



TOWN OF WATERTOWN

BUILDING DEPARTMENT

61 ECHO LAKE ROAD, WATERTOWN, CT 06795
Telephone: 860-945-5264 Fax: 860-945-2704

Parcel History for: 135 WINDING BROOK FARM RD

Parcel #: 85 9A 32

Printed on 05/20/2025

OPEN APPLICATIONS

Date	Number	Type	Status	Const. Cost
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PERMITS

Date	Number	Type	Exp. Date	Status	Const. Cost
05/08/1989	21201	New Construction		Closed 09/14/2006	
Description:	18 X 36 INGROUND POOL				
05/10/1989	21213	Repair/Main/Inst			
Description:	ELECTRICAL WIRING FOR INGROUND POOL				
07/11/2012	63909	Addition/Alteration/Conversion		Closed 01/02/2013	
Description:	REMOVE & REPLACE SHEETROCK IN KITCHEN, FAMILY ROOM, & DINING ROOM, NEW COUNTERTOPS				
07/18/2012	63936	Addition/Alteration/Conversion		Closed 01/02/2013	
Description:	REMOVE (2) NON BEARING WALLS & INSTALL (3) 2 X 20 LAM. BEAMS				
07/19/2012	63938	Repair/Main/Inst			
Description:	ELECTRICAL WIRING FOR INTERIOR RENOVATIONS				
08/23/2012	64190	Repair/Main/Inst		Closed 01/02/2013	
Description:	INSTALL (1) 60 GALLON A/G PROPANE TANK FOR COOKTOP				
08/13/2018	81850	Repair/Main/Inst		Closed 09/06/2018	
Description:	INSTALL ROOF MOUNTED SOLAR PANELS				
08/13/2018	81851	Repair/Main/Inst		Closed 09/06/2018	
Description:	ELECTRICAL FOR ROOF MOUNTED SOLAR PANELS				

09/19/2011	62942	Repair/Main/Inst			
Description:	FURNACE REPLACEMENT				
09/19/2011	62942	Repair/Main/Inst			
Description:	AIR CONDITIONING				
10/01/2007	58625	Repair/Main/Inst			
Description:	VINYL SIDING - VISUAL INSPECTION 9-29-2009				
10/24/2012	64778	Repair/Main/Inst			
Description:	STRIP & RESHINGLE ROOF DUE TO STORM DAMAGE - VIS INSPEC FROM GRADE - 9-5-2018				
06/21/2005	55099	Repair/Main/Inst		Closed 07/06/2005	
Description:	INSTALL (1) 320 A/G PROPANE TANK				
08/22/2003	51865	Repair/Main/Inst		Closed 09/14/2006	
Description:	REPLACE AIR CONDITIONER CONDENSER				

CERTIFICATES

Date	Number	Permit Type	Certificate Type	Status
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COMPLAINTS

Date	Number	Complaint Type	Status
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INSPECTION RECORD

Horkman, Sean
135 Winding Brook Farm Road
Watertown

C.Z. 2018-197
C.O. _____

Install roof mounted solar panels 8/13/2018

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			
Electric Service 81851			
Demolition			
81850			Approved

Final Inspection Approved _____ Date 9/16/18
Certificate of Occupancy or Use _____ Date _____

Horkman, Shawn
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

C.Z. _____

C.O. _____

Install (1) 60 gallon a/g propane tank for cooktop 8/23/2012

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)	JL	8/31/12	Approximate 10 ft
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			
Electric Service			
Demolition			

Final Inspection Approved [Signature] Date 1-2-13

Certificate of Occupancy or Use [Signature] Date _____

Horkman, Shawn & Christine
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

Remove (2) nonbearing walls & install (3) 2 X 20 lam. beams 7/18/2012

C.Z. _____

C.O. _____

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation	J	7/20/12	Approved
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			
Electric Service			
Demolition			

Final Inspection Approved

Date

Certificate of Occupancy or Use

Date

1/2/13

Horkman, Shawn & Christine
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

C.Z. _____

7/15/2012

Remove and replace sheetrock in kitchen, family room, dining room, install new counters

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough) 63909	Je	7/25/12	Approved
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring 63938	Je	7/25/12	Approved
Electric Service			
Demolition			
			Complete

Final Inspection Approved Paul De Date 1/2/13

Certificate of Occupancy or Use _____ Date _____

Addona, Mary
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

Vinyl siding

10/1/2007

C.Z. _____

C.O. _____

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			Approved
Plumbing (Water test)			OK from grade
Heating			front
Air Conditioning			
Rough Wiring			
Electric Service			
Demolition			

Final Inspection Approved

Joel D.

Date

9/29/09

Certificate of Occupancy or Use

Date

Addona, Mary Beth
135 Winding Brook Farm Rd
Watertown

INSPECTION RECORD

Install (1) 320 gallon a/g propane tank 6/21/2005

C.Z. _____

C.O. _____

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			
Electric Service			
Demolition			
35099	RZ	7/6/05	Approved

Final Inspection Approved RZ Campbell Date 7/6/05

Certificate of Occupancy or Use _____ Date _____

Addona, Marybeth
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

replace air conditioning condenser 8/22/2003

C.Z. _____

C.O. _____

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning		9/11/04	works OK
Wesson Energy, Inc.	J		Replacement
Rough Wiring			
Electric Service			
Demolition			

Final Inspection Approved _____ Date 9/14/06

Certificate of Occupancy or Use _____ Date _____

Addona, Marybeth
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

18 x 36 Inground pool 5/8/89

C.Z. 4909
C.O. _____

	Inspector	Date	Remarks
Building Footings			
Garage Footings			
Drains and Waterproofing			
Structural(Rough) 21201	AMR	6-19-90	*
Insulation			new fence 1. installed 2. alarms OK as per installed
Plumbing(Underground)			
Plumbing(Water test)			
Heating/Air Conditioning			
Rough Wiring 21213	AMR	5-19-89	Bonding - Approved
Electric Service			
Demolition			complete
Septic System:	Artisian Well:		

* Need Self Closing/Latching devices on 3 outside gates & 2 house doors
or pad lock

Final Inspection Approved - C of O - Issued _____ Date _____

Matthews Westport Inc.
Lot #32 Winding Brook Farm Road
Watertown

INSPECTION RECORD

135
1 Family dwelling 4/21/88

274-7019
274-8236

C.Z. 4469
C.O. 313A

	Inspector	Date	Remarks
Building Footings -19590	RT	4/27/88	Not approved
Garage Footings			
Drains & Water Proofing	AMR	5-5-88	Approved
Structural(Rough) -19668	AMR	6-17-88 6-23-88	* Approved Approved
Insulation			
Plumbing(Underground)			
Plumbing(Water test) -19810	AMR	6-17-88	Approved
Heating/Air Conditioning -19810	AMR	5-11-89	Approved
Rough Wiring -19863	AMR AMR	6-17-88 6-23-88	* * Approved Approved
Electric Service -19863	AMR	9-6-88	Approved & mailed 9-6-88
Demolition			

Septic System:

Artisian Well:

no ready * Metal Chimney Too Close Combustible
* * Bonding Jacuzzi

Final Inspection Approved - C of O - Issued

AMR

Date 5-11-89

COVER

Addona, Mary
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

Furnace replacement and air conditioning 9/19/2011

C.Z. _____

C.O. _____

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			
Electric Service			
Demolition			

Final Inspection Approved _____ Date _____

Certificate of Occupancy or Use _____ Date _____

Horkman, Shawn
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

C.Z. _____

C.O. _____

Strip & reshingle roof due to storm damage

10/24/2012

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			Complete
Electric Service			ok for gas
Demolition			
			9/2/12

Final Inspection Approved _____ Date _____

Certificate of Occupancy or Use _____ Date _____



TOWN OF WATERTOWN CONNECTICUT

51 Depot Square Business Center

Suite 502 • Watertown, Connecticut 06795-2200

Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency

Telephone: (860) 945-5266

Fax: (860) 945-2704

CERTIFICATE OF ZONING COMPLIANCE

This is to certify that the 320 gal aboveground propane tank

located at 135 Windling Brook Farm Rd. Watertown
owned by Mary Addams

has been examined by me as required by the ZONING REGULATIONS OF THE TOWN OF WATERTOWN and I am satisfied that the same complies with the requirements of said REGULATIONS and may be used and/or occupied because:

_____ It conforms to the Zoning Regulations

_____ It is a lawfully existing nonconforming use, building or other structure or lot which may be continued in accordance with the provisions of Sec. 2 and Sec. 6 of the ZONING REGULATIONS:
OR

_____ It is in the process of improvement and completion in accordance with an approved APPLICATION FOR A CERTIFICATE and is entitled to a TEMPORARY CERTIFICATE OF ZONING COMPLIANCE terminating on _____

This CERTIFICATE is issued under Application # 9998 and is subject to conditions identified as follows:

Date: _____ Signed: _____

ZONING ENFORCEMENT OFFICER

This is NOT a Certificate of Occupancy under the Building Code.

WHITE - OFFICE

YELLOW - APPLICANT

PLANNING AND ZONING COMMISSION
TOWN OF WATERTOWN, CONNECTICUT

NOTICE OF DECISION ON APPLICATION FOR ZONING PERMIT

To: Mary Addams
135 Winding Brook Farm Rd.

From: Planning and Zoning Enforcement Officer, Town of Watertown

Location of Application: 135 Winding Brook Farm

Notice is hereby given that APPLICATION FOR A ZONING PERMIT

9998 Dated 6/17/05 Has been

☒ APPROVED by the Planning and Zoning Enforcement Officer.
The Application was approved upon:

☒ decision of the Planning and Zoning Enforcement Officer,
and (If applicable)

() approval of a SPECIAL USE or TEMPORARY SPECIAL USE by the
Planning and Zoning Commission

() approval of a SITE PLAN by the Planning and Zoning
Commission

() disapproval of a Site Plan by the Planning and Zoning
Commission

() granting of a Variance by the Zoning Board of Appeals

() other decision of the Zoning Board of Appeals

() DISAPPROVED by the Planning and Zoning Enforcement Officer

The application was disapproved because of the following:

(See Planning and Zoning Commission and Board of Appeals
records for reasons in the case of proposals requiring their
action)

6/17/05

Date

M.M.
Zoning Enforcement Officer

Note:

1. Approval of an APPLICATION is conditioned upon establishment of uses and construction of buildings, structures and facilities as approved. Variances granted by the Board of Appeals and SITE PLANS, SPECIAL USES and TEMPORARY SPECIAL USES approved by the Planning and Zoning Commission may have been granted or approved under stipulations made by the Applicant and subject to conditions; such conditions and stipulations are conditions for approval of the APPLICATION.
2. After completion of any construction and prior to occupancy of the premises, a Certificate of Zoning PERMIT must be obtained from the Zoning Enforcement Officer; a CERTIFICATE must also be obtained prior to change of use of existing premises.