

**Bridgewater Planning and Zoning Commission**  
**Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752**  
**Approved Minutes of the Regular Meeting**  
**Thursday, January 15, 7:00 P.M.**

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

**Roll Call and Designation of Alternates:**

Present: Tom Gilmore, Dainius Virbickas, Emil Degrazia, Ed DeVoe, Wayne Khare (alt.), Ed Terry (alt.), Jean Bandler

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

Absent: Don Shail (alt.)

J. Bandler welcomed W. Khare and E. Terry.

E. DeVoe made a motion for J. Bandler to send a letter to R. Carlson and T. Carney thanking them for serving on the commission. D. Virbickas seconded. Unanimous approval.

**Minutes of the Regular Meeting held on December 10, 2014.** E. DeVoe made a motion to approve the minutes December 10, 2014, with changes. E. Degrazia seconded. E. Degrazia, D. Virbickas, E. DeVoe, J. Bandler were in favor. T. Gilmore abstained.

T. Gilmore asked for a copy of an email from Mark Branse dated in June 2014.

**Any Other Business Added By 2/3 vote:** none

**Old Business:** none

1. 133 Associates, 27 Main Street South, application for regulation change. Greg Bollard presented new language for his proposed regulation change to allow restaurants in the Town Green Zone.

T. Gilmore also recommended allowing restaurants by special permit. He felt it was a safe simple solution.

C. Read referred to a recent letter from M. Branse in which Attorney Branse recommends that if restaurants are to be permitted they be permitted by special permit. This would allow a high level of discretion and control.

D. Virbickas recommended defining a restaurant.

J. Bandler stated the commission would receive the application and has 65 days to set a public hearing. T. Gilmore asked when the application was submitted stating that the commission has be careful because of the deadlines. J. Bandler stated that it was submitted in December but she felt it was not an adequate application. G. Bollard agreed to have the January meeting as the official day of submittal.

C. Read asked to not allow drive through restaurants. T. Gilmore will work on the definition of a restaurant and well as a bed and breakfast.

E. Degrazia made a motion to schedule a public hearing on February 26, 2014. J. Bandler asked him to hold his motion until after discussion of the Holland application for a similar zone change in the commercial zone. E. Degrazia agreed.

J. Bandler asked G. Bollard to once again describe his proposed restaurant. His plans include moving the kitchen and the bakery into the former bank space, to make it more code compliant and cleaning up the building in general. Right now there will be no change in the number of chairs for the proposed restaurant. It will be family oriented and stay open until 9:00 p.m.

**New Business:**

1. Holland Joint Venture, 137 New Milford Road East, application for a regulation change. Bill Holland spoke to the commission about proposing an upscale full service restaurant with food, alcohol, a bar, outdoor dining, a micro brewery, take out and an event space as well as crafts and consignments.

T. Gilmore suggested there be a single zone change solution to allow restaurants in both the commercial and the town green zones.

C. Read stated that the Town is wet only for restaurants and a micro brewery would not work. T. Gilmore pointed out that the zoning regulations do not allow breweries.

T. Gilmore made a motion to amend the agenda to put the discussion of the scheduling of the public hearing to the end of the meeting. D. Virbickas seconded. Unanimous approval.

**Communications, Bills, Reports:**

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

2. Bills: E. DeVoe made a motion to pay the bill for Mark Branse for \$462.50. D. Virbickas seconded.

C. Read asked to discuss the process for P & Z to consult with an attorney. T. Gilmore stated that historically a vote is taken to do that. T. Gilmore said that it would be better to let the commission know that J. Bandler will be talking to an attorney and the commission should vote on that. Going forward that should be the case. E. DeVoe suggested that J. Bandler should be allowed to speak to an attorney whenever she wants. T. Gilmore felt the commission was spending money on attorney fees for information on the Village District and the Town will not pass it. The commission has just come up with a proposed solution for the two applicants. D. Virbickas felt the Village District would keep the Town looking the way it is now but a special permit would do pretty much the same. C. Read felt the Village District would take time to get in. The commission could approve the zone change and then go forward with the Village District.

E. DeVoe felt the commission would be opening up to be sued by allowing a restaurant by special permit.

Unanimous approval for paying the bill.

3. Discussion of P&Z Regulations. E. DeVoe made a motion to have a workshop on January 29, 2015 to work on the regulation change for a restaurant and bed and breakfast and the definition of a restaurant. T. Gilmore will work on that. D. Virbickas seconded. Unanimous approval.

**Comments on Items not on the Agenda:**

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

Respectfully submitted,  
Lois Carreira, Land Use Coordinator

