



**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, September 2, 2026, 6:30 pm
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

C. Allen took attendance.

Members Present: R. Antonacci, D. DiVito, L. Cavallo, J. Nygren, J. McHugh, J. Masi, J. Desmaris.

Members Absent: Joe D’Uva, Richard Antonetti.

Also Present: S. Musselman, C. Natusch, P. Bunevich, C. Allen.

Appointment of Alternates: None.

4. PUBLIC PARTICIPATION: None.

5. APPROVAL OF MINUTES

a. Regular Meeting – August 5, 2026

J. McHugh moved to approve the August 5, 2026, minutes. D. DiVito seconded and the motion to approve carried unanimously.

6. STAFF REPORT

S. Musselman gave a report on the status of Turnberry Estates and noted that the CCIWA requested a 3rd-party engineering review of the site conditions and erosion controls for Phase III. The developer retained Brian Baker, P.E., of Civil 1 to do the review. Staff have met on site weekly with the project team to develop & implement a plan to improve site conditions and improve erosion controls. Last Friday, 8/28/26, staff walked the site with B. Baker and the project’s engineer Andrew Quirk, P.E.

S. Musselman also reported that the public hearings for the driveway separation and PA 25-1 amendments, scheduled for tonight’s meeting, couldn’t be opened as the NVCOG needed to be given 35-day notice. Since the last meeting was less than 35 days before tonight’s meeting, a special meeting had to be scheduled for 9/23/26. NVCOG has been notified and the hearing notice has been submitted to the Republican-American for publication.

7. CHAIRMAN’S REPORT: None.

8. PUBLIC HEARING(S)

a. **3 Harvard Street-Napoli Associates, LLC.** – 3-part application to establish “Oakville Village Residential Planned Development District” (HOVPDD). MBL# 133-213-004. *Application received 6/3/26; public hearing opened and continued at the 8/5/26 meeting.*

- i. HOVPDD Master Plan Application in accordance with Section 4.6.D.1.a of the Watertown Zoning Regulations.
- ii. Text Amendment to establish HOVPDD in accordance with Section 4.6.D.1.b of the Watertown Zoning Regulations.
- iii. Zone Change Application to establish the HOVPDD at 3 Harvard Street on the Official Watertown Zoning Map in accordance with Section 4.6.D.1.c of the Watertown Zoning Regulations.

C. Allen noted that the legal notice was read into the record at the last meeting; notices were published in the Republican-American on 7/23 and 7/30/26.

Attorney Franklin Pilicy was present along with applicant Michael Cipriano, David Hughes, P.E., R.L.S, and Gary Nurnberger, A.I.A. F. Pilicy gave a brief overview of the application. S. Musselman noted that the requested changes from the last meeting were made to the application, which include removing parking requirements from the site plan to comply with PA 25-1 and adding the dimensional standards for the PDD to the Master Plan documents.

J. Masi then asked why the applicant removed a parking space bringing the total number of off-street parking spaces from 26 → 25. D. Hughes responded that this change was made before the last PZC meeting to comply with a Commission request to add more green space to the development for the tenants. There have been no changes to the number of parking spaces shown on the plan since the last meeting. J. Masi stated that he disagrees with the changes the State has made to off-street parking requirements with the new housing bill.

With no further commissioner questions R. Antonacci then opened the hearing to the public for comment:

- Frankie Papolowski – Inquired whether there would be apartments on the second floor. She is also concerned that there are no elevators and how that would make the units difficult for seniors and that the site’s parking is inadequate for the number of units proposed.

With no further public comment or commission discussion J. McHugh moved to close the public hearing. J. Masi seconded and the motion to close carried unanimously.

D. DiVito moved to approve the 3-part application to establish the HOVPDD at 3 Harvard Street (MBL# 133-213-004). L. Cavallo seconded and the motion to approve carried unanimously.

- b. **Commission Petitioned Text Amendment - Driveway Separation, R-70 & R-90 Zoning Districts** – Proposed amendment to Section 6.9.E.5.c of the Watertown Zoning Regulations to decrease the minimum required driveway separation for the R-70 & R-90 Zoning Districts. The public hearing originally scheduled for 9/2/26 will not be opened due to statutory NVCOG referral timelines. The opening of the public hearing has been rescheduled to a Special Meeting on 9/23/26.

S. Musselman explained that the hearings will be opened at a special meeting on 9/23/26; see agenda item #6 for clarification.

- c. **Commission Petitioned Text Amendment - Public Act 25-1 Zoning Compliance** – Proposed amendments to the Watertown Zoning Regulations to bring them into conformity with PA 25-1. The public hearing originally scheduled for 9/2/26 will not be opened due to statutory NVCOG referral timelines. The opening of the public hearing has been rescheduled to a Special Meeting on 9/23/26.

S. Musselman explained that the hearings will be opened at a special meeting on 9/23/26; see agenda item #6 for clarification.

9. OLD BUSINESS

- a. **3 Harvard Street-Napoli Associates, LLC.** – 3-part application to establish “Oakville Village Residential Planned Development District” (HOVPDD). MBL# 133-213-004. *Application received 6/3/26.*
- i. HOVPDD Master Plan Application in accordance with Section 4.6.D.1.a of the Watertown Zoning Regulations.
 - ii. Text Amendment to establish HOVPDD in accordance with Section 4.6.D.1.b of the Watertown Zoning Regulations.
 - iii. Zone Change Application to establish the HOVPDD at 3 Harvard Street on the Official Watertown Zoning Map in accordance with Section 4.6.D.1.c of the Watertown Zoning Regulations.

Application acted on under agenda item #8a.

10. NEW BUSINESS

- a. **184 Commercial Street – Sztanko / European Performance Specialists** – Special permit application for auto sales and repair. MBL# 159-045-122. *Commission discussion and potential scheduling of a public hearing.*

Bela Sztanko of European Performance Specialists was present for the application. B. Sztanko's application to rezone 184 Commercial street from IR-80 → B-SC was approved by the Commission at their last meeting. To establish his business at 184 Commercial Street the applicant needs to apply for a special permit. R. Antonacci noted that the business is mainly a restoration and repair shop for European sports cars with occasional sales.

Commissioners briefly discussed the zoning of Commercial Street at large before D. Divito moved to schedule a public hearing for 9/23/26. J. Nygren seconded and the motion carried unanimously.

D. DiVito moved to add to the agenda items #10b & 10c. J. McHugh seconded and the motion to add items #10b & 10c carried unanimously.

- b. **570 Buckingham Street – Avxhiu** – Request for approval of a 10% maximum driveway grade.

Enerik Avxhiu was present for the request and explained that due to the high-water table on site the plans for the house had to be modified to increase the elevation of the foundation. Due to this the driveway grade must also be increased to 10%.

Commissioners discussed potential stormwater issues from the increased grade affecting Buckingham Street. P. Bunevich stated that all water upslope of the driveway will be collected by an infiltrator and that the amount of stormwater runoff from the driveway itself will not change with this modification. He also noted that DOT will have oversight as well since Buckingham Street is a state road. S. Musselman added that there is an existing issue with the site not having a tracking pad. Despite staff's repeated contacts with the property owner the issue has yet to be addressed. As such, S. Musselman recommended that the Commission make a potential approval contingent on a tracking pad being installed prior to further site work and modification to the driveway grade.

D. DiVito moved to approve the request to increase the driveway grade to a maximum of 10% at 570 Buckingham Street with the condition that a tracking pad be installed prior to modification to the driveway grade. J. Nygren seconded and the motion to approve carried unanimously

- c. **Ashford Woods, LLC. – Touponse** – Request to remove subdivision condition of approval #4, requirement for fencing around the detention pond at the Ashford Woods subdivision located between Georgetown Drive and Bunker Hill Road.

R. Antonacci explained that this request was previously granted by the Commission at their 4/1/26 meeting, however, notice of approval wasn't published in accordance with CGS 8-28 so it never went into effect.

After discussion concluded J. Masi moved to reapprove the request to remove subdivision condition of approval #4, requirement for fencing around the detention pond. J. Nygren seconded and the motion to reapprove carried unanimously.

11. COMMUNICATIONS AND BILLS: None.

12. ADJOURNMENT

D. DiVito moved to adjourn at 7:03 PM. J. Masi seconded and the motion to adjourn carried unanimously.

- ***Next Meeting Date: 9/23/2026***

Respectfully submitted,

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