

BRIDGEWATER PLANNING AND ZONING COMMISSION
Draft Minutes
of the Public Hearing
held on Thursday, December 20, 2018 and continued on January 17, 2019, 7:00 P. M.
At the Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct.

Call to Order: Vice Chairman Dainius Laszlo Pinter called the meeting to order at 7:00 p.m.

Roll Call and Designation of Alternates:

Present: Laszlo Pinter, Emil Degrazia, Wayne Khare (alt.), A. McNaughton (alt.), Curtis Read, ex-officio

Also Present: Michael Zizka, counsel for the commission and Lois Gilmore, Land Use Coordinator

Absent: Dainius Virbickas, Ed Terry (alt.), Mike Wellman, Ed DeVoe

W. Khare and A. McNaughton were moved up to voting status.

L. Pinter read the legal notice into the record.

BUSINESS OF THE PUBLIC HEARING:

1. To consider an amendment to an application by John F. Carr, Jr., to construct an affordable housing development comprising 100 dwelling units and associated infrastructure on a parcel of land shown as Lot No. 8 on Assessor's Map No. 40. The parcel contains approximately 24 acres and has road frontage on the east side of Main Street North (CT Route 133) approximately 200 – 700 feet north of Morrissey Lane.

A. McNaughton recused himself.

L. Pinter asked J. Carr if he would like to speak. J. Carr said he would comment later.

Perley Grimes from Cramer and Anderson represented Joe & Eileen Buchheit. He highlighted documents that were previously submitted. His concerns were traffic sightlines, the proposed zone change, the affordable housing percentages. He referenced the Memorandum of Decision dated January 10, 2018 noting that by changing the number of proposed units from 35 to 100 made it a different project. He also submitted a list of other affordable housing cases.

C. Read noted that the conceptual plan was originally submitted as a plan that would be built.

Neighbors' concerns were traffic, water and wetlands.

Alex Copp from Cohen & Wolf representing the applicant felt that the commission should approve with reasonable conditions.

J. Carr stated that the plans were always conceptual plans. He also did his own study on the sitelines and said he got 600 feet. He spoke about the median wage. The drawing shows enough room for a fire truck. He has DEEP permits. Wetlands have been marked and flagged.

P Grimes stated that the only way a conceptual plan could be approved according to 8-30g would be if the zoning regulations were amended. The modification has not been met nor is there water.

CORRESPONDENCE: none

ADJOURN:

E. Degrazia made a motion to close the public hearing. W. Khare seconded. Unanimous approval. At 7:56 p.m.

Respectfully submitted,

Lois Gilmore
Land Use Coordinator