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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:

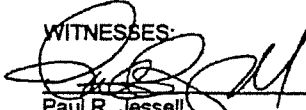
All that certain piece or parcel of property located in the Town of Watertown, County of Litchfield and State of Connecticut, known as 37 DeForest Street, being more particularly described on Schedule A attached.

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

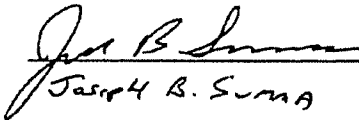
1. Building lines, if established, and all provisions of any building zone ordinance and planning ordinance enacted by the Town of Watertown, and any and all provisions of any ordinance, municipal ordinance or regulation, or state or federal statute or regulation.
2. Taxes on the Grand List of 2021 and 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:

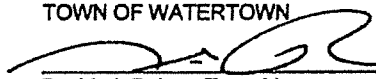


 Paul R. Jessell



 Joseph B. Suma

TOWN OF WATERTOWN



 By: Mark Raimo, Town Manager
 Duly Authorized

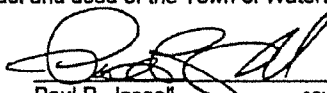
STATE OF CONNECTICUT:

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
 STATE OF CT \$.00
 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 1/2° 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 1/2° 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 C120

BC

11/21/2025

THE MABEL LLC
106 PINEIDGE 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
70899 12/9/2016 INSTALL EL NETWORK CABLE
70841 10/20/2016 L.E.D. RETROFIT

Census/Tract	0000	VisionPID	8649	Total Land Value	93,700
Dev Map ID		Bath Remodeled		Total Building Value	21,800
GIS ID		School District		Total Outbldg Value	4,500
Route		Kitchen Remodel		Total Market Value	120,000
District		490 App Date			
Utilities	Sewer, Public Water				

Land Type	Acres	490	Total Value	Code	Quantity	Value
Primary Site	0.62	0.00	93,700	21-Commercial Land	0.62	65,590
				22-Commercial Building	1.00	15,260
				25-Commercial Outbuilding	2.00	3,150
Total	0.6200	0.00	93,700			

	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 1220 = INT INSPECTION, VACANT - FUNC & PHYS. INCREASED

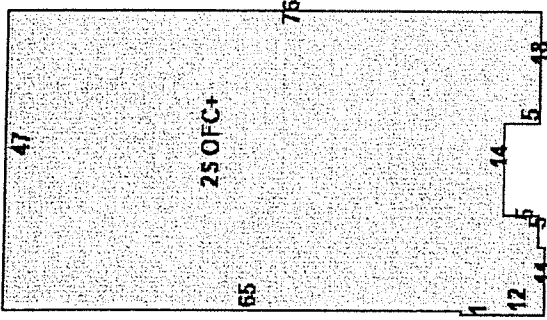
Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2023

Unique ID: 008649

Watertown

37 DEEFOREST ST



PROPERTY INFORMATION		APPLICABLE	
Base Value	7048		
Unfinished Basement Area	3524		

Type	Yr. Built	Area/Qty
Lights in W/PL	1950	1
Paving	1950	2000

BUILDING INFORMATION		APPLICABLE	
Building Use	Office		
Class	Masonry		
Overall Condition	Fair		
Construction Quality	D		
Stories	2.00		
Year Built	1894		
Remodel			
Percent Complete	100		
GLA	7048		

FINISHES		APPLICABLE	
Basement Area	3524		
HEATING			
Heating Type	Forced Hot Air		
Fuel Type	Typical		
Cooling Type	None		
FLOORS			
Floors	Linoleum/Carpet		
Walls	Plaster/Drywall		
Wall Height			
EXTERIOR			
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.