

City Plan Commission
Wednesday ~ January 14, 2026
Regular Meeting @ 5:30 P.M.

WATERBURY CITY HALL ~ 235 GRAND STREET ~ WATERBURY, CT 06702
2ND FLOOR ~ ALDERMANIC CHAMBERS

AGENDA

Call to Order

Pledge of Allegiance

Roll Call

Election of Chair

Election of Vice-Chair

Public Comment Period

Public Hearings:

1. **PL2025-0246 - Subdivision** of property into five (5) lots - **Location:** Granby Street and Brigham Street (M/B/L 0479-1097-0070) **Zoning District:** Low Density Residential “RL”; **Applicant:** Granby Street, LLC. **Hearing Deadline:** February 20, 2026. **Extension Days Remaining:** 0

2. **PL 2025-0313 – Resubdivision** of one lot into two lots - **Location:** 2670 North Main Street (M/B/L 0079-0239-0001); **Zoning District:** Low Density Residential “RL”; **Applicant:** East Waterbury Congregation of Jehovah’s Witnesses, Inc.; **Hearing Deadline:** February 13, 2026. **Extension Days Remaining:** 65. **NOTE THE OPENING OF THIS PUBLIC HEARING HAS BEEN CONTINUED TO FEBRUARY 11, 2026.**

3. **PL 2025-0316 – Subdivision** of one (1) lot into four (4) lots pursuant to the Waterbury Land Subdivision Regulations (proposed subdivision known as “Dairy Hill”); **Location:** 419 Bucks Hill Road (known as M/B/L 0032-1004-0041); **Zoning District:** Single Family Residential District “RS”, **Applicant:** Street Y’s Rehabs, LLC. **Open Public Hearing Deadline:** February 13, 2026. **Extension Days Remaining:** 65

4. **PL 2025-0317 - Special Exception** pursuant to Sections 4.08, 4.09 and 10.04 of the Zoning Regulations to permit a Residential Campus Development consisting of 12 units of multi-family housing configured within two buildings; **Zoning District:** Moderate Density Residential “RM”; **Location:** Eastern Avenue (M/B/L 0109-0927-0040); **Applicant:** Cekici Property Management, LLC; **Hearing Deadline:** February 21, 2026. **Extension Days Remaining:** 65

New Business:

1. **PL 2026-0002 - CGS 8-24 Review:** 36 Welton Street (M/B/L 0296-0090-0025), proposed sale of a vacant .43 acre City-owned parcel to Laing Capital Partners, LLC for future development of 10-12 residential units of income-restricted affordable housing.
2. **PL 2026-0003 - CGS 8-24 Review:** RE: North Main St & South Main St Complete Streets Improvements Plan; **Location:** South Main Street (extending from Grand Street to Scovill Street) and North Main Street (extending from West Main Street to Phoenix Avenue).
3. **PL2025-0246 - Subdivision** of property into five (5) lots - **Location:** Granby Street and Brigham Street (M/B/L 0479-1097-0070) **Zoning District:** Low Density Residential “RL”; **Applicant:** Granby Street, LLC. **Hearing Deadline:** February 20, 2026. **Extension Days Remaining:** 0
4. **PL 2025-0313** – Subdivision of one lot into two lots - **Location:** 2670 North Main Street (M/B/L 0079-0239-0001); **Zoning District:** Low Density Residential “RL”; **Applicant:** East Waterbury Congregation of Jehovah’s Witnesses, Inc.; **Hearing Deadline:** February 13, 2026. **Extension Days Remaining:** 65
5. **PL 2025-0316** – **Subdivision** of one (1) into four (4) lots application pursuant to the Waterbury Land Subdivision Regulations (proposed subdivision known known as “Dairy Hill”); **Location:** 419 Bucks Hill Road (known as M/B/L 0032-1004-0041); **Zoning District:** Single Family Residential District “RS”, **Applicant:** Street Y’s Rehabs, LLC. **Open Public Hearing Deadline:** February 13, 2026. **Extension Days Remaining:** 65
6. **PL 2025-0317 - Special Exception** pursuant to Sections 4.08, 4.09 and 10.04 of the Zoning Regulations to permit a Residential Campus Development consisting of 12 units of multi-family housing configured within two buildings; **Zoning District:** Moderate Density Residential “RM”; **Location:** Eastern Avenue (M/B/L 0109-0927-0040); **Applicant:** Cekici Property Management, LLC; **Hearing Deadline:** February 21, 2026. **Extension Days Remaining:** 65

7. **PL2026-0005 - Subdivision** of property into eight (8) lots - **Location:** Oronoke Road (M/B/L 0544-1127-0003) **Zoning District:** Low Density Residential “RL”; **Applicant:** James Harlamon. **Hearing Deadline:** March 20, 2026. **Extension Days Remaining:** 65

8. Approval of Summary Minutes from December 10, 2025 (Regular Meeting).

Old Business:

Communications:

Supplemental Items: (Need to be added to agenda, 5 votes required)

Adjournment: