

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall
44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, February 9, 2011, 7:00 P.M.

Call to Order: Chairman Leo Null called the meeting to order at 7:00 p.m.

Roll Call and Designation of Alternates:

Present: Tom Allingham, Laszlo Pinter (alt), Tom Gilmore, Ed Terry, Susan Branagan (alt.)
Jean Bandler, Leo Null

Absent: Ed DeVoe (alt)

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Minutes of the Meeting of January 19, 2011:

J. Bandler made a motion to approve the minutes of January 18, 2011. E. Terry seconded. T. Gilmore, E. Terry, J. Bandler, L. Null were in favor. T. Allingham abstained.

Any Other Business Added By 2/3 vote: none

Old Business: none

New Business:

1. Denning, 678 Main Street South, addition and guest house. Tammy Zinick presented this application to the commission. Matt Denning was also present.

The applicant is proposing to add a 3800 sq.ft. addition to the existing house which will include a new garage. He is also proposing to convert an existing studio to a guest house. L. Null pointed out that there is already a cottage on the property as well as an easement for passageway and water rights for that cottage. The survey map showed the existing cottage is on a separate property which would affect the acreage requirement. There is also a proposed new barn shown on the map. The map also lacked a setback line. The square footage of the addition and existing house in relation to the square footage of the proposed guest house was a concern. There was also discussion about the construction of a new septic system. The addition will need to be built before the guest house is built and the guest house will have to be a separate application. The letter of agency is only for building permits and does not include taking out permits for zoning. In respect to the guest house T. Allingham pointed out that a nonconforming use cannot be expanded.

The application was withdrawn. The applicant will come back with a new application for the addition. They will need to submit evidence that the easement for the existing cottage has been released and the property that it is on has been joined with the rest of the property. Corrections need to be made to the letter of agency to allow Tammy Zinick to apply for permits for zoning as well as building. Notes concerning the existing barn need to be removed from the survey map and the setback line needs to be added. Five copies of the floor plan needs to be included. The guest house will need to be a separate application to be submitted after the addition has been constructed.

Communications, Bills, Reports:

1. The ZEO report was distributed to the commission. T. Gilmore made a motion to receive the report. E. Terry seconded. Unanimous approval.

2. Shanks, 5 Hammond Lane, update. This item was tabled.

3. Bills: E. Terry made a motion to approve M. Branse's bills for \$350.00. J. Bandler seconded. Unanimous approval.

4. Plan of Development. L. Null arranged for Jonathan Chew to speak to the commission at the next meeting which is March 9, 2011.

Comments on Items not on the Agenda:

J. Bandler mentioned the Connecticut Land Use Seminar coming up on March 12, 2011.

Adjournment: T. Allingham made a motion to adjourn. T. Gilmore seconded. Unanimous approval at 8:05 p.m.

Respectfully submitted,
Lois Carreira, Land Use Coordinator