

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, February 12, 2014, 7:00 P.M.

Call to Order: Chairman Leo Null called the meeting to order at 7:05 p.m.

Roll Call and Designation of Alternates:

Present: Ed DeVoe, Jean Bandler, Emil Degrazia, Tom Gilmore, Tim Carney (alt.),
Leo Null

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Absent: Rick Carlson (alt.), Don Shail (alt.)

Minutes of the Meeting of January 8, 2014:

T. Gilmore made a motion to approve the minutes January 8, 2014. E. Degrazia seconded. Unanimous approval.

Any Other Business Added By 2/3 vote:

Old Business: none

New Business: none

Communications, Bills, Reports:

1. The ZEO report. T. Gilmore made a motion to accept the ZEO report. E. Degrazia seconded. Unanimous approval.


2. Bills: L. Null explained that there were still some on going legal issues. He also mentioned that Mark Branse will be conducting a seminar here in Bridgewater on April 28 & 29. Other land use attorneys will be participating and other municipalities will be invited. E. DeVoe made a motion to approve a bill for Mark Branse for \$185.00. J. Bandler seconded. Unanimous approval.

Comments on Items not on the Agenda:

1. J. Bandler asked that discussion of the zoning regulations be put on the agenda for next month's meeting.
2. L. Null told the commission he would like to contact Eric Knapp to get an opinion from him concerning the state statute about the sale of alcohol and the distance from the school.

Adjournment: J. Bandler made a motion to adjourn. T. Gilmore seconded. Unanimous approval at 7:35 p.m.

Respectfully submitted,


Lois Carreira
Land Use Coordinator

received for Record 3/21/14 at 11 h 45 m

✓ M and recorded by Cheryl L. Pinkos
Town Clerk

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, March 12, 2014, 7:00 P.M.

Call to Order: Chairman Leo Null called the meeting to order at 7:05 p.m.

Roll Call and Designation of Alternates:

Present: Ed DeVoe, Jean Bandler, Emil Degrazia, Tom Gilmore, Tim Carney (alt.), Don Shail (alt.), Leo Null

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Absent: Rick Carlson (alt.)

Minutes of the Meeting of February 12, 2014:

E. DeVoe made a motion to approve the minutes February 12, 2014. E. Degrazia seconded. Unanimous approval.

Any Other Business Added By 2/3 vote:

Old Business: none

New Business: none

Communications, Bills, Reports:

1. The ZEO report. There was nothing to report this month.

2. Bills: J. Bandler made a motion to approve a bill for Mark Branse for \$555.00. E. Degrazia seconded. Unanimous approval.

Comments on Items not on the Agenda:

1. Discussion of the zoning regulations. L. Null had a list of changes he felt should be made to the regulations. The discussion will continue next month.

Adjournment: T. Gilmore made a motion to adjourn. T. Carney seconded. Unanimous approval at 7:50 p.m.

Respectfully submitted,



Lois Carreira
Land Use Coordinator

received for Record 4/11/14 at 10 h 00 m

AM and recorded by Cheryl L. Pinkas
Town Clerk

Rec'd 6/3/14 @ 12:25 PM Josh A. Nibbler, Asst T.C.

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, April 9, 2014, 7:00 P.M.

Call to Order: Chairman Leo Null called the meeting to order at 7:05 p.m.

Roll Call and Designation of Alternates:

Present: Ed DeVoe, Jean Bandler, Emil Degrazia, Tom Gilmore, Tim Carney (alt.), Don Shail (alt.), Leo Null

D. Shail was moved up to voting member.

Also Present: Curtis Read, (ex-officio), Lois Carreira, Land Use Coordinator, ZEO

Absent: Rick Carlson (alt.)

Minutes of the Meeting March 12, 2014:

E. DeVoe made a motion to approve the minutes March 12, 2014. E. Degrazia seconded. Unanimous approval.

Any Other Business Added By 2/3 vote:

1. L. Null asked to put a letter that he had written to Don Garrity on the agenda for the commission's approval. J. Bandler made a motion to place the discussion of the letter on the agenda. E. DeVoe seconded. Unanimous approval.

Old Business: none

New Business:

1. 29 Main Street South, 133 Associates, Inc., change of use. Greg Bollard presented this application to the commission.

T. Gilmore arrived. D. Shail was moved down.

The applicant has a pre existing nonconforming use next to the Village Store. He has a potential renter that would like to use that space for a retail business on a month to month basis. There is no proposed expansion of the building.

L. Null felt this did not need a permit since it was already a retail space.

T. Gilmore felt the commission should vote on the proposal.

Discussion followed concerning a handicap ramp, the hours of operation, parking and elevations.

T. Gilmore made a motion to approve the application subject to the submittal of an A-2 survey showing parking including the handicap parking and ramp. J. Bandler seconded. Unanimous approval.

2. 66 Northrop Street, Sunny Meadow Farm LLC, barn renovations. Kevin McQueen presented this application to the commission. After receiving approval for a previous application the applicant found that the original foundation for the barn wasn't square, it was a rubble foundation and needed to be removed. The proposed foundation will be a slab. The building will be smaller and there will be no silo as previously proposed. A pergola and a shed will be added. The offset for the roof has changed.

E. DeVoe made a motion to approve the application. J. Bandler seconded. T. Gilmore wants the application cleaned up to show that they are going to reconstruct the barn, renovate the existing structure, list the uses and square footage and take the shed off the plan. E. DeVoe revised his motion to request an as-built at the end. J. Bandler seconded. Unanimous approval.

Communications, Bills, Reports:

1. The ZEO report. T. Gilmore made a motion to accept the ZEO report. E DeVoe seconded. Unanimous approval.

2. Bills: T. Gilmore made a motion to approve a bill for Mark Branse after clarifying the charges. E. Degrazia seconded. Unanimous approval.

Comments on Items not on the Agenda:

1. L. Null read a letter to the commission that he will be sending to Don Garrity concerning his property at 20 Garrity Lane. L. Null stated in his letter that according to D. Garrity, the garage was built in 1962 prior to the adoption of planning & zoning. It also predated the adoption of the local building code and therefore there is no record of zoning or building permits for the garage on this property. He further stated that it was a legal nonconforming use for repair and storage of trucks and equipment.

T. Gilmore disagreed that L. Null should sign this letter as chairman representing the commission. He questioned his research.

E. Degrazia asked if somebody buying it would think they could repair cars there.

T. Gilmore was concerned about drawing the commission into this issue. He stated again that the letter should not be signed by L. Null as chairman and it should not represent the commission.

2. Discussion of the zoning regulations. There was discussion about changing the regulations for home occupations and changes to the Town Green zone. He asked commission to pick out things they would like to work on.

Adjournment: T. Gilmore made a motion to adjourn. T. Carney seconded. Unanimous approval at 8:48 p.m.

Respectfully submitted,



Lois Carreira
Land Use Coordinator

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, May 14, 2014, 7:00 P.M.

Call to Order: Chairman Leo Null called the meeting to order at 7:07 p.m.

Roll Call and Designation of Alternates:

Present: Jean Bandler, Tom Gilmore, Don Shail (alt.), Leo Null

D. Shail was moved up to voting member.

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Absent: Tim Carney (alt.), Emil Degrazia, Ed DeVoe, Rick Carlson (alt.)

Minutes of the Meeting April 9, 2014:

J. Bandler made a motion to approve the minutes April 9, 2014. T. Gilmore seconded. Unanimous approval.

Any Other Business Added By 2/3 vote: none

Old Business: none

New Business: none

Communications, Bills, Reports:

1. The ZEO report. T. Gilmore made a motion to accept the ZEO report. J. Bandler seconded. Unanimous approval.

2. Bills: T. Gilmore made a motion to approve a bill for Mark Branse for \$55.50. J. Bandler seconded. Unanimous approval.

3. Discussion of the zoning regulations. L. Null asked commission to concentrate on changes to the Town Green zone, home occupations and accessory apartments.

Comments on Items not on the Agenda:

Adjournment: J. Bandler made a motion to adjourn. T. Gilmore seconded. Unanimous approval at 8:25 p.m.

Respectfully submitted,



Lois Carreira

Land Use Coordinator

received for Record 7/7/14 at 9 h 40m

A M and recorded by Cheryl L. Pinkas
Town Clerk

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, June 11, 2014, 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: Jean Bandler, Tom Gilmore, Emil Degrazia, Ed DeVoe, Don Shail (alt.), Leo Null
D. Shail was moved up to voting member.

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Absent: Tim Carney (alt.), Rick Carlson (alt.)

Minutes of the Meeting May 14, 2014:

E. DeVoe made a motion to approve the minutes May 14, 2014. E. Degrazia seconded. Unanimous approval.

Any Other Business Added By 2/3 vote: none

Old Business: none

New Business: none

Communications, Bills, Reports:

1. The ZEO report. E. DeVoe made a motion to accept the ZEO report. J. Bandler seconded. Unanimous approval.

2. Bills: None at this time.

T. Gilmore arrived at this time.

D. Shail was moved down.

3. Discussion of the zoning regulations. L. Null contacted Attorney Branse's office to discuss proposed changes to the Village Store. He read a letter from Caleb Hamel to the commission which stated that restaurants were not allowed in our regulations. L. Null discussed water issues as well as Health Code and Building Code issues. There was further discussion about a Village Center Zone Change to allow businesses in the Town Green Zone. T. Gilmore objected to changing zoning to allow business in the Town Green Zone. He feels this would change the nature of the Town Green. J. Bandler made a motion to ask M. Branse for information on Village Centers in other towns. E. DeVoe seconded. Unanimous approval.

Comments on Items not on the Agenda:

T. Gilmore wanted to further discuss the zoning status opinion letter that L. Null sent to Don Garrity earlier this year without commission approval. He was particularly concerned with L. Null's determination that (in the absence of any records on file) the property was a legal, nonconforming use for the repair and storage of construction equipment. E. Degrazia questioned whether the property could become a commercial garage in the future. L. Null stated that he felt he had the right to send the letter without commission approval but did ask for an approval vote. E. DeVoe made a motion to approve the sending of the letter J. Bandler seconded. E. DeVoe, J. Bandler and L. Null were in favor. E. Degrazia abstained and T. Gilmore was opposed.

Adjournment: J. Bandler made a motion to adjourn. T. Gilmore seconded. Unanimous approval at 8:25 p.m.

Respectfully submitted,

Lois Carreira

Land Use Coordinator

Lois Carreira

received for Record 7/11/14 at 9 h 35m

M and recorded by Cheryl L. Pinkas
Town Clerk

Rec'd 8/20/14 @ 12:10pm John B. DiBella, Asst T.C.

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, July 9, 2014, 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: Jean Bandler, Tom Gilmore, Emil Degrazia, Ed DeVoe, Tim Carney (alt.), Leo Null
T. Carney was moved up to voting member.

Also Present: Curtis Read, Ex-Officio and Lois Carreira, Land Use Coordinator, ZEO

Absent: Rick Carlson (alt.)

Minutes of the Meeting June 11, 2014:

J. Bandler made a motion to approve the minutes June 11, 2014. E. Degrazia seconded. Unanimous approval.

Any Other Business Added By 2/3 vote: none

Old Business: none

T. Gilmore arrived at this time. 7:05 p.m.

New Business:

1. Buchheit, 143 Main Street North, addition. The applicant is proposing a one story connection from the house to the garage. J. Bandler made a motion to approve the application. E. Degrazia seconded. Unanimous approval.

E. DeVoe arrived at this time. 7:10 p.m.

T. Carney was moved down.

2. Stone, 98 Lake Lillinonah Drive South, addition. Architect Tucker Chase presented the application to the commission. The proposed addition is to include an alteration to the kitchen, an office, mudroom and bath. The existing garage is being removed and a new one built in its place. Discussion followed about the square footage. T. Gilmore made a motion to table the application until later in the meeting to give T. Chase an opportunity to clarify the application. E. Degrazia seconded. Unanimous approval.

Communications, Bills, Reports:

1. The ZEO report. E. DeVoe made a motion to accept the ZEO report. J. Bandler seconded. Unanimous approval.

2. Bills: T. Gilmore made a motion to approve the bill from Mark Branse for \$943.50. E. DeVoe seconded. Unanimous approval.

3. Discussion of the zoning regulations. L. Null reported that the Selectmen want to create a central Village District to be a business part of the Town Green. C. Read felt it would revitalize the downtown area.

L. Null discussed information from other towns concerning a Village District. He also felt a meeting with the people who are living the affected area might be helpful.

2. Stone, 98 Lake Lillintonah Drive South, addition. Architect Tucker Chase presented a revised application to the commission. T. Gilmore made a motion to approve the application. E. DeVoe seconded. More discussion followed about the square footage and use of the addition. J. Bandler called the question. Unanimous approval.

Comments on Items not on the Agenda:

Adjournment: E. Degrazia made a motion to adjourn. E. DeVoe seconded. Unanimous approval at 9:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lois Carreira".

Lois Carreira
Land Use Coordinator

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, August 13, 2014, 7:00 P.M.

Call to Order: Vice Chairman Jean Bandler called the meeting to order at 7:00 p.m.

Roll Call and Designation of Alternates:

Present: Don Shail (alt.), Jean Bandler, Tom Gilmore, Emil Degrazia,

D. Shail was moved up to voting member.

Also Present: Curtis Read, Ex-Officio and Lois Carreira, Land Use Coordinator, ZEO

Absent: Rick Carlson (alt.), Tim Carney (alt.), Ed DeVoe, Leo Null

Minutes of the Meeting July 9, 2014:

T. Gilmore made a motion to approve the minutes July 9, 2014. E. Degrazia seconded. Unanimous approval.

Any Other Business Added By 2/3 vote: none

Old Business: none

New Business: none

Communications, Bills, Reports:

1. The ZEO report. E. Degrazia made a motion to accept the ZEO report. T. Gilmore seconded. Unanimous approval.

2. Bills: There was a bill from Mark Branse for \$0.

3. Discussion of the zoning regulations. Tabled

Comments on Items not on the Agenda:

Adjournment: E. Degrazia made a motion to adjourn. D. Shail seconded. Unanimous approval at 7:10 p.m.

Respectfully submitted,



Lois Carreira
Land Use Coordinator

received for Record 9/23/14 at 10 h am

M and recorded by Cheryl L. Pinkas
Town Clerk

Rec'd 10/14/2014 @ 12:30 pm John R. DiBella, Asst. T.C.

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, September 10, 2014, 7:00 P.M.

Call to Order: Chairman Leo Null called the meeting to order at 7:07 p.m.

Roll Call and Designation of Alternates:

Present: Ed DeVoe, Jean Bandler, Tom Gilmore, Emil Degrazia, Leo Null

Also Present: Curtis Read, Ex-Officio and Lois Carreira, Land Use Coordinator, ZEO

Absent: Rick Carlson (alt.), Tim Carney (alt.), Don Shail (alt.)

Minutes of the Meeting August 13, 2014:

E. Degrazia made a motion to approve the minutes August 13, 2014 with corrections. J. Bandler seconded. Unanimous approval.

Any Other Business Added By 2/3 vote: none

Old Business: none

New Business: none

Communications, Bills, Reports:

1. The ZEO report. J. Bandler made a motion to accept the ZEO report. E. DeVoe seconded. Unanimous approval.

2. Bills: none

3. Discussion of the zoning regulations.

C. Read commented on the loss of families in town and its impact on the school. He wants to make an effort to draw people to town and he feels the Village Store is a draw and the identity of Bridgewater. There was discussion about the creation of a Village District.

J. Bandler made a motion to go to a Town Meeting to go ahead and discuss a Village District and the uses of a Village District: a consignment shop, antique store, retail, flower shop, professional offices architect, engineer, CPA. E. DeVoe seconded. T. Gilmore pointed out that the Planning and Zoning commission couldn't call a Town Meeting only the Selectmen could do that. Discussion followed as to what kind of meeting it should be.

J. Bandler revised her motion to call it a Public Hearing. E. DeVoe seconded. Discussion followed about defining the Village District. L. Null stated that it should be from Warner Road to the cemetery and should include business and professional uses such as a consignment shop, antique store, retail, flower shop, professional offices architect, engineer, CPA office.

It was decided that the public hearing would be held on Wednesday, October 29, 2014 at 7:00, and it would be for the creation of a Village District Overlay Zone within the Town Green Zone, from Warner Road to the Cemetery, to include a variety of professional and businesses which may include bed and breakfasts, restaurants, consignment shops, antique stores, flower shops and professional offices.

E. DeGrazia called the question. Unanimous approval.

Comments on Items not on the Agenda:

Adjournment: E. Degrazia made a motion to adjourn. E. DeVoe seconded. Unanimous approval at 8:35 p.m.

Respectfully submitted,
Lois Carreira, Land Use Coordinator

Lois Carreira

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, October 8, 2014, 7:00 P.M.

Call to Order: Chairman Leo Null called the meeting to order at 7:05 p.m.

Roll Call and Designation of Alternates:

Present: Ed DeVoe, Tom Gilmore, Emil Degrazia, Don Shail (alt.), Leo Null

Also Present: Dainius Virbickas and Lois Carreira, Land Use Coordinator, ZEO

Absent: Jean Bandler, Rick Carlson (alt.), Tim Carney (alt.),

Minutes of the Meeting September 10, 2014:

E. DeVoe made a motion to approve the minutes September 10, 2014. E. Degrazia seconded. Unanimous approval.

Any Other Business Added By 2/3 vote: none

Old Business: none

New Business:

1. Valeri, 191 Main Street South, new single family dwelling. The applicant is proposing a 2 ½ story dwelling. T. Gilmore made a motion to approve the application. E. DeVoe seconded. Unanimous approval.

Communications, Bills, Reports:

1. The ZEO report. T. Gilmore made a motion to accept the ZEO report. D. Shail seconded. Unanimous approval.

2. Bills: T. Gilmore made a motion to pay the bill for Mark Branse for \$111.00. E. DeVoe seconded. Unanimous approval.

3. Discussion of the zoning regulations.

There will be an informational meeting on the creation of a Village District on Wednesday, October 29, 2014. Residents in that proposed area will be notified by certified mail.

Comments on Items not on the Agenda:

E. DeVoe thanked L. Null for his years of service.

Adjournment: E. DeVoe made a motion to adjourn. T. Gilmore seconded. Unanimous approval at 7:40 p.m.

Respectfully submitted,
Lois Carreira, Land Use Coordinator

Lois Carreira

received for Record 11/25/14 at 10 h 45m

AM and recorded by Cheryl L. Pinkas
Town Clerk

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Informational Workshop
Wednesday, October 29, 2014, 7:00 P.M.

Call to Order: Chairman Leo Null called the meeting to order at 7:05 p.m.

Roll Call and Designation of Alternates:

Present: Ed DeVoe, Tom Gilmore, Emil Degrazia, Jean Bandler, Leo Null

Also Present: Mark Branse, Attorney for the Commission and Lois Carreira, Land Use Coordinator, ZEO

Absent: Don Shail (alt.), Rick Carlson (alt.), Tim Carney (alt.),

Business of the Informational Workshop:

To discuss the creation of a Village District Overlay Zone within the Town Green Zone, from Warner Road to the Cemetery, to include a variety of professional and businesses which may include bed and breakfasts, restaurants, consignment shops, antique stores, flower shops and professional offices.

Attorney Mark Branse presented information and pictures of various towns that already have a Village District such as Haddam, Old Lyme, Brooklyn and others. The advantages of having a village district include regulation of uses and appearance, control over design and demolition.

Public Comment:

There was concern about signage including size, height, number, and illumination.

People felt they were being rushed and preferred a step by step approach as well as wanting to be informed about proposed changes in advance.

Some suggested making the area in question smaller. Others suggested using the existing commercial zone for businesses.

Other suggestions include starting with allowing a bed & breakfast or a restaurant.

There were concerns that there was no master plan and there would be parking on people's lawns or paving them for parking lots. There was also no control as to how many businesses could be in one building. There were no specifics as to which houses would be included in this zone.

It was felt that this would not interest young people in moving to town.

Sidewalks were also discussed as was traffic flow.

Correspondence:

Adjourn:

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,
Lois Carreira, Land Use Coordinator

Lois Carreira
Notes taken by J. Bandler attached.

received for Record 12/16/14 at 12 h 35m

P M and recorded by Cheryl L. Pinkas
Town Clerk

Opening headings, time etc.

Chairman Null opened the informational meeting to secure public comments and gain different ideas on a proposed overlay Village District for a portion of the Town Green zone. Currently, the Town Green regulations prohibit commercial uses and do not protect design. The purpose of the Village District proposal responds to requests and efforts to liven up the town hub.

Attorney Branse distributed copies of State Statute Sec. 82j, Village District and presented the advantages including the avoidance of spot zoning, which is illegal, the regulation of appearance, design and demolition of buildings, and the control of uses. He showed pictures of various businesses (bank, fast food, gas) in Village Districts where the façade had been regulated; Haddam, Old Lyme, Brooklyn are several Connecticut towns with Village Districts. Leo Null later noted that for Bridgewater appearance would be regulated and the permitted uses would not include high impact business as fast food, gas.

Public Comment:

Concerns about Process: Some felt they were being rushed, urged a step by step approach, and wanted to be informed about proposed changes in advance. Questions were raised about how and when a decision would be made. Suggestions included using a special permit for allowing a business or using a special permit for use in an Village District. It was noted this was an informational meeting only, that the Commission would review all the information, later hold a public hearing before reaching a decision.

Concerns about Area: Some suggested making the district smaller, other that it be larger. It was also suggested to use the existing commercial zone for business.

Concerns about Consequences: Some felt that a village district would not interest young people to move to town. Some felt that the changes were not necessary; others felt that revitalization was important to try. Some worried about the type and number of businesses that would be in the District and the change this would make in the small town atmosphere.

Concerns about use: Some opposed any changes in use, some about the type and number of businesses. In a non-binding, informal poll on two uses, a majority favored a restaurant and bed and breakfasts.

Concerns about property values, litigation: To questions about the effect a Village District would have on property values, Attorney Branse stated that the more usage, the higher the value and generally property value is increased. To a question on law suits throughout the state on Village District, Mr. Branse reported no law suits.

Concerns about signs, parking: Questions were raised about signage including size, height, number and illumination. It was noted that these could be specified in the regulation. Parking questions included concern that there would be parking on lawns or paving lawns for parking lots. Chairman Null reported that all water, septic, parking requirements would have to be met.

Ending: Time/etc

Rec'd 12/16/14 @ 12:35pm Josh R DiBella, Asst T.C.

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, November 12, 2014, 7:00 P.M.

Call to Order: Vice Chairman Jean Bandler called the meeting to order at 7:05 p.m.

Roll Call and Designation of Alternates:

Present: Dainius Virbickas, Emil Degrazia, Don Shail (alt.), Jean Bandler

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Absent: Tom Gilmore, Ed DeVoe, Rick Carlson (alt.), Tim Carney (alt.)

D. Shail was moved up.

D. Virbickas was welcomed to the commission.

Minutes of the Regular Meeting held on October 8, 2014 and the Informational Workshop held on October 29, 2014: D. Virbickas made a motion to approve the minutes October 8, 2014. E. Degrazia seconded. D. Virbickas, E. Degrazia, D. Shail were in favor. J. Bandler abstained.

J. Bandler asked to defer the minutes of October 29, 2014 until later in the meeting.

Any Other Business Added By 2/3 vote:

J. Bandler wanted to add planning for the December meeting and review of the by-laws to the agenda. D. Virbickas made a motion to add planning for the December meeting and review of the by-laws to the agenda.

D. Shail seconded. Unanimous approval.

Old Business: none

New Business: none

Communications, Bills, Reports:

1. The ZEO report. D. Virbickas made a motion to accept the ZEO report. D. Shail seconded. Unanimous approval.

2. Bills: E. Degrazia made a motion to pay the bill for Mark Branse for \$1276.50. D. Shail seconded. Unanimous approval.

3. Discussion of the zoning regulations.

J. Bandler asked that her notes from the informational meeting on the creation of a Village District on Wednesday, October 29, 2014, be included in the minutes.

E. Degrazia asked if there would be a referendum on the Village District. J. Bandler said that the commission makes the decision as to whether or not there will be a Village District. E. Degrazia asked how an individual would go about requesting a restaurant. He felt they should approach the commission and ask for a special permit. J. Bandler said that a Village District would give the commission more control. She plans to ask M. Branse if granting a special permit is spot zoning.

Comments on Items not on the Agenda:

1. Planning for the December meeting. J. Bandler told the commission that they will be voting on officers and reviewing the bylaws at the December meeting.

Adjournment: D. Shail made a motion to adjourn. E. Degrazia seconded. Unanimous approval at 7:52 p.m.

Respectfully submitted,
Lois Carreira, Land Use Coordinator

Lois Carreira