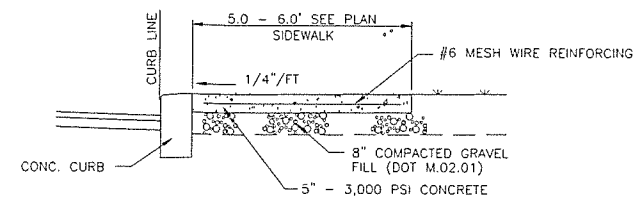
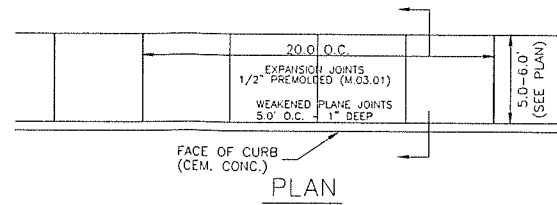


DUMPSTER ENCLOSURE
N.T.S.

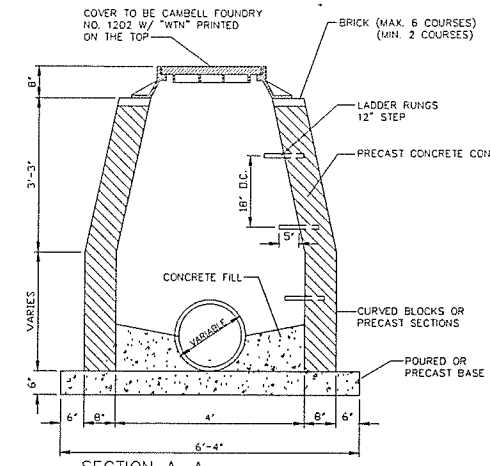
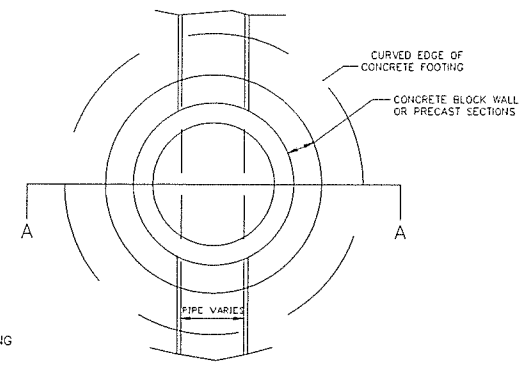


ON-SITE CONCRETE CURB
N.T.S.

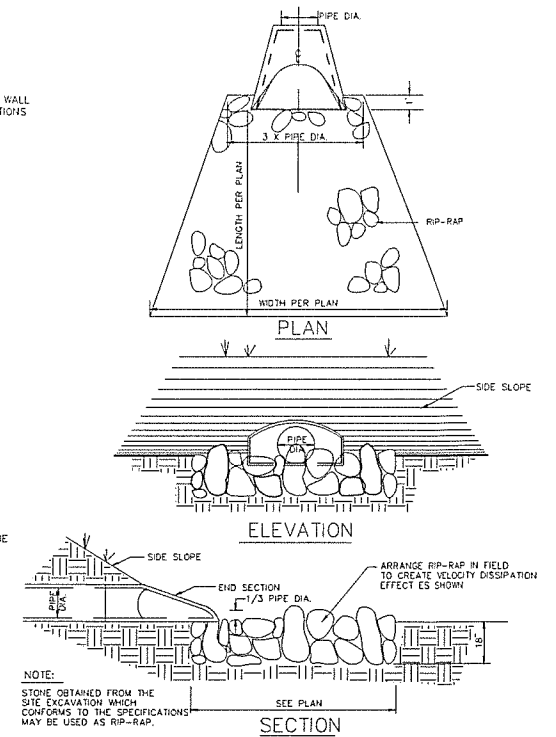
NOTES:
1. CONCRETE FOR CURB SHALL BE 5000 PSI WITH 5-7% AIR ENTRAINMENT
2. ALL GAPS AND JOINTS OF 1/2" OR GREATER SHALL BE FILLED WITH MORTAR.
3. MANUFACTURED TO CT D.O.T. SPECIFICATIONS.
4. 2 X 6" LG#5 REBAR CONNECTING PINS.



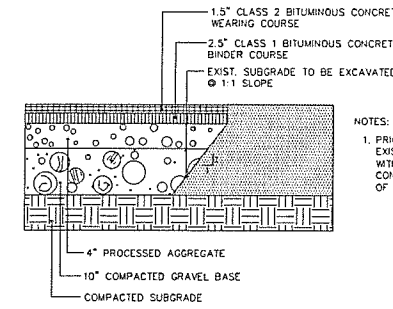
CONCRETE SIDEWALK DETAIL
N.T.S.



DRAINAGE MANHOLE
WITHOUT SUMP

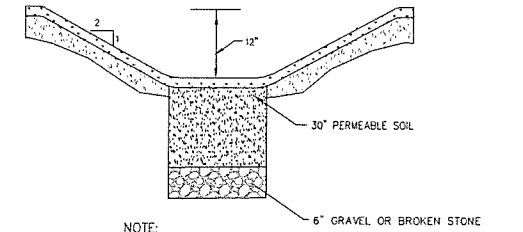


RIP-RAP APRON/ENERGY DISSIPATOR
(Concrete End Section)

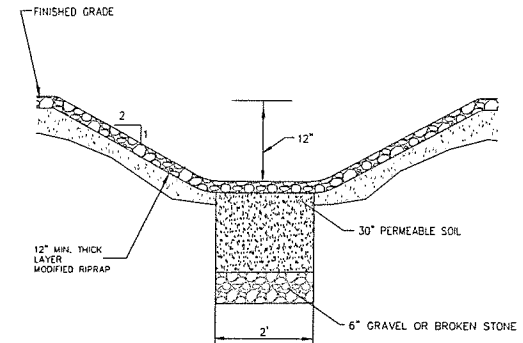


PAVEMENT REPAIR
N.T.S.

NOTES:
1. PRIOR TO PAVING, SAWCUT EDGE OF EXIST. PAVEMENT, CLEAN & PAINT WITH LIQUID BITUMEN (1/2") FINAL BIT. CONC. BINDER COURSE TO MEET ELEV. OF EXISTING PAVEMENT.

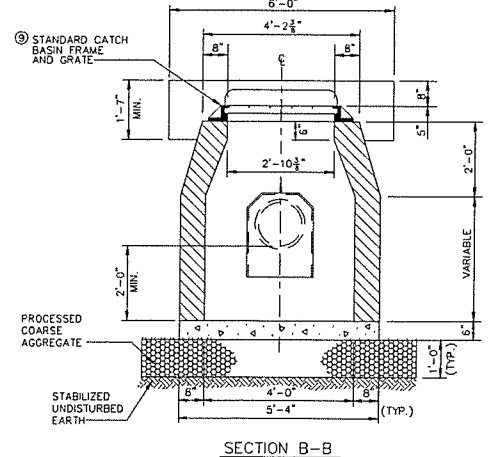
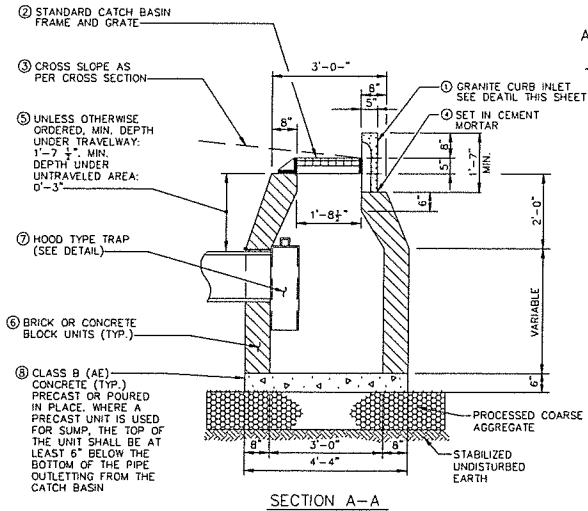
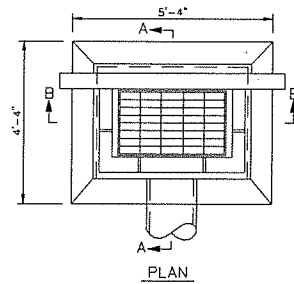


GRASS INFILTRATION/WATER QUALITY SWALE
N.T.S.

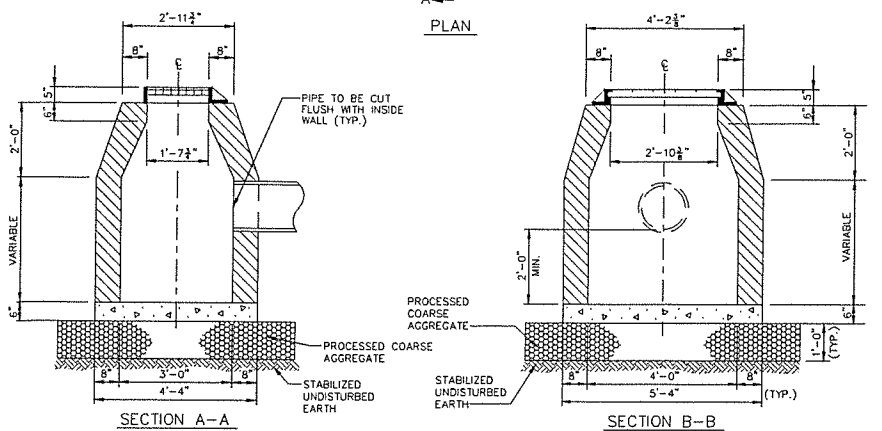
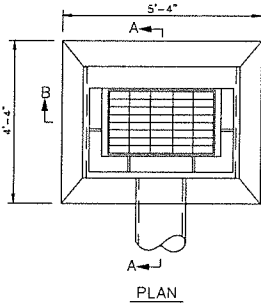


RIPRAP DRAINAGE SWALE
N.T.S.

PAVEMENT REPAIR
N.T.S.



TYPE "C" CATCH BASIN DETAIL
N.T.S.



TYPE "CL" CATCH BASIN DETAIL
N.T.S.

NO.	REVISION	DATE

ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

DETAILS

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

STATE OF CONNECTICUT
REGISTERED PROFESSIONAL ENGINEER
SCALE: N.T.S.
DATE: 01 AUG 2025
PROJECT NO.: 4154
DRAWING NO.: 4154
DRAWING NO.: **C5.2**

- NOTES:
1. HOOD TYPE TRAP NOT SHOWN.
2. NOTES NUMBERS ①-④-⑧-⑩ APPLY TO THE DETAILS.
- ① GRANITE CURB INLET SEE DETAIL THIS SHEET
 - ② STANDARD CATCH BASIN FRAME AND GRATE
 - ③ CROSS SLOPE AS PER CROSS SECTION
 - ④ SET IN CEMENT MORTAR
 - ⑤ UNLESS OTHERWISE ORDERED, MIN. DEPTH UNDER TRAVELWAY: 1'-3" MIN. DEPTH UNDER UNTRAVELED AREA: 0'-3"
 - ⑥ HOOD TYPE TRAP WHERE REQUIRED (SEE DETAIL NH-19)
 - ⑦ BRICK OR CONCRETE BLOCK UNITS (TYP.)
 - ⑧ CLASS B (AE) CONCRETE (TYP.) PRECAST OR POURED IN PLACE WHERE A PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN
 - ⑩ STANDARD CATCH BASIN FRAME AND GRATE

CULTEC RECHARGER 902HD SPECIFICATIONS
GENERAL
CULTEC RECHARGER 902HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

- CHAMBER PARAMETERS**
- THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT (CULTEC COIL 203-775-4416).
 - THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2327 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE LOAD CONFIGURATION SHALL INCLUDE:
 - INSTANTANEOUS ASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER.
 - MAXIMUM PERMANENT (20-YEAR) COVER LOAD.
 - 3-WEEK PARKED ASHTO DESIGN TRUCK LOAD.
 - THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE ASHTO LFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
 - THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430.
 - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75.
 - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.75.
 - THE INSTALLED CHAMBER SYSTEM SHALL BE STRUCTURALLY DESIGNED TO PROVIDE RESISTANCE TO THE LIVE LOADS AS DEFINED BY THE ASHTO LFD BRIDGE DESIGN SPECIFICATION WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
 - THE CHAMBER SHALL BE STRUCTURAL FOAM INJECTION MOLDED OF BLUE VIRGIN HIGH MOLECULAR WEIGHT HIPS POLYPROPYLENE.
 - THE CHAMBER SHALL BE ARCHED IN SHAPE.
 - THE CHAMBER SHALL BE OPEN-BOTTOM.
 - THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLERS.
 - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 902HD SHALL BE 48 INCHES (1219 MM) TALL, 78 INCHES (1981 MM) WIDE AND 4.25 FEET (1.30 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 902HD SHALL BE 5.07 FEET (1.53 M).
 - MULTIPLE CHAMBERS MAY BE CONNECTED TO FORM DIFFERENT LENGTH ROWS. EACH ROW SHALL BEGIN AND END WITH A SEPARATELY FORMED CULTEC RECHARGER 902HD END CAP. MAXIMUM BUILT UP OPENING ON THE END CAP IS 30 INCHES (762 MM) HIGH OR 26 INCHES (660 MM) PVC.
 - THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV FC-48 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE PIPE SIZE BY THE SIDE PORTAL IS 30 INCHES (762 MM) HIGH AND 12 INCHES (305 MM) DIA.
 - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-48 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 14 INCHES (406 MM) WIDE AND 48 INCHES (1219 MM) LONG.
 - THE NOMINAL STORAGE VOLUME OF THE RECHARGER 902HD CHAMBER SHALL BE 17.31 FT³ (488 H³) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 902HD SHALL BE 62.47 FT³ (UNIT (1.80 H³/UNIT) - WITHOUT STONE.
 - THE NOMINAL STORAGE VOLUME OF THE HVLV FC-48 FEED CONNECTOR SHALL BE 0.153 FT³ (UNIT (0.004 H³/UNIT) - WITHOUT STONE.
 - THE RECHARGER 902HD CHAMBER SHALL HAVE 5 CORNUCOPUS.
 - THE CHAMBER SHALL BE CAPABLE OF ACCEPTING A 6 INCH (152 MM) INSPECTION PORT OPENING AT THE TOP CENTER OF EACH CHAMBER, CENTERED ON THE CORNUCOPUS ONLY.
 - THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
 - MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 8.3 FEET (2.53 M).

- END CAP PARAMETERS**
- THE CULTEC RECHARGER 902HD END CAP REFERRED TO AS "END CAP" SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT (CULTEC COIL 203-775-4416).
 - THE END CAP SHALL BE STRUCTURAL FOAM INJECTION MOLDED OF BLUE VIRGIN HIGH MOLECULAR WEIGHT HIPS POLYPROPYLENE.
 - THE END CAP SHALL BE ARCHED IN SHAPE.
 - THE END CAP SHALL BE JOINED AT THE BEGINNING AND END OF EACH ROW OF CHAMBERS USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLERS.
 - THE END CAP SHALL HAVE 5 CORNUCOPUS.
 - THE NOMINAL DIMENSIONS OF THE END CAP SHALL BE 48 INCHES (1219 MM) TALL, 78 INCHES (1981 MM) WIDE AND 26 INCHES (660 MM) LONG. WHEN JOINED WITH A RECHARGER 902HD CHAMBER, THE INSTALLED LENGTH OF THE END CAP SHALL BE 240 INCHES (610 MM).
 - THE NOMINAL STORAGE VOLUME OF THE END CAP SHALL BE 0.217 FT³ (UNIT (0.006 H³/UNIT) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF AN INTERLOCKED END CAP SHALL BE 0.02 FT³ (UNIT (0.001 H³/UNIT) - WITHOUT STONE.
 - MAXIMUM INLET OPENING ON THE END CAP IS 30 INCHES (762 MM) HIGH OR 26 INCHES (660 MM) PVC.
 - THE END CAP SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE ASHTO LFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12.

- CULTEC HVLV FC-48 FEED CONNECTOR PRODUCT SPECIFICATIONS**
GENERAL
CULTEC HVLV FC-48 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 902HD STORMWATER CHAMBERS.
- FEED CONNECTOR PARAMETERS**
- THE FEED CONNECTOR SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5932)
 - THE FEED CONNECTOR SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIPS POLYPROPYLENE (HIPS) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
 - THE FEED CONNECTOR SHALL BE ARCHED IN SHAPE.
 - THE FEED CONNECTOR SHALL BE OPEN-BOTTOM.
 - THE NOMINAL DIMENSIONS OF THE CULTEC HVLV FC-48 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 14 INCHES (406 MM) WIDE AND 48 INCHES (1219 MM) LONG.
 - THE NOMINAL STORAGE VOLUME OF THE HVLV FC-48 FEED CONNECTOR SHALL BE 0.153 FT³ (UNIT (0.004 H³/UNIT) - WITHOUT STONE.
 - THE HVLV FC-48 FEED CONNECTOR SHALL HAVE 4 CORNUCOPUS.
 - THE HVLV FC-48 FEED CONNECTOR MUST BE FORMED AS A WHOLE UNIT HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER 902HD STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTORS CREATING AN INTERNAL MANIFOLD.
 - THE FEED CONNECTOR SHALL BE DESIGNED TO WITHSTAND ASHTO H-15 DESIGN LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
 - THE FEED CONNECTOR SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
 - CULTEC NDL 418 "NON-WOVEN GEOTEXTILE CLUTEK NO. 418" NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTORS AND RECHARGER 902HD STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

- GEOTEXTILE PARAMETERS**
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5932)
 - THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
 - THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
 - THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4432 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4432 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 325 PSI (2281 KPA) PER ASTM D7766 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A PERCUSSION STRENGTH VALUE OF 65 LBS (293 N) PER ASTM D4923 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D4241 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR VALUE OF 30 LBS (132 N) PER ASTM D4923 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A PERMISSIVITY VALUE OF 70 U.S. SIEVE (0.213 MM) PER ASTM D4753 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A PERMISSIVITY VALUE OF 3.7 SEC/C PER ASTM D4911 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5300 L/MIN/PSI) PER ASTM D4491 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4328 TESTING METHOD.

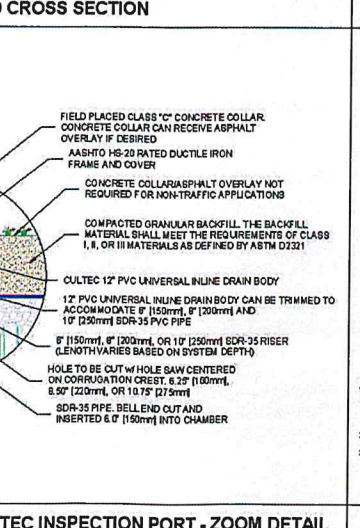
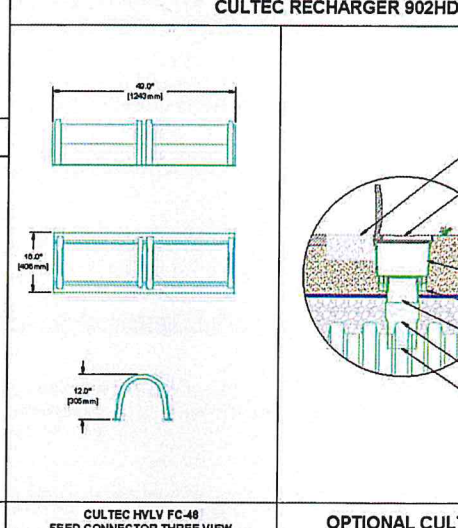
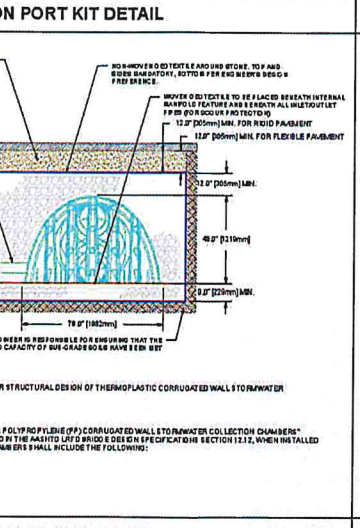
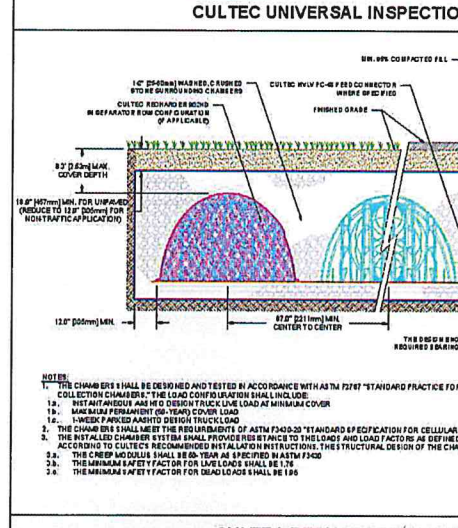
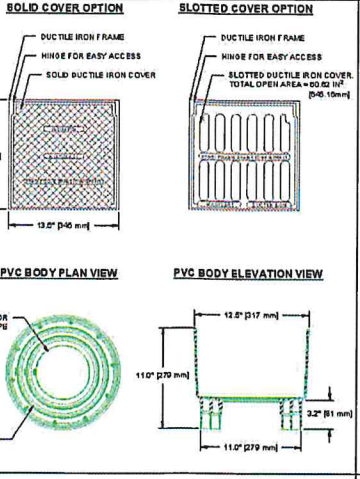
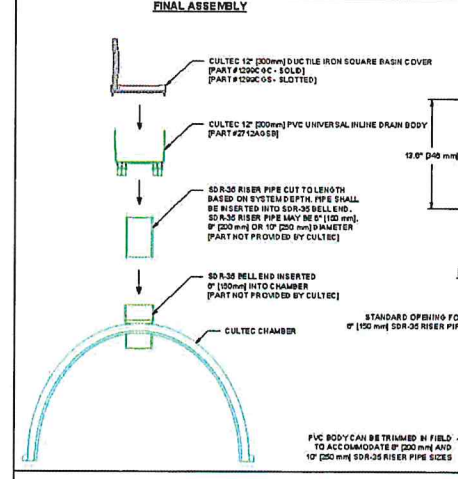
- CULTEC AFAB-HIP WOVEN GEOTEXTILE**
CULTEC AFAB-HIP WOVEN GEOTEXTILE IS DESIGNED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBER AND END CAP CONNECTIONS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.
- GEOTEXTILE PARAMETERS**
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5932)
 - THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
 - THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 220 X 320 LBS (1430 X 1430 N) PER ASTM D4432 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK PERCENTAGE OF 25 X 25% PER ASTM D4432 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A WIDE WEDGE TENSILE RESISTANCE OF 3,263 X 3,543 LB/FT² (92 X 92 KPa/M) PER ASTM D4945 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,500 LBS (6,470 N) PER ASTM D4241 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 120 X 120 LBS (540 X 540 N) PER ASTM D4923 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 30 U.S. SIEVE (0.60 MM) PER ASTM D4753 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A PERMISSIVITY RATIO OF 0.2 SEC/C PER ASTM D4911 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE OF 22 GPM/PSI (800 LPM/PSI) PER ASTM D4491 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4328 TESTING METHOD.

GENERAL NOTES

PIPE	A	B
6" (152 mm)	38.00" (965 mm)	1.00" (25 mm)
8" (203 mm)	39.00" (991 mm)	1.00" (25 mm)
10" (254 mm)	33.00" (838 mm)	1.20" (30 mm)
12" (305 mm)	28.20" (716 mm)	1.10" (28 mm)
15" (381 mm)	25.70" (653 mm)	2.00" (51 mm)
18" (457 mm)	21.70" (552 mm)	2.00" (51 mm)
21" (533 mm)	18.70" (473 mm)	2.00" (51 mm)
24" (609 mm)	15.70" (400 mm)	2.00" (51 mm)
30" (762 mm)	7.70" (196 mm)	3.00" (76 mm)
36" (914 mm)	N/A	3.00" (76 mm)

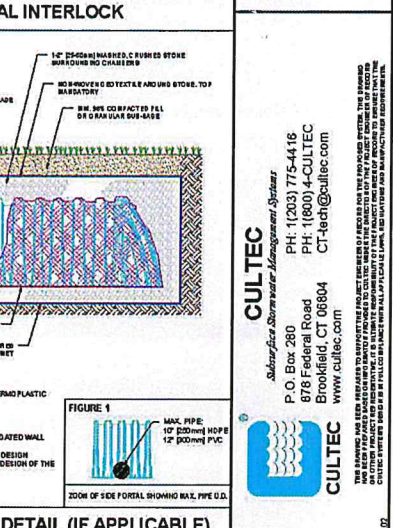
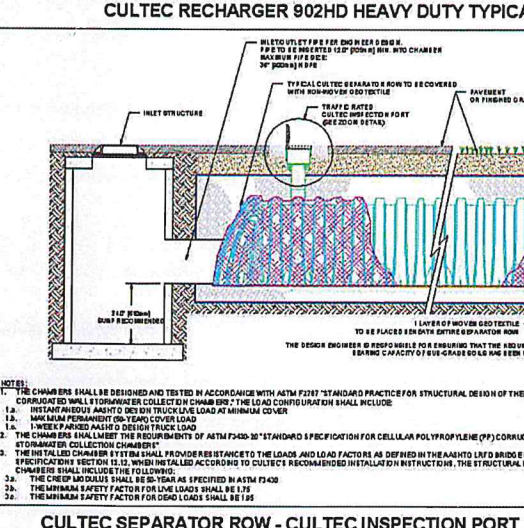
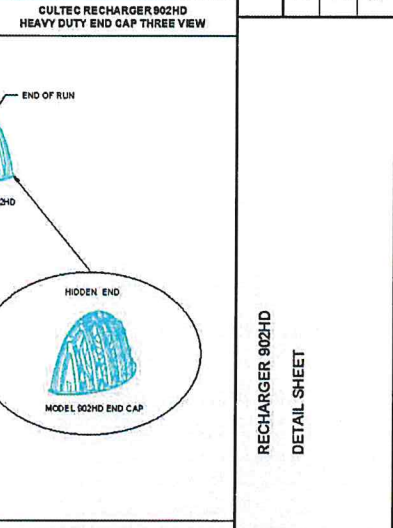
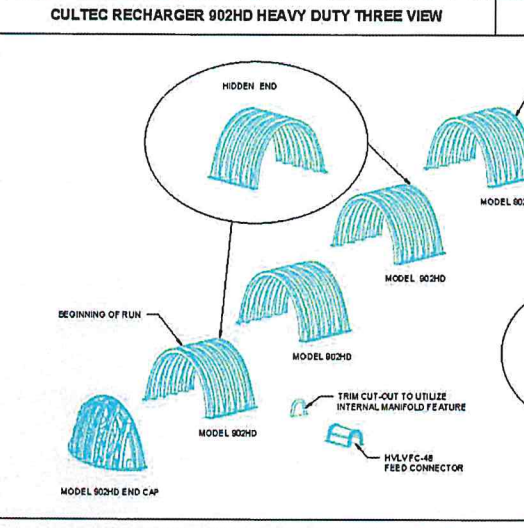
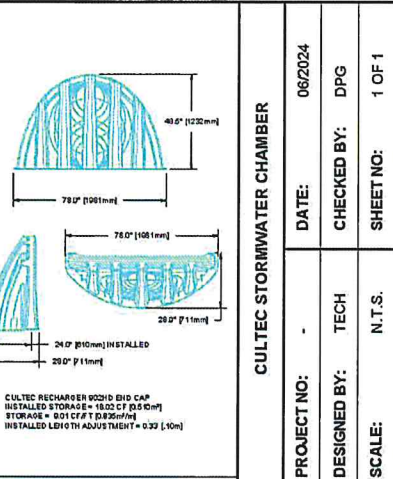
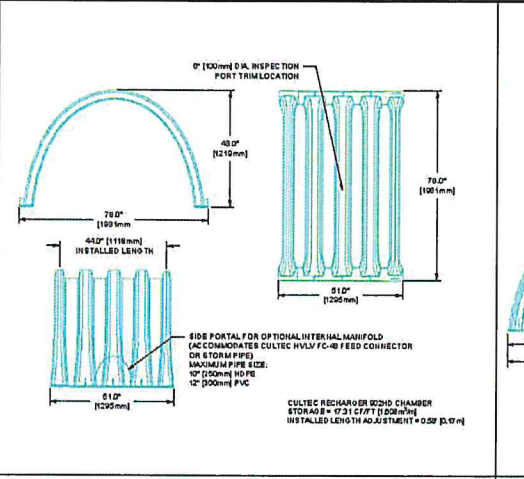
*THE TYPICAL INVERT TABLE ABOVE IS BASED ON THE INSIDE DIAMETER OF STANDARD CORRUGATED PLASTIC PIPE. THE HEAVY DUTY END CAP HAS PRE-WIDENED TRIM LINES FOR PIPE DIAMETERS 12" (305mm), 18" (457mm) AND 24" (609mm). PIPES OF ANY SIZE AND MATERIAL UP TO 24" MAY BE PLACED AT CUSTOM LOCATIONS AND CURVATURES. THE CROWN OF THE PIPE MUST REMAIN A MINIMUM OF 4" (102mm) FROM THE EDGE OF THE HEAVY DUTY END CAP.

CULTEC RECHARGER 902HD TYPICAL PIPE INVERTS



CULTEC HVLV FC-48 FEED CONNECTOR THREE VIEW

OPTIONAL CULTEC INSPECTION PORT - ZOOM DETAIL



CULTEC RECHARGER 902HD HEAVY DUTY THREE VIEW

CULTEC RECHARGER 902HD HEAVY DUTY END CAP THREE VIEW

CULTEC STORMWATER CHAMBER
PROJECT NO: 06/2024
DATE: 06/2024
DESIGNED BY: TECH
CHECKED BY: DPG
SCALE: N.T.S.
SHEET NO: 1 OF 1

NO.	REVISION	DATE

Previous Editions Obsolete

CULTEC
Subsidiary of Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
CT-Web@cultec.com

ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

CULTEC DETAILS

ECHO LAKE ROAD
MBL: 104-90-23A

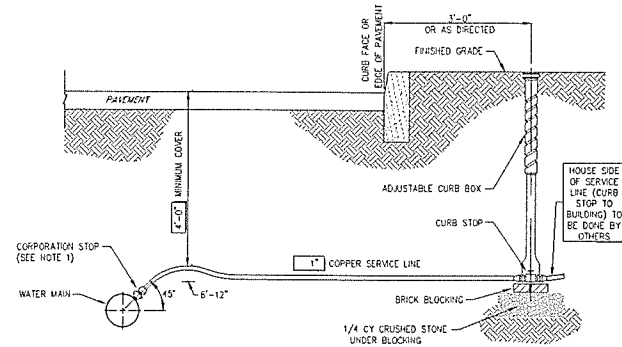
WATERTOWN CONNECTICUT

CIVIL C1

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

DRAWN BY: APPROVED BY:
SCALE: N.T.S.
DATE: 01 AUG 2025
PROJECT NO: 4154
CAD FILE NAME: 4154
DRAWING NO:

C5.3



CONSTRUCTION MATERIALS

SIZE	SERVICE LINE (Material)	CORPORATION STOP	CURB STOP	CURB BOX	ENLARGED BASE
3/4"	COPPER	H-15008	H-15214	H-10350	Not Applicable
1"	COPPER	H-15008	H-15214	H-10350	Not Applicable
1-1/2"	COPPER	H-15013	H-15214	H-10350	Not Applicable
2"	COPPER	H-15013	H-15214	H-10350	H-10349

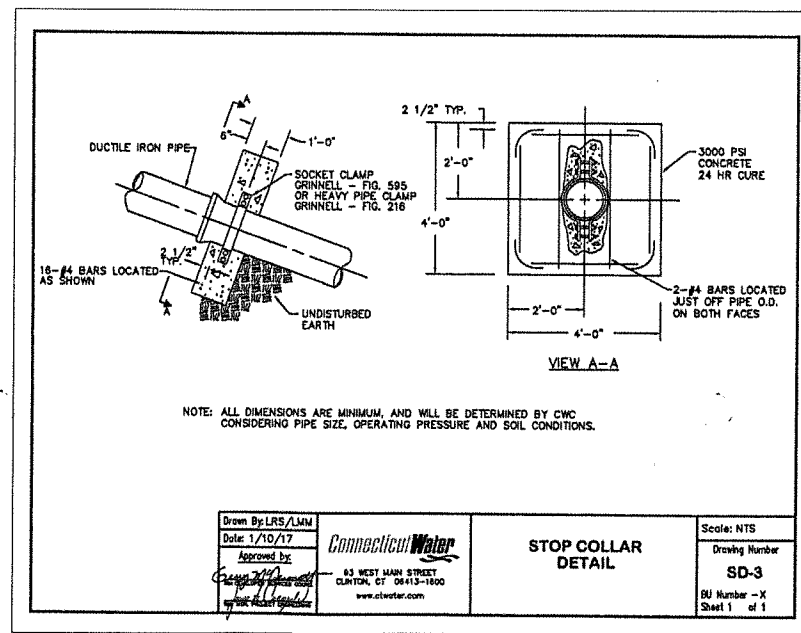
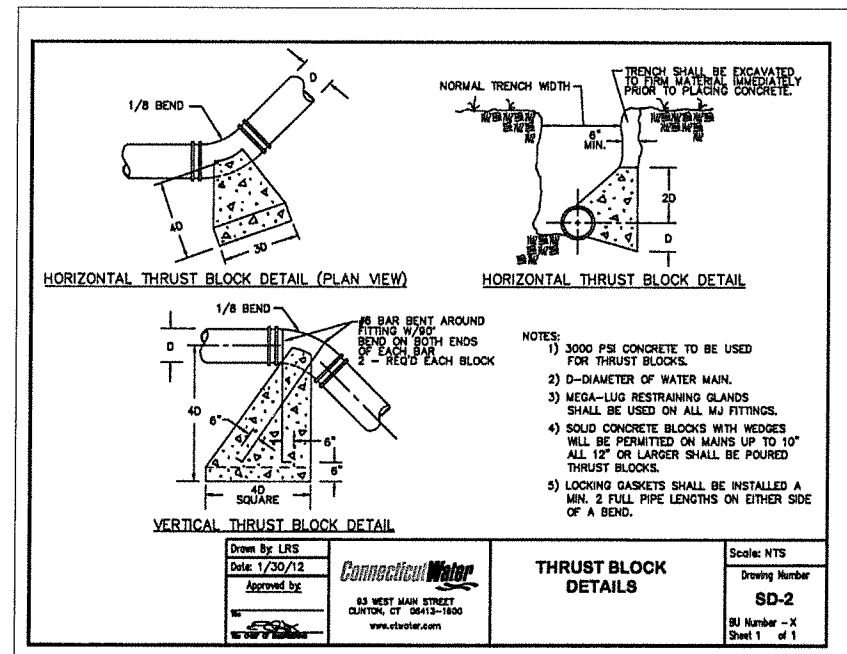
CORPORATION STOP, CURB STOP, CURB BOX AND ENLARGED BASE FOR CURB BOX SHALL BE MUELLER COMPANY OR APPROVED EQUAL. CATALOG NUMBERS SHOWN REFER TO MUELLER COMPANY.

NOTES:

1. INSTALLATION OF 1-1/2" AND 2" CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT BUT MAY BE MADE AT ANGLES LESS THAN 45° IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
2. SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND CURB STOP.

WATER SERVICE CONNECTION (2" OR LESS)

M.T.S.



NO.	REVISION	DATE

ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

WATER SERVICE
DETAILS

ECHO LAKE ROAD
MBL: 104-90-23A

CIVIL C1

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

STATE OF CONNECTICUT
CHRIS C. JOHNSON
LICENSED PROFESSIONAL ENGINEER

SCALE: N.T.S.
DATE: 01 AUG 2025
PARL NO: 4164
CADD FILE NAME: 4164
DRAWING NO: C5.4

GENERAL PRINCIPLES

The following general principles shall be maintained as effective means of minimizing erosion and sedimentation during the development process. Stripping away of vegetation, regrading or other development shall be done in such a way as to minimize erosion...

FILL MATERIAL & COMPACTION REQUIREMENTS

1. Fill material shall be free of brush, rubbish, large rocks, logs, stumps, building debris and other objectionable material that would interfere with, or prevent construction of, satisfactory fills, where embankments are to be constructed on slopes steeper than 3:1.

ROCK EXCAVATION CONTROL MEASURES & RECOMMENDATIONS

PROPOSED ROCK EXCAVATION
Existing bedrock will require excavation to accommodate proposed use of the site. Mass excavation of bedrock by drilling and blasting would be required to excavate rock.

CONSTRUCTION SEQUENCE

THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:
Field stakeout the limits of all construction activities.
Clear all vegetation within the construction area. Do not remove stumps at this time.

RESPONSIBILITY FOR THE PLAN

The responsibility for implementing and maintaining the Erosion and Sedimentation Control Plan rests with the DEVELOPER, where any development of the parcel gives cause to erosion and sedimentation. The DEVELOPER shall be held responsible for informing all concerned regarding responsibility of the plan.

MAINTENANCE SCHEDULE FOR EROSION CONTROL MEASURES

Table with 4 columns: EROSION CONTROL FEATURE, ROUTINE INSPECTION & MAINTENANCE REQUIREMENTS, SIGNS OF FAILURE, REMOVAL CRITERIA. Rows include CONSTRUCTION ENTRANCE, SILT FENCE, HAYBALE INLET PROTECTION, TOPSOIL STOCKPILES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

THE FOLLOWING ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:
1. A CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE SITE ACCESS.

PERMANENT EROSION CONTROL MEASURES

ALL PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE "GUIDELINES". THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION AND SEDIMENT CONTROL PLAN:

MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM

The long term maintenance of the on site catch basins, oil & grit separators, the detention chambers and all aspects of the storm drainage system shown on the site plans will be the responsibility of the property owner and/or manager.
The maintenance schedule will be as follows:
CATCH BASINS:
Catch basins will be inspected on a biannual basis.

EARTHWORK QUANTITY ESTIMATE FOR TOTAL SITE WORK

Total Cut for Proposed Site Construction - 21,238 CY
Total Fill for Proposed Site Construction - 4,289 CY
Net Cut for Proposed Site Construction - 16,949 CY

EARTHWORK QUANTITY ESTIMATE IN REGULATED AREA

Total Cut in 150' Regulated Area - 0 CY
Total Fill in 150' Regulated Area - 465 CY
Net Fill in 150' Regulated Area - 465 CY
Area of Disturbance within 150' Regulated Area = 4,335 SF (0.1 ac.)

Table with 3 columns: NO., REVISION, DATE. Row 1: 1, REV PER SUBDIVISION, 9/25/25.

ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

LOT 1
EROSION CONTROL
NARRATIVE &
PROJECT NOTES

ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT

CIVIL 1 logo and professional seal of a Licensed Professional Engineer, State of Connecticut, No. 10498.



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

Description of Proposed Use

Uses: Industrial Use - Trade suites and/or light manufacturing

Number of Buildings/ Sq Ft approximately: 1 (16,800 SF footprint, 22,800 sf total)

Number of parking spaces: 48

Signage (# of signs & square feet) provide a cut sheet: Sign details to be submitted

Number of Employees 20

Professional Engineer/ Surveyor

Name: Civil 1, Inc.

Address: 43 Sherman Hill Road Suite D 101
Woodbury, CT 06798

Email: emily@civil1.com

Phone: 203-266-0778 x 106

Fees

An additional \$60 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Residential	\$250
Multi-family dwellings or Non- residential use	
Value less than \$100,000	\$500
Value \$100,000 to \$500,000	\$1,000
Value more than \$500,000	\$1,000 plus \$200 for each
\$100,000 value	

Special permits or special exception (in addition to the application fee and site plan fee)

Residential	\$150
Non-Residential	\$250
Excavation of fill materials	
Less than 1,000 cubic yards	\$500
1,000 to 49,999 cubic yards	\$1,000
50,000 to 99,999 cubic yards	\$2,000
100,000 or more cubic yards	\$4,000

ECHO LAKE ROAD

SUBDIVISION PERMITTING PLAN SET - NOT FOR CONSTRUCTION

MBL: 104-90-23A

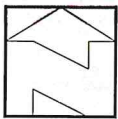
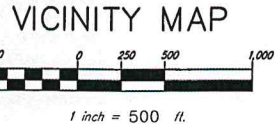


OWNER/APPLICANT
 ECHO ASSET, LLC
 PO BOX 571
 BETHLEHEM, CT

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



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

APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

 Chairman/Secretary Date

 OFFICER Date

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

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

 Chairman/Secretary Date

 Director Date

APPROVED BY THE WATERTOWN TOWN ATTORNEY

 Town Attorney Date

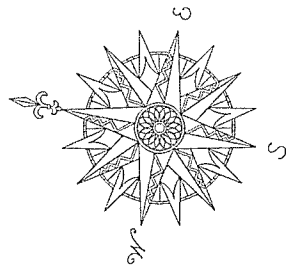
NOTE: ADDITIONAL IMPROVEMENTS AND/OR MODIFICATIONS MAY BE REQUIRED
 BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER IF FIELD CONDITIONS WARRANT.

CIVIL C1

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



AUGUST 1, 2025
 REVISED DECEMBER 17, 2025

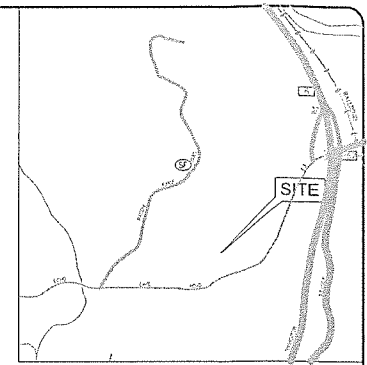


NOTES:

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 83 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, 1996 W.L.R. #3308
3. "MAP PREPARED FOR THE SELTZER ORGANIZATION ECHO LAKE ROAD WATERTOWN, CONNECTICUT" SCALE: 1"=100' OCT. 14, 1985 W.L.R. #2520
4. MAP OF PROPERTY OF ESTATE OF PETER B. CURA ECHO LAKE ROAD WATERTOWN, CT" SCALE: 1"=60' MAR. 31, 1977 W.L.R. #2305



LOCATION MAP
NTS



WATERTOWN ZONING TABLE (IG-80 DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MINIMUM LOT AREA	80,000 SF	1,472,384 SF
MIN. FRONTAGE	50'	1,036.22'
MAX. FLOOR AREA RATIO	0.5	--
MAXIMUM HEIGHT	60'	--
MAXIMUM STORIES	4	--
BLDG. SETBACKS:		
FRONT YARD:	50'	--
SIDE YARD:	10' / 50*	--
REAR YARD:	50*	--
MAXIMUM LOT COVERAGE	80 %	--
MAXIMUM BUILDING COV.	40 %	--

*ABUTTING A RESIDENTIAL ZONE

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	WETLAND LINE
	100' WETLAND REGULATED AREA
	EXISTING QUACK HOLE
	HYDRANT
	WATER VALVE
	EXISTING WATER MAIN
	EXISTING STONE WALL
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING FENCE
	STORM DRAINAGE MANHOLE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	UTILITY POLE
	MONUMENT
	IRON PIN/NAIL

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

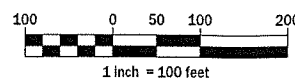
COPYRIGHT © 2025
SCALE: 1" = 100' FEBRUARY 13, 2025
REVISED: FEBRUARY 26, 2025 - REVISED WETLAND SETBACK
SEPTEMBER 25, 2025 - REVISE ZONING TABLE
PROJ. NO.: 1014

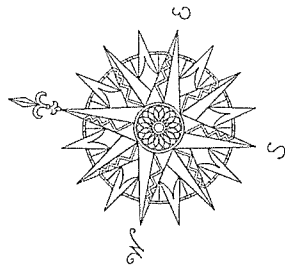


LAND SURVEYING - LAND PLANNING
44 Fair Street Wallingford, CT 06492 Phone: (860) 274-5053
1 John Street Millerton, NY 12546 dan@allseasonslandsurveying.com
allseasonslandsurveying.com

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



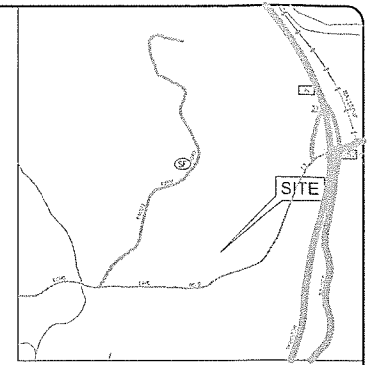


NOTES:

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, 1996 W.L.R. #3308
3. "MAP PREPARED FOR THE SELTZER ORGANIZATION ECHO LAKE ROAD WATERTOWN, CONNECTICUT" SCALE: 1"=100' OCT. 14, 1985 W.L.R. #2520
4. MAP OF PROPERTY OF ESTATE OF PETER B. CURA ECHO LAKE ROAD WATERTOWN, CT" SCALE: 1"=60' MAR. 31, 1977 W.L.R. #2305



LOCATION MAP
NTS



WATERTOWN ZONING TABLE (IG-80 DISTRICT)				
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 SETBACK LINE
	EXISTING CONTOUR
	WETLAND LAKE
	10' WETLAND WETLANDS AREA
	EXISTING SIDE RAIL
	HYDRANT
	WATER VALVE
	EXISTING WATER MAIN
	EXISTING STONE WALL
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING FENCE
	STORM DRAINAGE MANHOLE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	UTILITY POLE
	MONUMENT
	IRON PIN/PIPE
	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

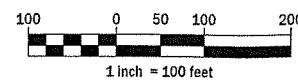
44 Fair Street
Wallingford, CT 06492
1 John Street
Millerton, NY 12546

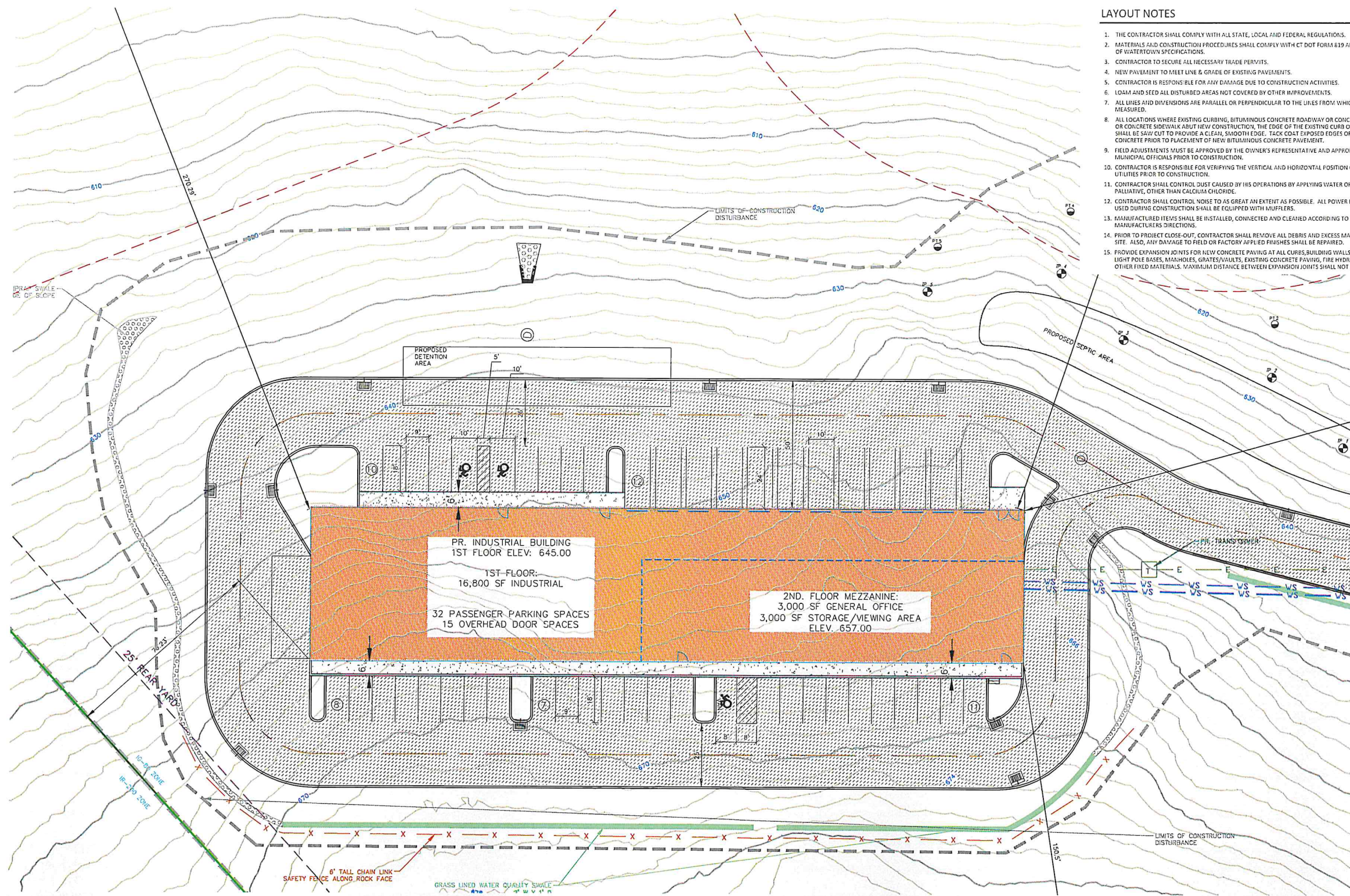
Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

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.

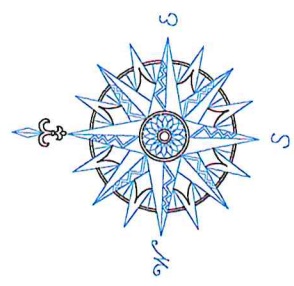
DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492





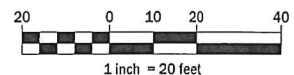
LAYOUT NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
2. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 819 AND THE TOWN OF WATERTOWN SPECIFICATIONS.
3. CONTRACTOR TO SECURE ALL NECESSARY TRADE PERMITS.
4. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
6. LOAM AND SEED ALL DISTURBED AREAS NOT COVERED BY OTHER IMPROVEMENTS.
7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED.
8. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ADJACENT TO NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAR, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
9. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL CONTROL DUST CAUSED BY HIS OPERATIONS BY APPLYING WATER OR DUST PALMATIVE, OTHER THAN CALCIUM CHLORIDE.
12. CONTRACTOR SHALL CONTROL NOISE TO AS GREAT AN EXTENT AS POSSIBLE. ALL POWER EQUIPMENT USED DURING CONSTRUCTION SHALL BE EQUIPPED WITH MUFFLERS.
13. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURER'S DIRECTIONS.
14. PRIOR TO PROJECT CLOSE-OUT, CONTRACTOR SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS FROM SITE. ALSO, ANY DAMAGE TO FIELD OR FACTORY APPLIED FINISHES SHALL BE REPAIRED.
15. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, BUILDING WALLS, SITE WALLS, LIGHT POLE BASES, MANHOLES, GRATES/VULTS, EXISTING CONCRETE PAVING, FIRE HYDRANTS AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 25 FEET.



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 SITE LAYOUT 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

DESIGNED BY: [Signature] APPROVED BY: [Signature]

SCALE: 1" = 20'

DATE: 01.AUG.2025

PROJ. NO.: 4164

CADD FILE NAME: 4164

DRAWING NO.: **C 2.1**

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED SAFETY FENCE
- LIMITS OF CONSTRUCTION DISTURBANCE

NOTES

1. THE BASE MAPPING USED FOR THIS SUBDIVISION PLAN WAS PREPARED BY CIVIL1. THE BOUNDARY SURVEY FOR THE PROPERTY WAS PREPARED BY ALL SEASONS LAND SURVEYING.
2. TOTAL AREA OF LOT 1 IS 33.80 AC.
3. PROPERTY LINES IN THE IR-80 ZONING DISTRICT.
4. WETLANDS FLAGGING AS SHOWN WAS DELINEATED BY IAN COLE, SOIL SCIENTIST AND FIELD LOCATED BY CIVIL1
6. THE WATERTOWN INLAND WETLANDS AGENCY HAS JURISDICTION OF ALL PROPOSED DEVELOPMENT ACTIVITIES WITHIN THE WETLANDS OR WITHIN 150' OF A WETLAND BOUNDARY.
7. DRIVEWAY APRONS, DIMENSIONS AND PROFILES SHALL CONFORM TO THE TOWN OF WATERTOWN STANDARDS.

ZONING LOT 1

	REQUIRED:	PROVIDED:
ZONE - INDUSTRIAL IG-80		
MINIMUM LOT AREA IN SF.	80,000 SF	464,693 SF
MIN ROAD FRONTAGE	50'	598.43'
MAX NUMBER OF STORIES FOR A BUILDING	4	2
MAX HEIGHT OF BUILDING OR STRUCTURE	60'	<50'
MAX. FLOOR AREA RATIO	50%	4.91%
SETBACKS:		
MIN FRONT YARD	50'	274.00'
MIN SIDE YARD	10'/50'	150.50'
MIN REAR YARD	25'/50'	79.23'
MAX BUILDING COVERAGE	40%	3.62%
MAX TOTAL COVERAGE	80%	12.62%

*ABUTTING A RESIDENTIAL ZONE

APPROVED BY THE WATERTOWN INLAND WETLANDS/CONSERVATION COMMISSION

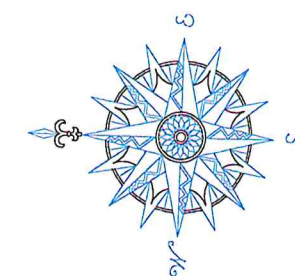
APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

APPROVED BY THE WATERTOWN TOWN ATTORNEY

APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

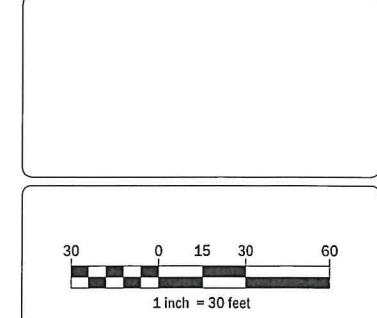
APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER TOWN OF WATERTOWN

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 TAHD	9/18/25
2	REV PER SUBDIVISION	9/25/25
3	REV EOP PER TRUCK TURNING	12/10/25
4	REV PARKING ISLANDS	12/17/25

Previous Editions Obsolete



ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

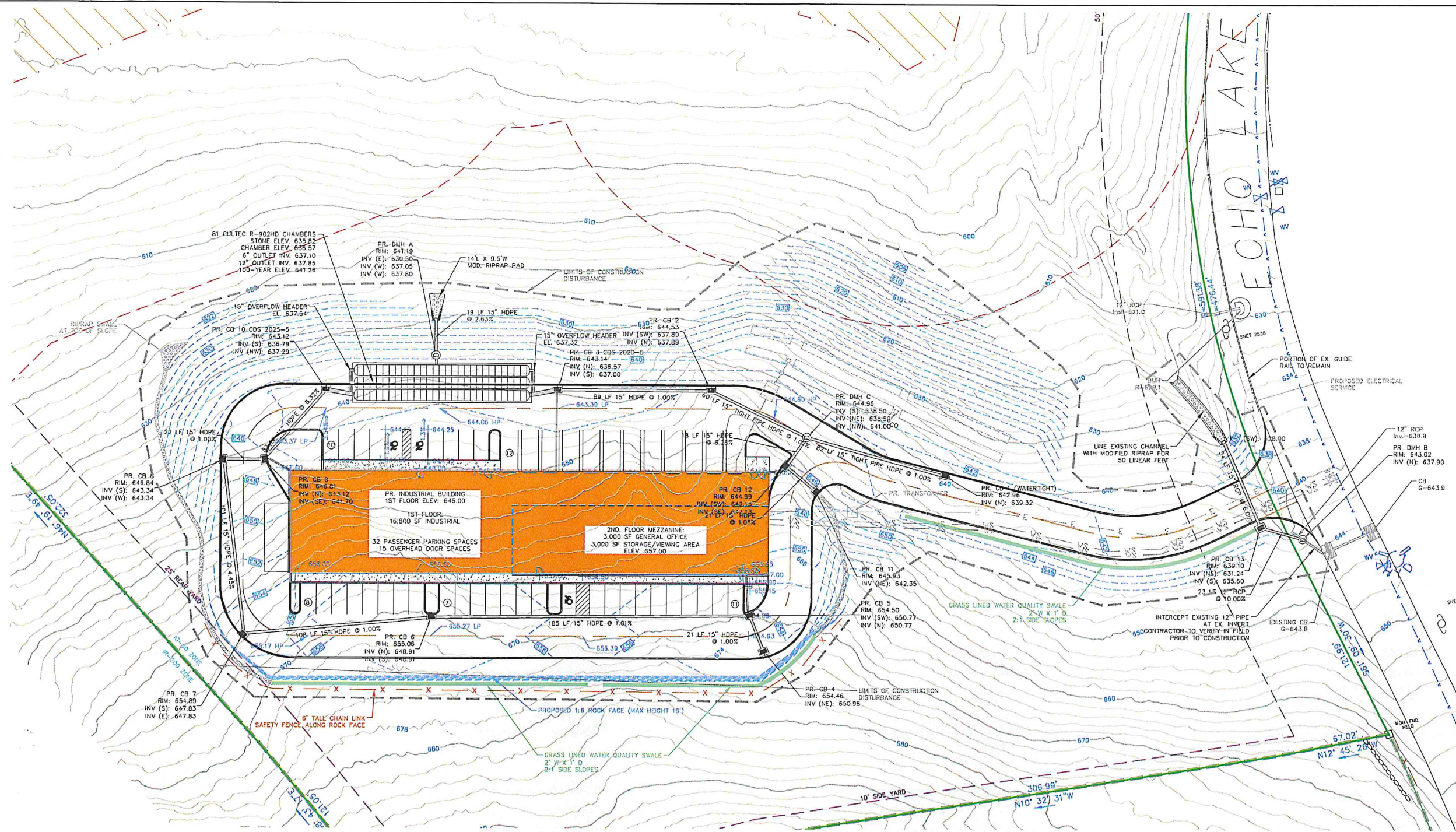
LOT 1
GRADING &
DRAINAGE PLAN

ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY CONNECTICUT (203) 266-0778

DRIVER: EJ APPROVER: CJ
SCALE: 1" = 30'
DATE: 01 AUG 2025
PROJECT: 4164
CADD FILE NAME: 4164
DRAWING NO: **C2.2**



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 SHALL BE ABANDONED ACCORDING TO UTILITY COMPANY REQUIREMENTS.
- 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 INSTALLED 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.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED SAFETY FENCE
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM DRAINAGE PIPING

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 _____

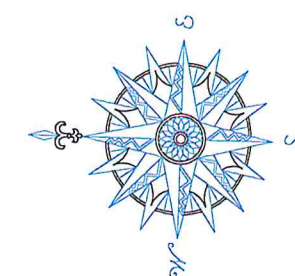
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

Officer _____ Date _____

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

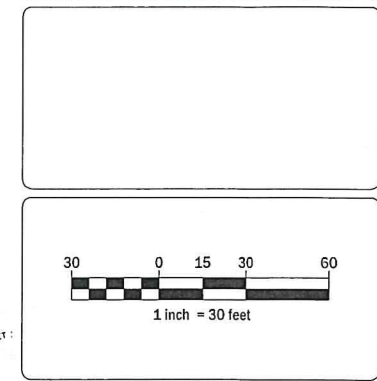
Director _____ Date _____

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



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 Omitted



ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

LOT 1
UTILITY PLAN

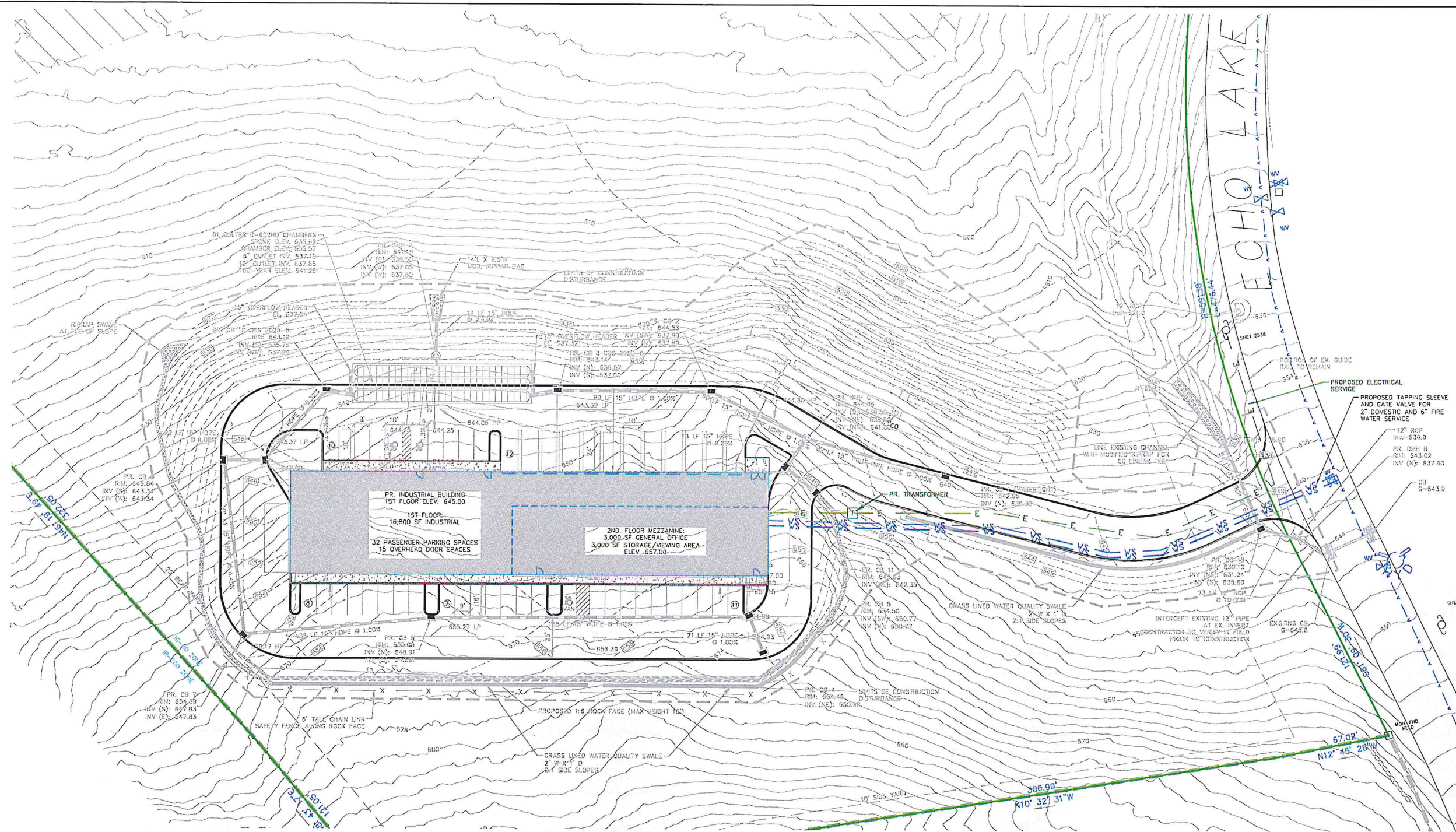
ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT

CIVIL C1

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

DESIGNER: EJ
 SCALE: 1" = 30'
 DATE: 01 AUG 2025
 PROJECT NO.: 4164
 CAD FILE NAME: 4164
 DRAWING NO.: **C2.3**



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED SAFETY FENCE
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- 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

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

APPROVED BY THE WATERTOWN TOWN ATTORNEY

APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

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

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

Chairman/Secretary _____ Date _____

Chairman/Secretary _____ Date _____

Town Attorney _____ Date _____

Director _____ Date _____

APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

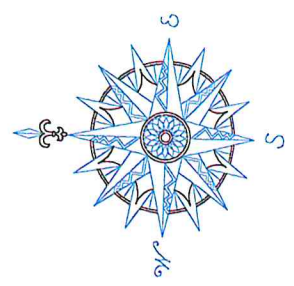
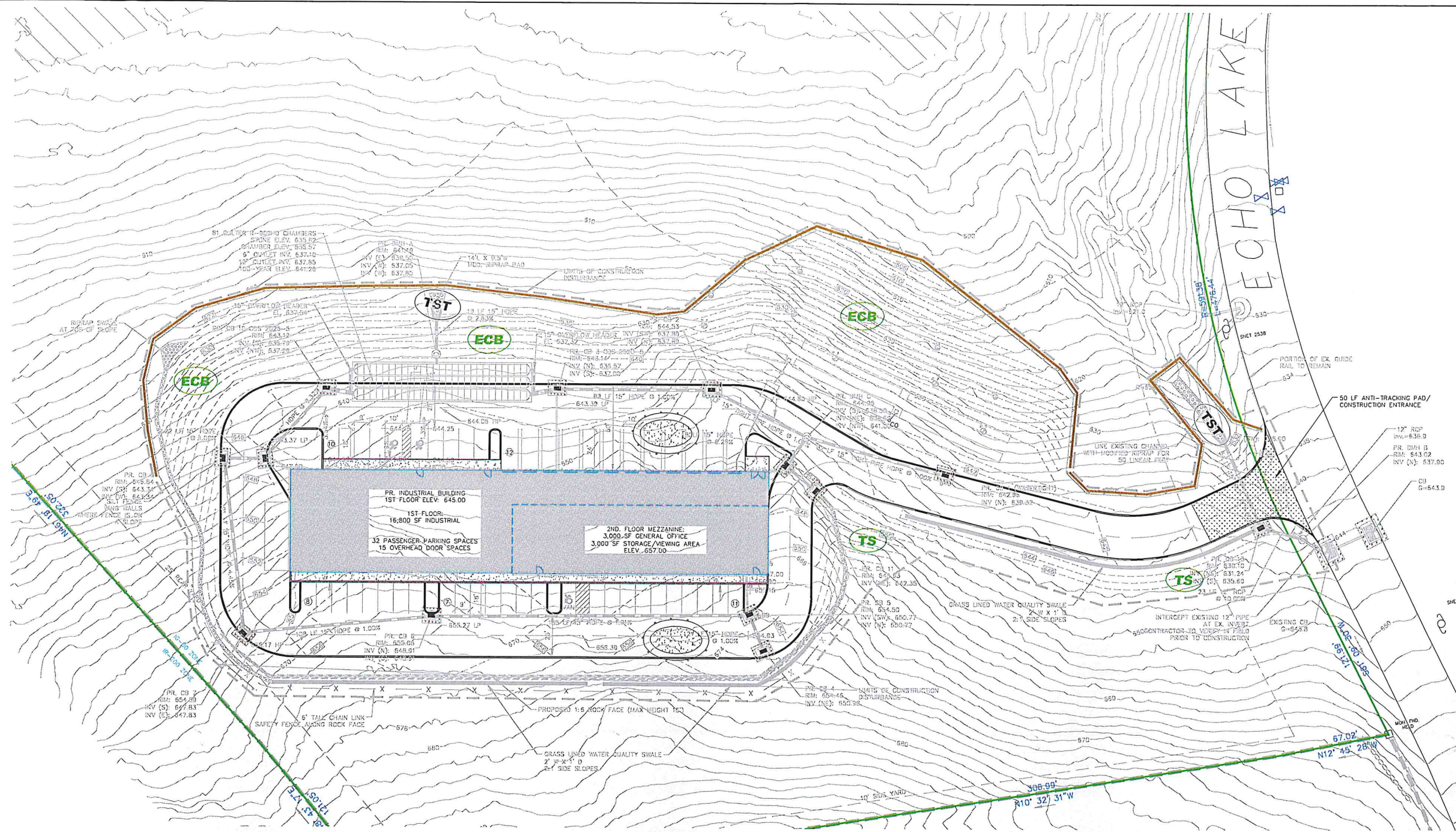
APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER TOWN OF WATERTOWN

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

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

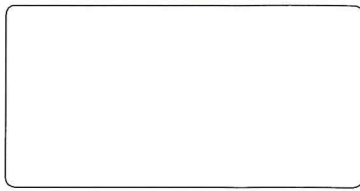
Officer _____ Date _____

Director _____ Date _____



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
EROSION CONTROL
PLAN

ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY CONNECTICUT (203) 266-0778

DRIVER: EJ
SCALE: 1" = 30'
DATE: 01 AUG 2025
PROJECT NO: 4164
CADD FILE NAME: 4164
DRAWING NO: **C2.4**

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED SAFETY FENCE
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM DRAINAGE PIPING
- TEMPORARY SOIL STOCKPILE AREA
- PROPOSED SILT FENCE W/STAKED HAYBALES
- STABILIZED CONSTRUCTION ENTRANCE
- AREA TO BE TOPSOILED & SEEDDED
- PERMANENT EROSION CONTROL BLANKET
- TEMPORARY SEDIMENT TRAP

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 _____

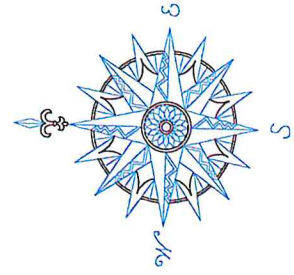
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

Officer _____ Date _____

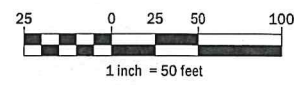
APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER
TOWN OF WATERTOWN

Director _____ Date _____

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



NO.	REVISION	DATE
1	ADD SHEET PER SUBDIVISION	9/25/25
2	REV PER APPROVED PLAN	12/17/25
Previous Editions Obsolete		



ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

LOT 2
REFERENCE PLAN

ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT



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



DATE: 01.AUG.2025
SCALE: 1" = 50'
DRAWING NO.: 4164
PROJECT NAME: 4164
C2.5

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PREVIOUSLY APPROVED EDGE OF PAVEMENT
- EXISTING GRAVEL DRIVE
- PREVIOUSLY APPROVED WATER SERVICE
- PREVIOUSLY APPROVED SANITARY SEWER
- LIMITS OF CONSTRUCTION DISTURBANCE

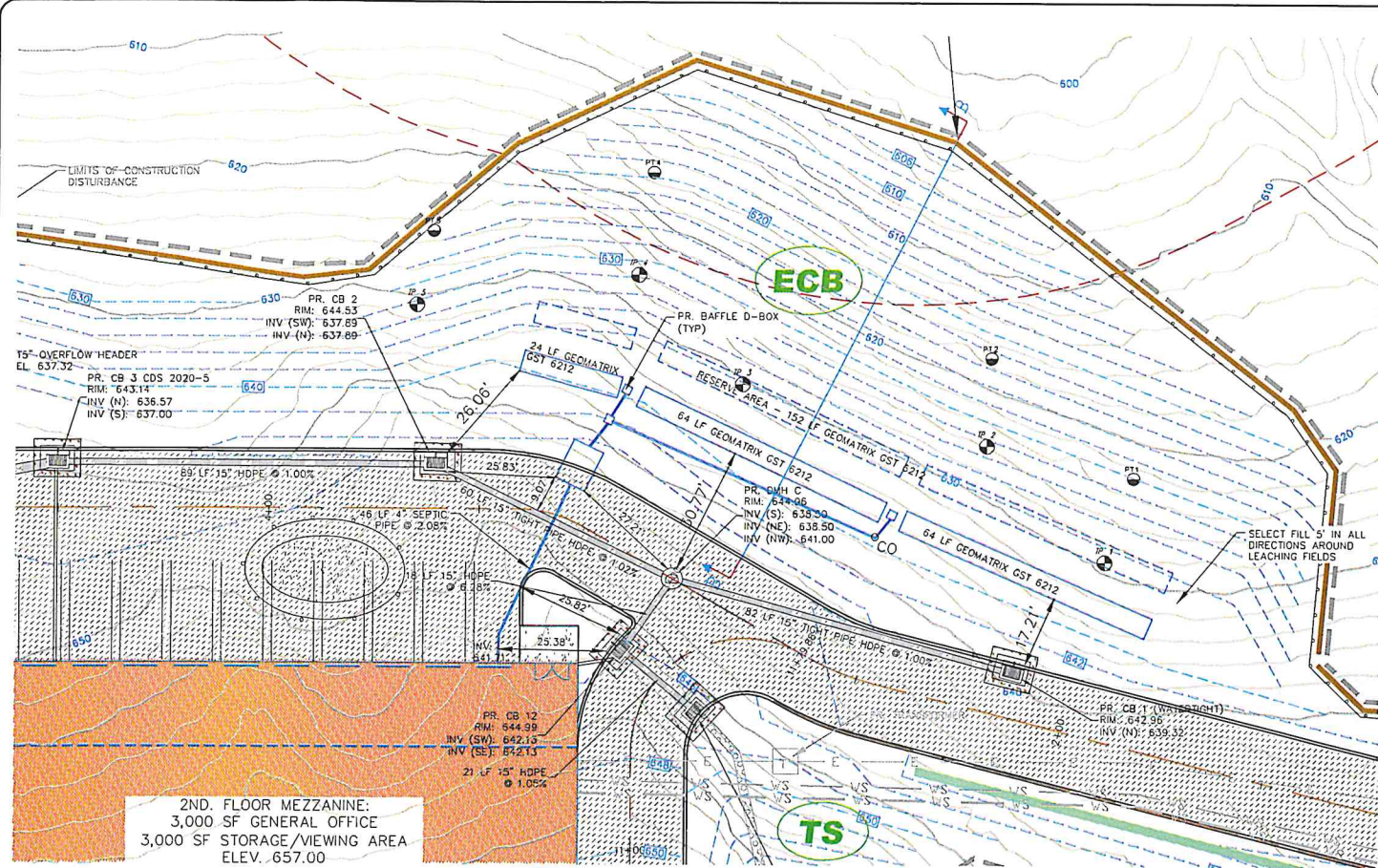
NOTES

1. THE IMPROVEMENTS DEPICTED ON THIS PLAN ARE TAKEN FROM THE PREVIOUSLY APPROVED PLAN SET ENTITLED "PLANS PREPARED FOR THE SAMBROOK GROUP", PREPARED BY KRATZERT, JONES, AND ASSOCIATES AND DATED AUGUST 4, 2021. SAID IMPROVEMENTS ARE NOT PART OF THE CURRENT PROPOSED APPLICATION FOR ECHO ASSET, LLC.

ZONING LOT 2

	REQUIRED:	PROVIDED (PREVIOUSLY APPROVED)
ZONE - INDUSTRIAL IG-80		
MINIMUM LOT AREA IN SF.	80,000 SF	848,791 SF
MIN ROAD FRONTAGE	50'	437.79'
MAX NUMBER OF STORIES FOR A BUILDING	4	2
MAX HEIGHT OF BUILDING OR STRUCTURE	60'	<50'
MAX FLOOR AREA RATIO	50%	2.07%
SETBACKS:		
MIN FRONT YARD	50'	950'
MIN SIDE YARD	10'/50"	151'
MIN REAR YARD	25'/50"	269'
MAX BUILDING COVERAGE	40%	1.51%
MAX TOTAL COVERAGE	80%	9.85%

*ABUTTING A RESIDENTIAL ZONE



SEPTIC AREA PLAN
SCALE: 1" = 20'

SOIL TESTING RESULTS

Deep Test Pit #1
July 11, 2025
0-10" Topsoil
10-40" Orange Brown Silty Loam
40-48" Tan Fine Sand with Trace Silt 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 Loam
42-52" Tan Fine Sand with Silt
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 Loam
35-42" Tan Fine Sand with Trace Silt Roots at 22"
Ledge at 42"
No Groundwater

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

Deep Test Pit #5
July 11, 2025
0-12" Topsoil
12-30" Orange Brown Silty Loam
30-48" Tan Fine Sand with Trace Silt 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 PROVIDED

MLSS CALCULATION

DEPTH TO RESTRICTIVE LAYER = 42"
HYDRAULIC SLOPE = > 15%
HYDRAULIC FACTOR, HF = 16
PERC 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

- SYSTEM IS DESIGNED FOR AN BUILDING WITH 16,800 SF INDUSTRIAL FLOOR AREA, 3,000 SF OF STORAGE/WAREHOUSING, AND 3,000 SF OF OFFICE FLOOR AREA.
- MINIMUM SIZE SEPTIC TANK SHALL BE 2500 GALLONS AS REQUIRED BY THE STATE HEALTH CODE.
- SYSTEM IS DESIGNED BASED ON A PERCOLATION RATE OF 1" IN 1.0-10.0 MINUTES.
- MINIMUM SIZE OF LEACHING AREA REQUIRED BY THE STATE HEALTH CODE IS 1,900 SQUARE FEET.
- 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 SF./LF. FOR A TOTAL EFFECTIVE LEACHING AREA OF 1,520 SF.
- 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.
- AREA OF LOT IS 33.8 ACRES.

INSPECTIONS

- 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.
- THE CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING THE ABOVE INSPECTIONS WITH THE TORRINGTON AREA HEALTH DISTRICT.
- 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.
- 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.
- 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

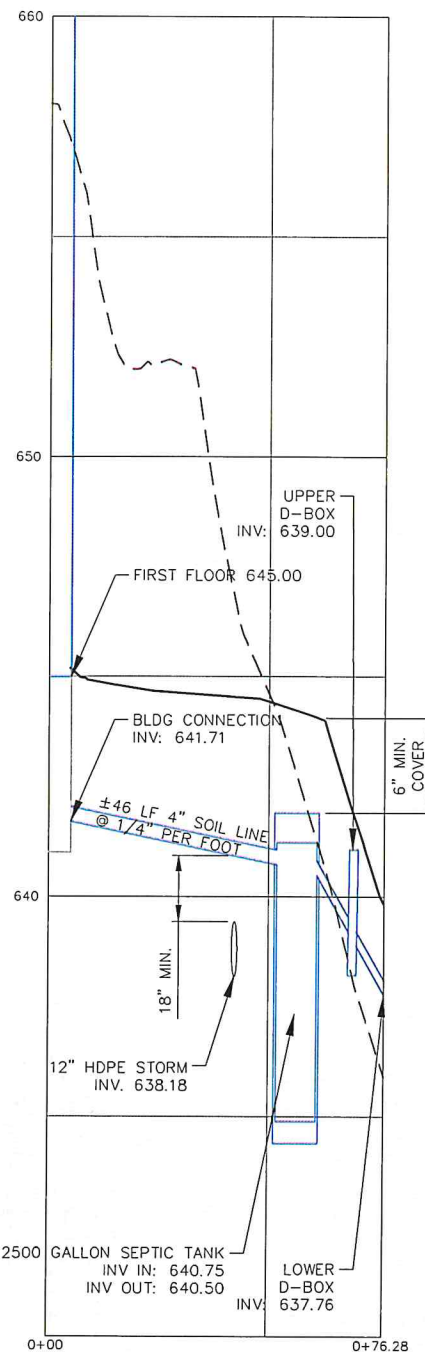
INVERT ELEVATIONS

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

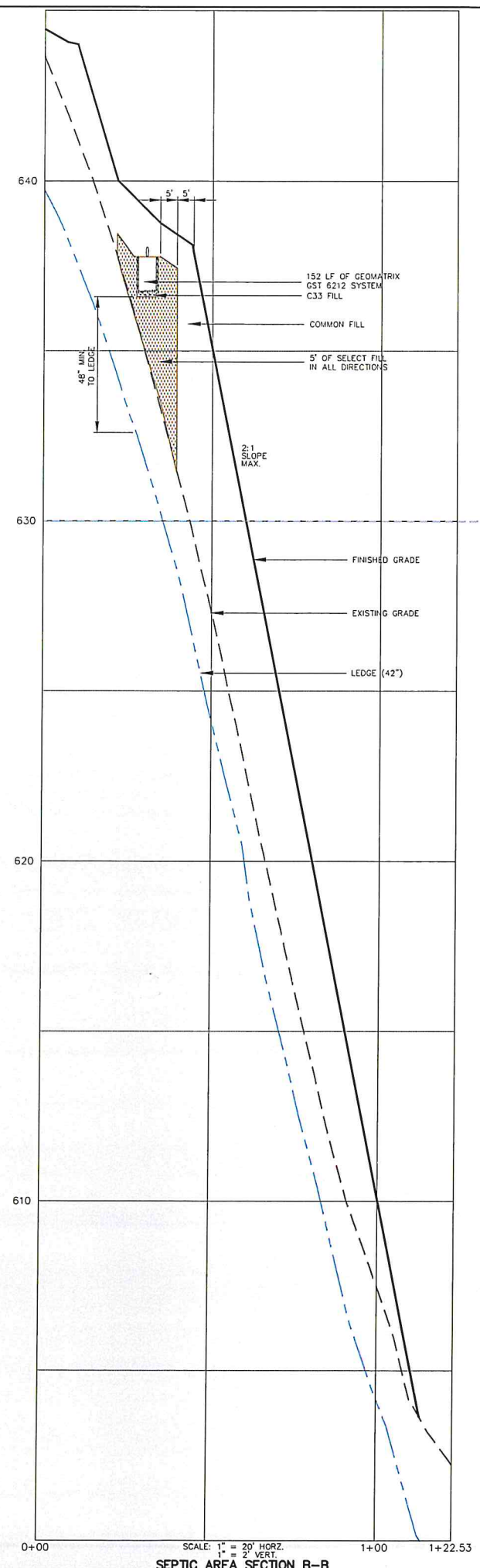
OFFICER _____ Date _____



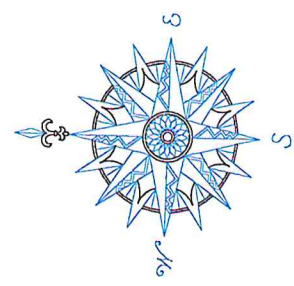
SOIL LINE TO SEPTIC TANK
SCALE: 1" = 20' HORIZ. 1" = 2' VERT.

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



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



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

Previous Editions Obsolete



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

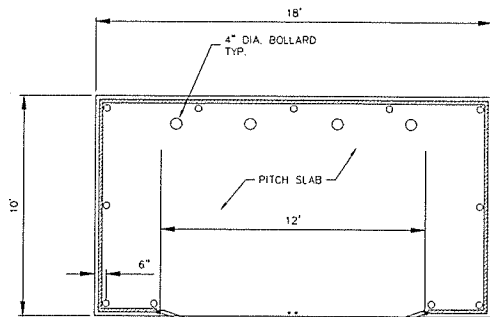
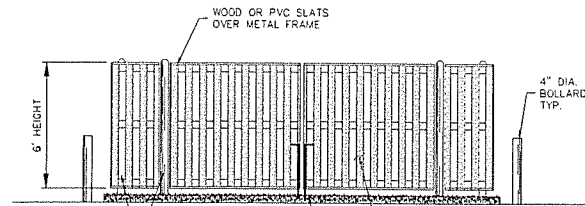


CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY CONNECTICUT
(203) 266-0778

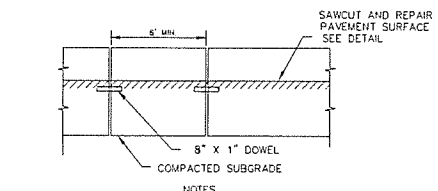
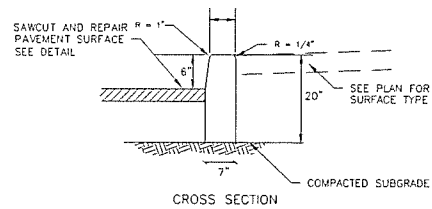
DESIGNED BY: APPROVED BY:
SCALE: 1" = 20'
DATE: 01 AUG 2025
PROJECT NO.: 4164
CADD FILE NAME: 4164
DRAWING NO.:



C3.1

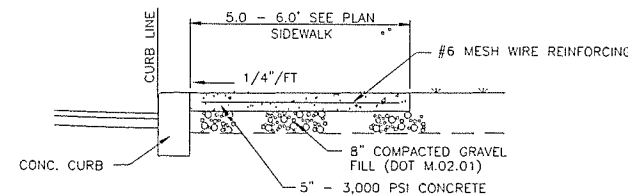
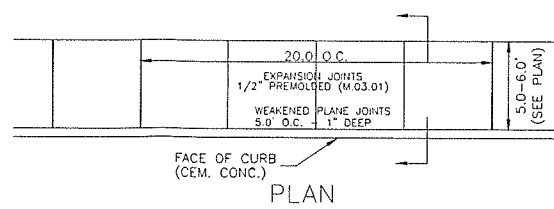


DUMPSTER ENCLOSURE
N.T.S.

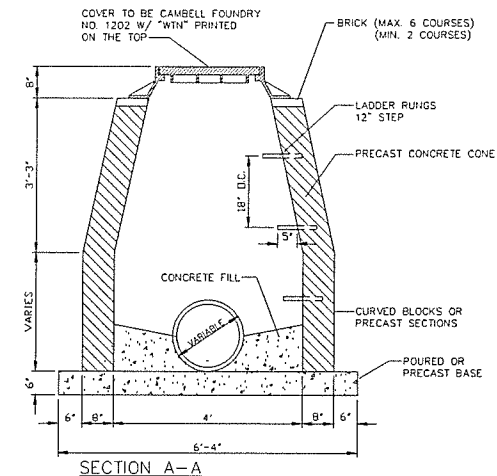
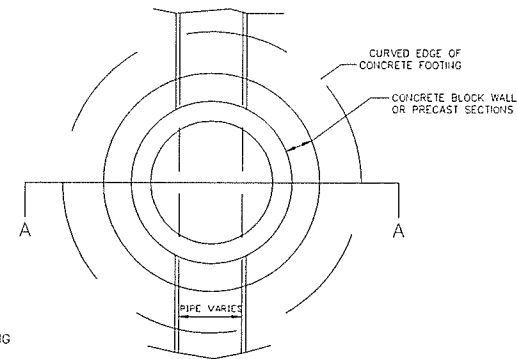


ON-SITE CONCRETE CURB
N.T.S.

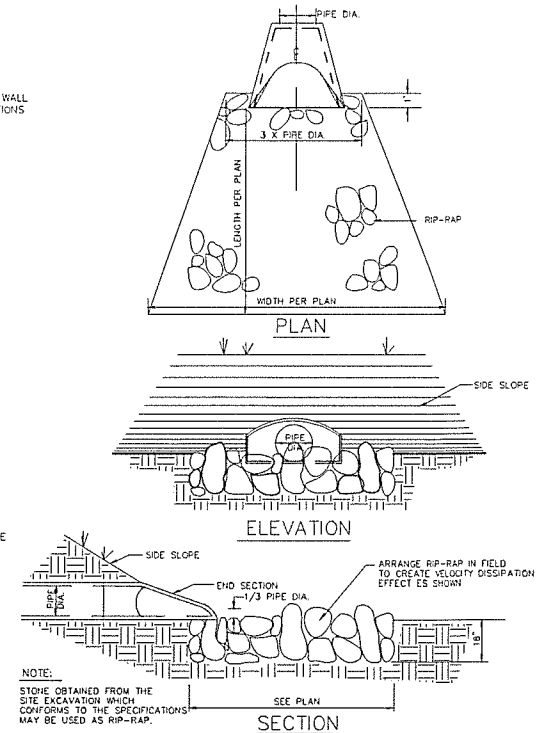
NOTES:
1. CONCRETE FOR CURB SHALL BE 5000 PSI WITH 5-7% AIR ENTRAINMENT
2. ALL GAPS AND JOINTS OF 1/2" OR GREATER SHALL BE FILLED WITH MORTAR.
3. MANUFACTURED TO CT D.O.T. SPECIFICATIONS.
4. 2 X 6" LG#5 REBAR CONNECTING PINS.



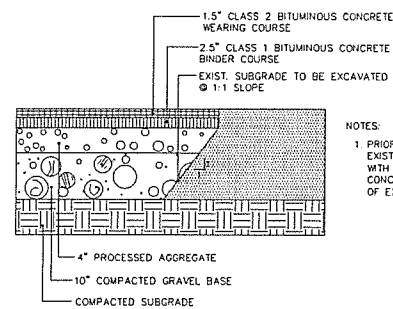
CONCRETE SIDEWALK DETAIL
N.T.S.



DRAINAGE MANHOLE
WITHOUT SUMP

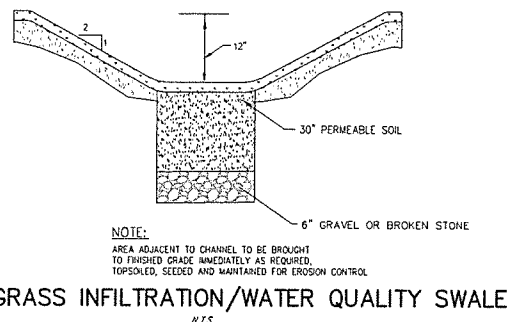


RIP-RAP APRON/ENERGY DISSIPATOR
(Concrete End Section)



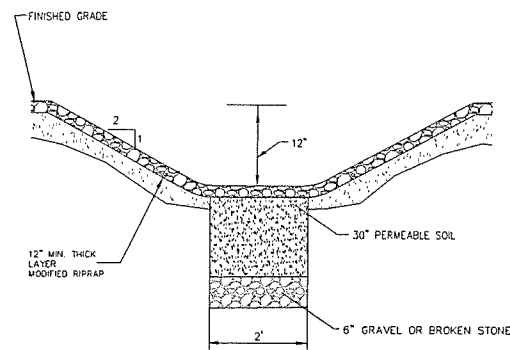
PAVEMENT REPAIR
N.T.S.

NOTES:
1. PRIOR TO PAVING, SAWCUT EDGE OF EXIST. PAVEMENT, CLEAN & PAINT WITH LIQUID BITUMEN (TYP.) FINAL BIT. CONC. BINDER COURSE TO MEET ELEV. OF EXISTING PAVEMENT.



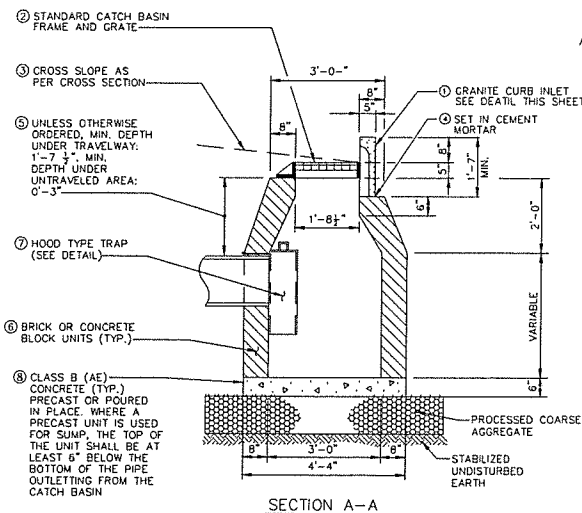
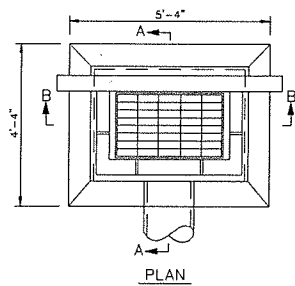
GRASS INFILTRATION/WATER QUALITY SWALE
N.T.S.

NOTE:
AREA ADJACENT TO CHANNEL TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL.

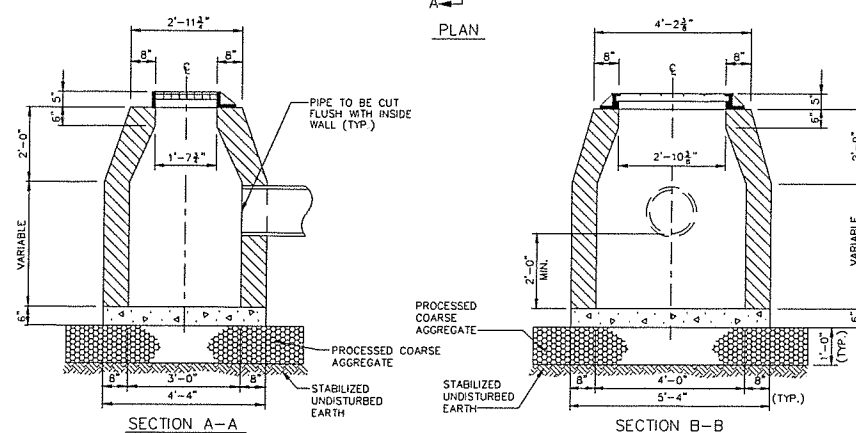
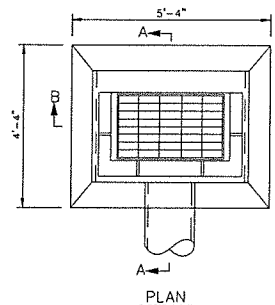
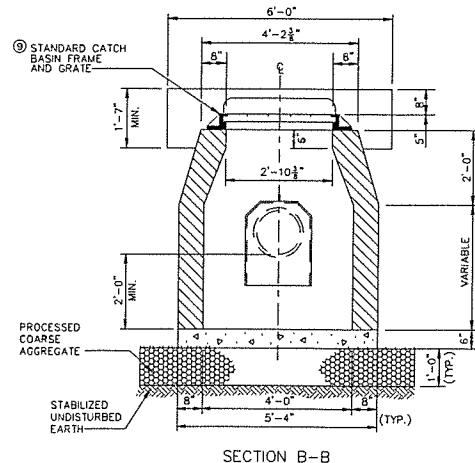


RIPRAP DRAINAGE SWALE
N.T.S.

NOTE:
AREA ADJACENT TO CHANNEL TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL.



TYPE "C" CATCH BASIN DETAIL
N.T.S.



TYPE "CL" CATCH BASIN DETAIL
N.T.S.

NOTES:
1. HOOD TYPE TRAP NOT SHOWN.
2. NOTES NUMBERS ①-⑧ APPLY TO THE DETAILS.

- ① GRANITE CURB INLET SEE DETAIL THIS SHEET
- ② STANDARD CATCH BASIN FRAME AND GRATE
- ③ CROSS SLOPE AS PER CROSS SECTION
- ④ SET IN CEMENT MORTAR
- ⑤ UNLESS OTHERWISE ORDERED, MIN. DEPTH UNDER TRAVELWAY: 1'-7 1/2" MIN. DEPTH UNDER UNTRAVELED AREA: 0'-3"
- ⑥ HOOD TYPE TRAP WHERE REQUIRED (SEE DETAIL NH-19)
- ⑦ BRICK OR CONCRETE BLOCK UNITS (TYP.)
- ⑧ CLASS B (AE) CONCRETE (TYP.) PRECAST OR POURED IN PLACE WHERE PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN
- ⑨ STANDARD CATCH BASIN FRAME AND GRATE

NO.	REVISION	DATE

ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

DETAILS

ECHO LAKE ROAD
MBL: 104-90-23A

WOODBURY CONNECTICUT

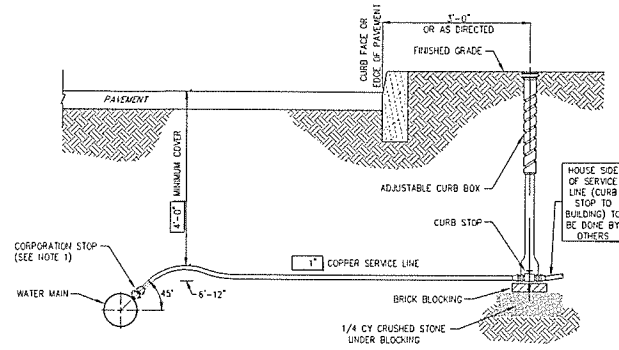
CIVIL **C1**

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

SCALE: N.T.S.
DATE: 01 AUG 2025
PROJECT NO: 4164
DRAWING NO: 4164

STATE OF CONNECTICUT
QUIRIN C. JOYE
REGISTERED PROFESSIONAL ENGINEER

C5.2



CONSTRUCTION MATERIALS

SIZE	SERVICE LINE (Material)	CORPORATION STOP	CURB STOP	CURB BOX	ENLARGED BASE
3/4"	COPPER	H-15008	H-15214	H-10350	Not Applicable
1"	COPPER	H-15008	H-15214	H-10350	Not Applicable
1-1/2"	COPPER	H-15013	H-15214	H-10350	Not Applicable
2"	COPPER	H-15013	H-15214	H-10350	H-10349

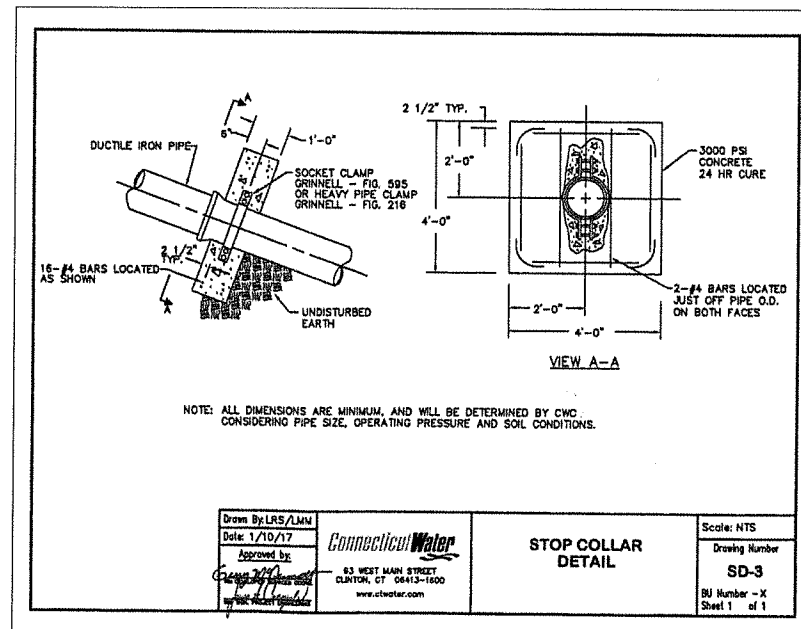
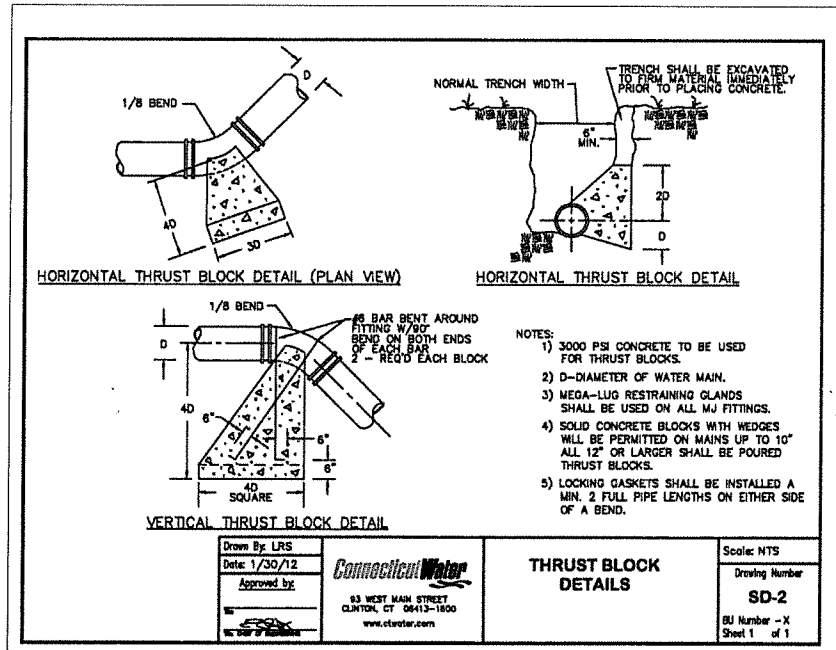
CORPORATION STOP, CURB STOP, CURB BOX AND ENLARGED BASE FOR CURB BOX SHALL BE MUELLER COMPANY OR APPROVED EQUAL. CATALOG NUMBERS SHOWN REFER TO MUELLER COMPANY.

NOTES:

1. INSTALLATION OF 1-1/2" AND 2" CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT BUT MAY BE MADE AT ANGLES LESS THAN 45° IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
2. SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND CURB STOP.

WATER SERVICE CONNECTION (2" OR LESS)

N.T.S.



NO.	REVISION	DATE

Previous Editions Obsolete

ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

WATER SERVICE
DETAILS

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

STATE OF CONNECTICUT
 CIVIL ENGINEER
 LICENSED PROFESSIONAL ENGINEER

SCALE: N.T.S.
 DATE: 01 AUG 2025
 PROJ NO: 4164
 CAD FILE NAME: 4164
 DRAWING NO: **C5.4**

GENERAL PRINCIPLES

The following general principles shall be maintained as effective means of minimizing erosion and sedimentation during the development process.

Stripping away of vegetation, regrading or other development shall be done in such a way as to minimize erosion.

Grading and development plans shall preserve important natural features, keep cut and fill operations to a minimum, and insure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.

Whenever feasible, natural vegetation shall be retained, protected and supplemented wherever indicated on the site development plan.

The undisturbed area and the duration of exposure shall be kept to a practical minimum.

Disturbed soils shall be stabilized as quickly as possible.

Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development when expected to be exposed in excess of 7 days.

The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during construction.

Sediment in the runoff water shall be trapped until the disturbed areas are stabilized by the use of debris basins, sediment basins, silt traps or similar measures.

All lots, tracts or developments shall be final graded to provide proper drainage away from buildings and dispose of it without ponding, and all land within a development shall be graded to drain and dispose of surface water without ponding.

Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical. Not more than 5 acres will be disturbed at any one time.

Catch basins will be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.

Haybale filters will be installed at all outlets and along the toe of slope of all critical cut and fill slopes.

All control measures will be maintained in effective condition throughout the construction period.

The responsibility for implementing the erosion and sediment control plan will rest with the developer of record. He acknowledges that he is responsible for informing all concerned of the requirements of the plan and for notifying the planning administration of any transfer of responsibility.

Additional control measures will be installed during construction if necessary or required.

Concentration of surface runoff shall be only permitted by piping and/or through drainage swales or natural watercourses.

Excavation and Fills --

Slopes created by cuts or fills shall not be steeper than 2:1 unless noted specifically on the plans and shall be restabilized by temporary or permanent measures, as required during the development process. Erosion control blankets will be used on slopes in the vicinity of wetlands regulated areas and on additional slopes as needed.

Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.

Cuts and fills shall not endanger adjoining property.

All fills shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers each not exceeding twelve (12) inches in thickness and shall be compacted by a mechanical roller or other approved method after each layer is spread.

Fills shall not encroach on natural watercourses, constructed channels or regulated flood plain areas, unless permitted by license or permit from authority having jurisdiction.

Fills placed adjacent to natural watercourses, constructed channels or flood plains shall have suitable protection against erosion during periods of flooding.

Grading shall not be done in such a way as to divert water onto the property of another landowner without their express written consent.

During grading operations, necessary measures for dust control shall be exercised.

All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (2002) - State of Connecticut DEEP Bulletin 34.

DEVELOPER OF RECORD: ECHO ASSET, LLC. (203) 565-5472

FILL MATERIAL & COMPACTION REQUIREMENTS

1. Fill material shall be free of brush, rubbish, large rocks, logs, stumps, building debris and other objectionable material that would interfere with, or prevent construction of, satisfactory fills, where embankments are to be constructed on slopes steeper than 3:1. Deeply scarify the existing slope or cut into steps before filling is begun.

2. Place and compact all fill in layers not exceeding 1 foot in thickness. No fill should be placed on surfaces of snow, ice or frozen or unstable surfaces. If fill placement is not completed within 1 day, then install temporary erosion and sediment controls such as a temporary fill berm to redirect runoff water away from the unstable slope until fill placement resumes.

3. No frozen material be incorporated into the fill envelope. Material shall be placed in horizontal layers in 12 inch loose lifts and each layer compacted. During construction, the surface of the material shall be sloped to drain. The material shall be free from lenses, pockets, streaks, or layers of material differing substantially in texture or gradation from the surrounding material.

4. The moisture content of the material shall be controlled to meet the necessary requirements of compaction. When necessary, moisture shall be added by the use of approved sprinkling equipment. Water shall be added uniformly and each layer shall be thoroughly diked or harrowed to provide proper mixing. Any layer too wet for compaction shall be allowed to dry before rolling. Placing or rolling of materials will not be permitted during or immediately after rainfall which increase the moisture content beyond the limit of satisfactory compaction.

5. The material shall be brought up uniformly and its top shall be kept graded and sloped so that a minimum of rain water will be retained thereon. Compacted material damaged by runoff shall be replaced immediately by the contractor.

6. Material shall be compacted to 95% of the standard proctor density at or near optimum moisture content and by the compaction equipment specified herein. The compaction equipment shall traverse the entire surface of each layer of material. Approved tamping rollers shall be used for compaction. The contractor shall demonstrate the effectiveness of the roller by actual soil compaction test results of the soil with laboratory work performed by an approved soil testing laboratory. Compaction tests shall include modified proctor and nuclear density tests made at the Engineer's discretion.

ROCK EXCAVATION CONTROL MEASURES & RECOMMENDATIONS

PROPOSED ROCK EXCAVATION

Existing bedrock will require excavation to accommodate proposed use of the site. Mass excavation of bedrock by drilling and blasting would be required to excavate rock. The controlled use of explosives will be required to safely excavate rock.

Rock slope faces will require careful presplitting to maintain the integrity of the proposed rock faces, while minimizing potential impacts to adjacent structures. Quality control procedures will include retention of a qualified blasting contractor, submission of a detailed blasting plan including an estimation of blasting induced vibrations versus distance, performance of a test blast, and preconstruction surveys of adjacent properties. Additional details regarding the described quality control measures are as follows:

Codes, Permits and Regulations

The retained drilling and blasting Contractor will be required to comply with applicable laws, rules, ordinances, and regulations of the federal government, the State of Connecticut, the Town of Watertown, and others having jurisdiction governing the transportation, storage, handling, and use of explosives. This would include applicable Occupational Safety and Health Administration (OSHA), American National Standards Institute (ANSI), National Fire Protection Association's (NFPA), and the U.S. Treasury Department, Bureau of Alcohol, Tobacco and Fire Arms regulations.

The Contractor will obtain a permit from the Town of Watertown Fire Marshall and will only perform blasting work during the hours permitted by associated Town ordinances. The Contractor will also be required to provide proof of and maintain liability insurance coverage during the project.

Blasting Plan

The Contractor and associated personnel will be required to demonstrate experience specializing in explosives for fragmentation of subsurface rock. The Contractor will be required to submit a Blasting Plan to DTE prior to conducting any blasting related activities. The Blasting Plan will include a complete description of the Contractor's proposed plans and methods and will be reviewed by DTE (and submitted to the Town to satisfy permit application requirements) prior to proceeding with any blasting activities.

Pre-blast Condition Surveys

Existing owners of adjacent buildings and structures within a minimum distance of 100 feet from the proposed blasting area will be advised in writing of the contractor's plan for a pre-blast survey. If accepted by the property owner(s), a qualified, professional engineer will conduct baseline pre-blast condition surveys of adjacent structures prior to any blasting activities. The survey will consist of written documentation, photographs and video of existing cracks, damage, or other visible existing defects.

Test Blast

As part of the Geotechnical Engineer's review of the Contractor's plan, the Geotechnical Engineer will designate a secluded Site test area to which the Contractor will confine his initial drilling and blasting operation. The objective of the test blast is for the Contractor to demonstrate competency of their blasting plan of operation. No additional drilling or blasting will be performed until after the Geotechnical Engineer's examination of the vibration and overpressure data collected from the test blast.

Blast Monitoring

The Contractor will be required to control the amount of vibration and overpressure generated by blasting to not exceed those specified by regulatory statutes or directives established by State, Town, or other authorities. The Contractor will be required to limit peak particle velocities and frequencies at the property line generated by blasting to those recommended in U.S. Bureau of Mines report RI-8507, Nov. 1980. The measured overpressure generated by blasting shall not exceed 130 decibels at the property line.

Blasting will be additionally monitored for vibration and air overpressure by a licensed geotechnical engineer or other blasting professional. Monitoring performed by this 3rd party source will not relieve the Contractor of his responsibility for vibration and overpressure monitoring but is intended to provide an independent verification check.

CONSTRUCTION SEQUENCE

THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:

Field stakeout the limits of all construction activities.

Clear all vegetation within the construction area. Do not remove stumps of this time. All trees/shrubs less than 6" in diameter shall be chipped and stored on the site.

Hayboles and/or siltation fence and other erosion control features will be placed as shown on the enclosed plan prior to the start of any construction.

Silt fence shall be backed by hayboles in areas adjacent to the wetlands as shown on the construction plans.

Remove stumps from the area of construction.

Install the anti-tracking pad as shown on the plan. At the end of each working day any accumulated silt shall be swept from the existing town roads.

Install temporary sediment traps as necessary during construction.

Strip topsoil material and stockpile prior to rough grading of driveway.

Stockpile material at locations shown on the plans. Ensure adequate erosion control measures are in place around any stockpile areas.

Prior to mass excavation, the temporary sediment trap shall be constructed. The area shall be constructed per the temporary sediment trap detail, including the temporary outlet structure. Silt fence and hayboles shall be placed at the outlet of the discharge pipe.

Mass excavation of excess material will occur during this time.

The cuts and fills will be made and material process on site as necessary. All slopes loamed, seeded and mulched.

The drainage will now be installed including the underground detention areas. Hayboles shall be placed around the catch basins or silt socks in the basins to stop silt from entering the drainage system. The gravel around the catch basin rim shall be graded to ensure that no water enters the catch basin until pavement is installed. Use additional water bars to divert surface runoff away from catch basins, if necessary. The hayboles around the catch basins shall be kept in place until the road is paved and the area has sufficient ground cover to control erosion.

NO STORMWATER SHALL BE INTRODUCED INTO THE DETENTION AREA UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

Place gravel on driveway and parking areas.

The building slabs will be excavated and the slab constructed.

The area surrounding the building slab will be final graded.

Install underground utilities.

Water breaks will be installed to control lateral runoff along both sides of the proposed driveway prior to paving.

Haybale sediment check dams will be installed to control lateral runoff along both sides of the proposed entrance drive prior to paving.

Pave driveway and parking areas.

Provide temporary seeding measures on all exposed soils which were damaged due to construction activities and are not permanently restored or are outside of construction traffic zones for a period in excess of 30 days.

Seed all disturbed areas.

Clean oil silt from drainage structures.

The starting time for the construction is unknown, however the time limit for the site construction and building is approximately 270 days.

The following general specifications will also be adhered to:

Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical.

Haybale filters will be installed at all culvert outlets and along the toe of all critical cut and fill slopes.

Culvert discharge areas will be protected with riprap channels. Energy dissipaters will be provided as necessary.

Catch basins will be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.

All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the Guidelines for Erosion and Sediment Control (2002) of the State of Connecticut.

Erosion and sediment control measures will be installed prior to construction whenever possible.

All control measures will be maintained in effective condition throughout the construction period.

RESPONSIBILITY FOR THE PLAN

The responsibility for implementing and maintaining the Erosion and Sedimentation Control Plan rests with the DEVELOPER, where any development of the parcel gives cause to erosion and sedimentation. The DEVELOPER shall be held responsible for informing all concerned regarding responsibility of the plan.

The responsibility of all drainage, erosion and sedimentation control measures will therefore rest with the DEVELOPER.

Whenever sedimentation is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.

Maintenance of all drainage facilities and watercourses within any land development shall be the responsibility of the DEVELOPER until they are accepted by the Town. All control measures will be maintained in effective condition throughout the construction period. Surfaces to be kept open and free of sediment and debris. The system shall be checked after every major storm and sediment shall be disposed of at an approved location consistent with the plan.

It shall be the responsibility of any person, corporation or other entity engaging in any cut or near any stream, watercourse or swale or upon the flood plain or right-of-way for the duration of the activity and to return it to its original or equal condition after such activity is completed.

Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the DEVELOPER to their point of open discharge at the property line or at a communal watercourse within the property.

No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Town.

An adequate right-of-way and/or easement shall be provided for all drainage facilities and watercourses which are proposed either for acceptance by the Town or provided by other property owners for the convenience of the OWNER.

SEEDING AND PLANTING REQUIREMENTS

Seedbed Preparation

Free grade and rock surface to remove stones larger than 2" in diameter. Install needed erosion control devices such as surface cover diversions. Grade stabilization structures, sediment basins or drainage channels to maintain graded areas. Apply limestone at a rate of 2 tons/AC, or 90 lbs/1000 SF unless otherwise required according to soil test results. Apply fertilizers with 10-10-10 at a rate of 300 lbs/AC, or 7.5 lbs/1000 SF. At least 50% of the nitrogen shall be from organic sources. Work lime and fertilizer into soil uniformly to a depth of 4" with a whisk, springtooth harrow or other suitable equipment following the contour lines.

Seed Application

Apply grass mixtures at rates specified by hand, cyclone seeder or hydroseeder. Increase seed mixture by 10% if hydroseeder is used. Lightly drag or roll the seeded surface to cover seed. Seeding for selected fine grasses should be done between April 1 and June 1 or between August 15 and October 15. If seeding cannot be done during these times, repeat mulching procedure below until seeding can take place or seed with a quick germinating seed mixture to stabilize slopes. A quick germinating seed mixture (Domestic Rye) can be applied between June 15 through August 15 as approved by the Engineer.

Mulching

Immediately following seeding, mulch the seeded surface with straw, hay or wood fiber at a rate of 1.5 to 2 tons/AC, except as otherwise specified elsewhere. Mulches should be free of weeds and coarse matter. Spread mulch by hand or mulch blower. Punch mulch into soil surface with track machine or disk harrow set straight up. Mulch material should be "tucked" approximately 2" - 3" into the soil surface. Chemical mulch binders or netting, in combination with the straw, hay or wood fibers, will be used where difficult slopes do not allow harrowing by machines.

Gross Seed Mixtures

Temporary Covers	Permanent Covers
Perennial ryegrass 20 lbs/AC.	Creeping Red Fescue 40 lbs/AC.
Annual ryegrass 20 lbs/AC.	Canada Bluegrass 20 lbs/AC.

IN CASE OF AN EMERGENCY (e.g. severe flooding, rains, or other environmental problems); THE PARTY RESPONSIBLE AND THE TOWN'S WEO SHALL BE NOTIFIED.

EMERGENCY CONTACT: SCOTT SAMBROOK (203) 510-8003

MAINTENANCE SCHEDULE FOR EROSION CONTROL MEASURES

EROSION CONTROL FEATURE	ROUTINE INSPECTION & MAINTENANCE REQUIREMENTS	SIGNS OF FAILURE	REMOVAL CRITERIA
CONSTRUCTION ENTRANCE	INSPECT AT END OF EACH WORKING DAY AND ACCUMULATED SILT SHALL BE REMOVED FROM TOWN ROADS. DAMAGE SHALL BE REPAIRED IMMEDIATELY AND PERIODIC REPLACEMENT OR EXTENSION OF ENTRANCE MATERIAL MAY BE REQUIRED.	ACCUMULATION OF SILT IN TOWN ROADWAYS	UPON PERMANENT SITE STABILIZATION AND COMPLETION OF ON-SITE PAVING
SILT FENCE	INSPECT WEEKLY AND WITHIN 24 HOURS OF A STORM EVENT TOTALLING 0.5 INCHES OR GREATER. REPAIR IMMEDIATELY IF BREACHED OR TORN AND REMOVE ANY SEDIMENT BUILDUP OVER 1/2 THE TRENCH HEIGHT.	PHYSICAL DAMAGE - TEARS, EXCESSIVE WEAR, DECOMPOSITION, OVERTOPPING OR UNDERCUTTING OF FENCE. SIGNIFICANT EROSION ADJACENT TO FENCED AREAS.	UPON STABILIZATION OF PROTECTED, UPHILL DRAINAGE AREAS
HAYBALE INLET PROTECTION	INSPECT AFTER ANY RAIN EVENT AND DURING ROUTINE SILT FENCE INSPECTION.	SIGNIFICANT SILTING OF CATCH BASINS. DAMAGE TO HAYBALES OR GAPS IN BARRIER.	UPON PERMANENT SITE STABILIZATION AND COMPLETION OF ON-SITE PAVING
TOPSOIL STOCKPILES	INSPECT AT END OF EACH WORKING DAY AND REPAIR ANY DAMAGE IMMEDIATELY. PERIODIC REPLACEMENT OF SILT FENCE OR STAKING MAY BE REQUIRED.	SILT FENCE FAILURE (SEE ABOVE). EVIDENCE OF STOCKPILED MATERIAL WASHING OUT.	UPON FULL USE OR REMOVAL OF PROTECTED STOCKPILE

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

THE FOLLOWING ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

1. A CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE SITE ACCESS.

2. FILTER FABRIC SILT FENCE SHALL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF ALL FILL SECTIONS. IN AREAS ADJACENT TO WETLANDS THE SILT FENCE WILL BE BACKED BY STAKED HAYBALES. SILT FENCE WILL BE MAINTAINED IN PLACE UNTIL THE TRIBUTARY AREA PROTECTED BY THE FENCE IS REVEGETATED OR STABILIZED BY PERMANENT MEASURES. SYNTHETIC FILTER FABRIC, POST MATERIAL, SPACING AND EMBEDMENT, AND TRENCH DETAILS, SHALL BE AS SHOWN ON THE DRAWINGS. FILTER BARRIER SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL GREATER THAN 0.1 INCH AND AT LEAST DAILY DURING PROLONGED RAINFALL. REFER TO THE CHAPTER 7 OF THE "GUIDELINES" FOR ADDITIONAL MAINTENANCE REQUIREMENTS.

3. DUST CONTROL SHALL BE USED TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND REDUCE THE PRESENCE OF DUST WHICH MAY CAUSE OFF-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE AND PLANT LIFE. THE NEED FOR DUST CONTROL WILL BE MINIMIZED BY REDUCING AREA OF LAND DISTURBANCE AT ANY ONE TIME, MAINTAINING AS MUCH VEGETATION AS PRACTICABLE, USE OF MULCHING AND TEMPORARY VEGETATIVE COVER. THE CONTRACTOR SHALL USE MECHANICAL SWEEPERS ON PAVED AREAS AND UTILIZE FINE WATER SPRAYS NEAR SOURCES OF DUST. THE EXPOSED SOIL AREAS SHALL BE PERIODICALLY MOISTENED. SPRAY-ON ADHESIVES DILUTED IN WATER MAY BE USED.

4. TEMPORARY SOIL STOCKPILES SHALL BE PROTECTED BY A SEDIMENT BARRIER, SIDE SLOPES OF THE STOCKPILES SHALL NOT EXCEED 2 TO 1. THE STOCKPILES SHALL BE STABILIZED WITHIN THIRTY DAYS OF FORMATION OF THE STOCKPILE BY TEMPORARY SEEDING OR COVERING WITH MULCH.

5. TEMPORARY VEGETATIVE COVERS SHALL BE INSTALLED ON ALL DISTURBED AREAS NOT INTENDED FOR PRIMARY CONSTRUCTION AND HAVING THE POTENTIAL TO PRODUCE SEDIMENT AND CAUSE ON- AND OFF-SITE DAMAGES. SUCH AREAS BASED ON RECOMMENDATIONS SHALL BE COVERED WITH TOPSOIL AND SEED OF FIGURE 6-1 OF THE "GUIDELINES". FOR ADDITIONAL SEEDING REQUIREMENTS REFER TO CHAPTER 8 OF THE "GUIDELINES".

6. STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.

7. STORM DRAIN CATCH BASIN INLET PROTECTION SHALL BE PROVIDED THROUGH THE USE OF FILTER FABRIC FENCE OR STONE BARRIERS AROUND THE CATCH BASINS AS INDICATED ON THE SEDIMENT AND EROSION CONTROL DRAWINGS. THE BARRIERS SHALL ONLY BE REMOVED WHEN THE TRIBUTARY DRAINAGE AREA HAS BEEN STABILIZED.

PERMANENT EROSION CONTROL MEASURES

ALL PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE "GUIDELINES". THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION AND SEDIMENT CONTROL PLAN:

1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL EXPOSED/DISTURBED AREAS THAT ARE NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.). INSTALLATION AND MAINTENANCE REQUIREMENTS OF CHAPTER 6 OF THE "GUIDELINES" SHALL BE FOLLOWED. EXPOSED AREAS SHALL BE LOAMED, LIMED, FERTILIZED AND SEEDED. LIMESTONE AND FERTILIZER SHALL BE APPLIED IN ACCORDANCE WITH THE RESULTS OF SOIL TESTING OR AS RECOMMENDED BY THE "GUIDELINES". ALL PERMANENT SEEDING WILL BE DONE IN THE SPRING OR LATE SUMMER (BEFORE OCTOBER 31). ANY AREAS TO BE SEEDED OUTSIDE OF THIS TIME FRAME SHALL BE COVERED WITH AN EROSION CONTROL BLANKET TO STABILIZE THE SOIL UNTIL GROWTH CAN BE ESTABLISHED. SEEDING MIXTURES SHALL BE SELECTED IN ACCORDANCE WITH FIGURES 6-2 OR 6-3 OF THE "GUIDELINES" OR AS RECOMMENDED BY THE SOIL CONSERVATION SERVICE. HYDROSEEDING SHALL BE USED WHERE INDICATED ON THE PLANS AND IN CRITICAL AREAS. MULCH SHALL BE APPLIED AND ANCHORED AS RECOMMENDED UNDER "EROSION AND SEDIMENT CONTROL DEVICES" ABOVE. SLOPES STEEPER THAN 3:1 SHALL RECEIVE NORTH AMERICAN GREEN 5150 STRAW TURF REINFORCEMENT BLANKET OR APPROVED EQUAL.

2. THE RIPRAP OVERFLOW AREAS SHALL BE CONSTRUCTED AND STABILIZED AT THE PIPE OUTLETS PRIOR TO DIRECTING RUNOFF TO ALL STORM DRAINAGE OUTLETS.

MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM

The long term maintenance of the on site catch basins, oil & grit separators, the detention chambers and all aspects of the storm drainage system are shown on the site plans will be the responsibility of the property owner and/or manager.

The maintenance schedule will be as follows:

CATCH BASINS:

Catch basins will be inspected on a biannual basis. Any floatables, trash, debris or sediment build up shall be removed by a licensed contractor.

An inspection report will be submitted to City Planner's Office after each inspection for verification that the proper maintenance has been performed.

The onsite catch basins, oil & grit separators, the underground detention and oil aspects of the storm drainage system must be maintained in good working condition. Responsibility for any necessary repairs to storm drainage systems will be the responsibility of the property owner and/or manager.

STORMWATER QUALITY STRUCTURE (CONTECH CDS UNITS):

Maintenance

The CONTECH unit must be inspected at regular intervals and maintained in order to ensure optimum performance. Inspections shall be done on a biannual basis as listed below.

Inspection

Inspections of the CONTECH units will be performed on a biannual basis.

The CONTECH System must be cleaned when inspection reveals that the sediment depth has accumulated to within six inches of the dry-weather water surface elevation. This determination is made by taking 2 measurements with a slide rod or similar measuring device; one measurement from the manhole opening to the top of the sediment pile and the other from the manhole opening to the water surface. The System must be cleaned out if the difference between the two measurements is six inches or less. Note: To avoid underestimating the volume of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile.

Cleaning

Maintaining the CONTECH System is easiest when there is no flow entering the System. For this reason, cleanouts must be performed during dry weather. Cleanout of the CONTECH System will be done with a vacuum truck as it is the most effective and convenient method of excavating pollutants from the System.

In CONTECH installations where the risk of large petroleum spills is small, such as is the case with this project, liquid contaminants may not accumulate as quickly as sediment. However, an oil or gasoline spill must be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appropriate amount has been captured. To remove these pollutants, adsorbent pads or pillows shall be used to provide an efficient means of removal for floatable hydrocarbons. Trash will be netted out to separate it from the other pollutants.

Accumulated sediment shall be evacuated through the manhole over the grit chamber. Simply remove the cover and insert the vacuum hose into the grit chamber.

If maintenance is performed as recommended, sediment should not accumulate outside the grit chamber. However, all three chambers shall be inspected for accumulation of sediment of trash during each maintenance event. Any trash will be netted out and if sediment has built up to a depth of greater than 2" it shall be vacuumed out.

Manhole covers must be securely sealed following cleaning activities, to ensure that surface runoff does not leak into the unit from above.

CULTEC 902 HD CHAMBER SYSTEM:

The Cultec R-360HD & 902HD subsurface infiltrators shall be inspected and maintained per the Cultec Operation & Maintenance Guidelines that can be found on the Cultec website.

This includes semi-annual inspections for the first year post-construction, and at least annual inspections thereafter.

Maintenance and cleanout shall be performed by a licensed contractor if/when the average depth of sediment exceeds 3" through the inlet row.

EARTHWORK QUANTITY ESTIMATE FOR TOTAL SITE WORK

Total Cut for Proposed Site Construction - 21,238 CY
Total Fill for Proposed Site Construction - 4,263 CY
Net Cut for Proposed Site Construction - 16,949 CY

EARTHWORK QUANTITY ESTIMATE IN REGULATED AREA

Total Cut in 150' Regulated Area - 0 CY
Total Fill in 150' Regulated Area - 465 CY
Net Fill in 150' Regulated Area - 465 CY
Area of Disturbance within 150' Regulated Area = 4,335 SF (0.1 ac.)

NO.	REVISION	DATE
1	REV PER SUBDIVISION	9/25/25

Previous Editions Obsolete

ECHO ASSET, LLC

Submitted
P2
12/3/25
ARH

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

Crime per Capita in Waterbury

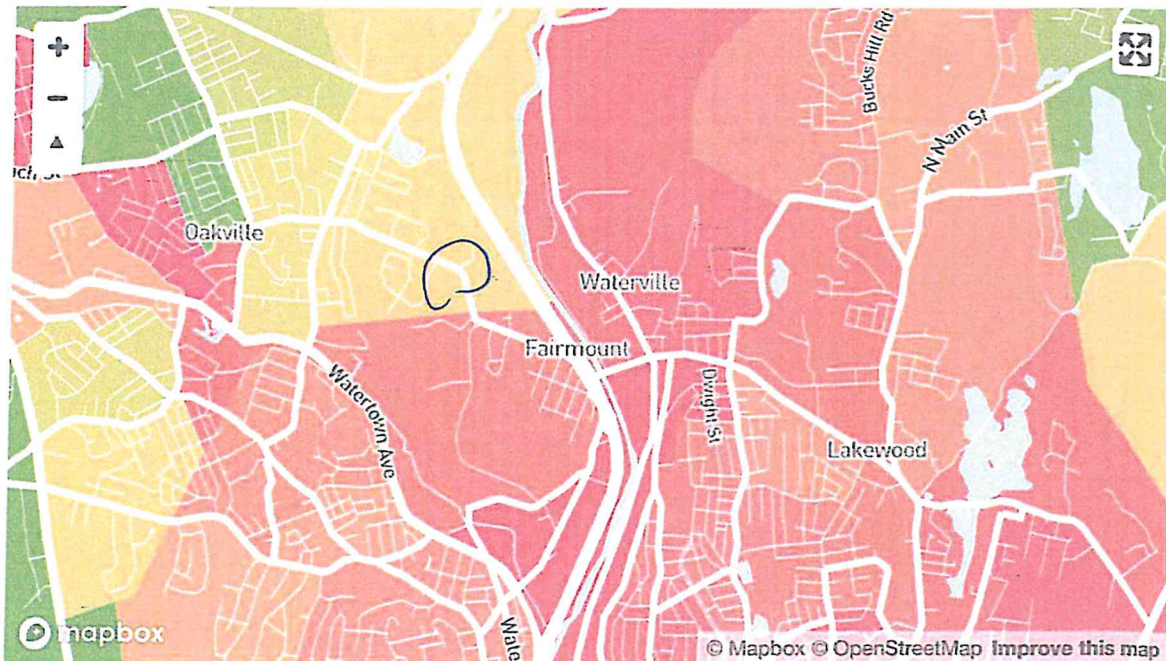
The map below displays the crime rate per 1,000 residents in Waterbury.

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

52%

Total crime
NAT. AVG. ↑

10%

Violent crime
NAT. AVG. ↑

60%


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.

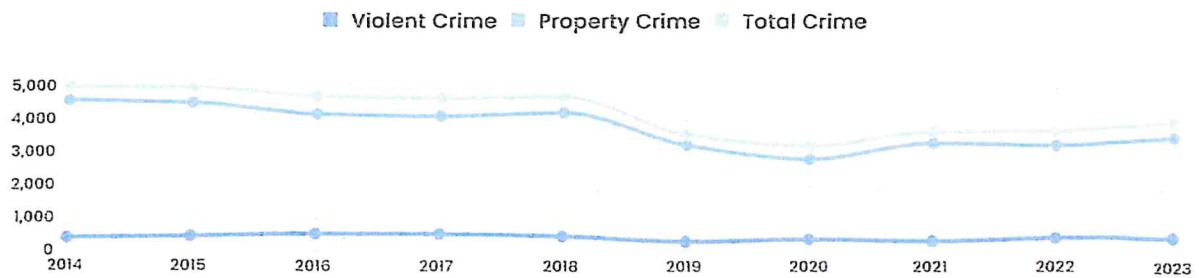
 Total Crime

52%

Higher than Nat. Avg.

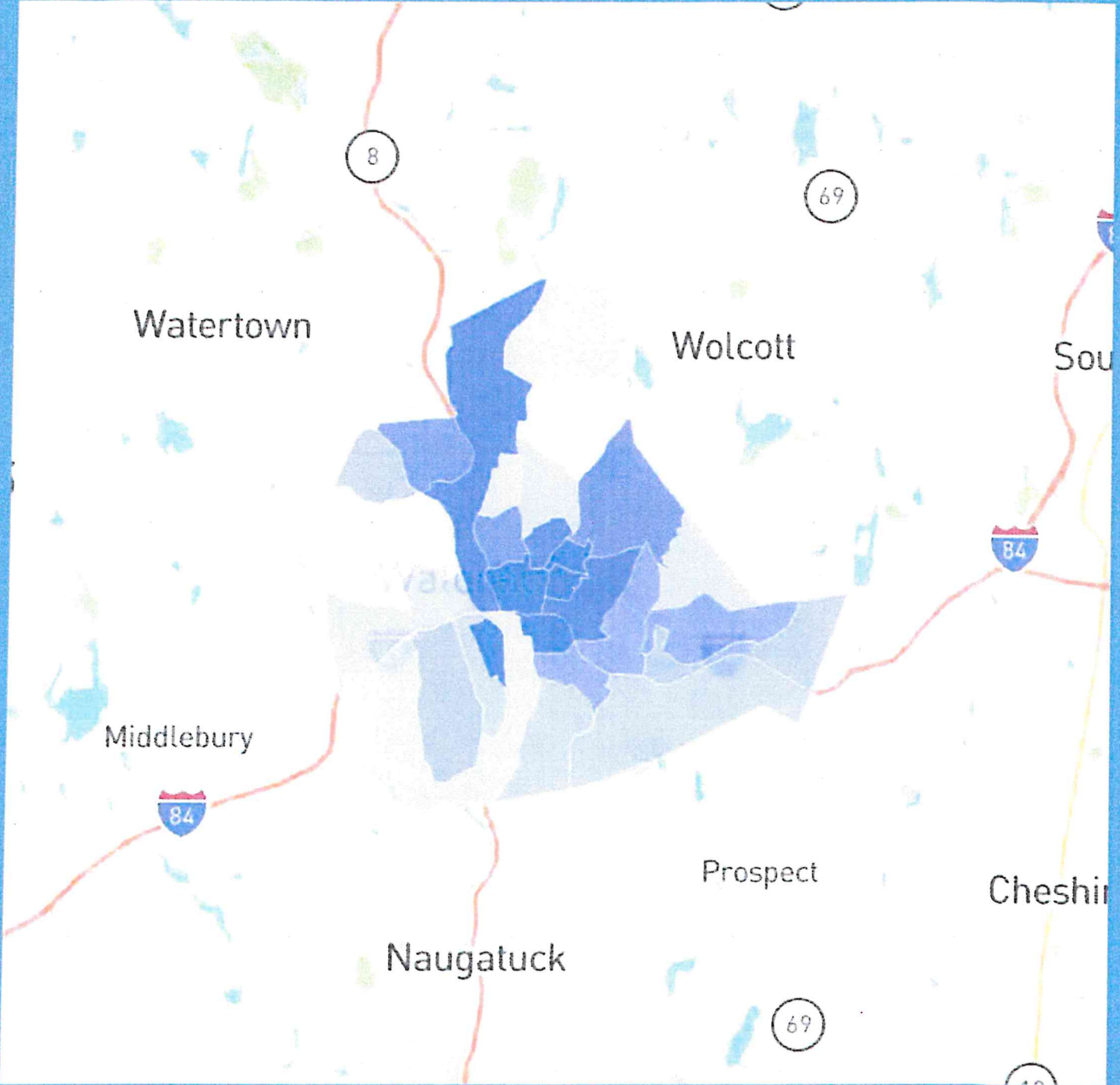
Crime	Reported	Waterbury /100k	Connecticut /100k	National /100k
Murder	18	15.6	3.7	5.7
Rape	46	39.9	20.1	38.0
Robbery	172	149.1	43.4	66.5
Assault	227	196.7	83.0	264.1
Total Violent Crime	463	401	150	364
Burglary	292	253.1	127.8	250.7
Theft	2,333	2,022.0	1,138.7	1,347.2
Vehicle Theft	906	785.2	292.0	318.7
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



Labor Law Posters Online

Waterbury, CT crime analytics

[Source & Methodology](#)

DATA 2019-2022

WATERBURY CRIME DATA

TOTAL CRIME INDEX

7

(100 is safest)

Safer than 7% of U.S. cities.

Waterbury Annual Crimes

	Violent	Property	Total
Number of Crimes	463	3,531	3,994
Crime Rate (per 1,000 residents)	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.