

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, February 19, 7:00 P.M.

Call to Order: Chairman Jean Bandler called the meeting to order at 8:25 p.m.

Roll Call and Designation of Alternates:

Present: Tom Gilmore, Dainius Virbickas, Emil Degrazia, Ed Terry (alt.), Don Shail (alt.), Jean Bandler

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

Absent: Wayne Khare (alt.), Ed DeVoe

E. Terry was moved up to voting status.

Minutes of the Regular Meeting held on January 15, 2015. E. Terry made a motion to approve the minutes January 15, 2015. D. Virbickas seconded. Unanimous approval.

Minutes of the Workshop held on January 29, 2015. T. Gilmore made a motion to approve the minutes January 29, 2015. D. Virbickas seconded. E. Degrazia. J. Bandler asked to have the research compiled by D. Virbickas and T. Gilmore attached to the minutes. D. Virbickas amended the motion made by T. Gilmore to include the attachments. E. Degrazia seconded. D. Virbickas, E. Terry, J. Bandler were in favor of the amendment. T. Gilmore was opposed. D. Virbickas, E. Terry, J. Bandler were in favor of the motion. T. Gilmore was opposed.

Any Other Business Added By 2/3 vote: none

Old Business: none

New Business:

1. Blumenstock, 40 Hat Shop Hill Road, addition. M. Blumenstock presented the application to the commission. The addition will include a bedroom and bathroom downstairs and a bonus room upstairs. T. Gilmore made a motion to approve the application. D. Virbickas seconded. Unanimous approval.

2. Proposed Zoning Regulation Changes:

a. Holland Joint Venture application for regulation change to allow restaurants in the Commercial Zone. T. Gilmore made a motion to deny this application. E. Degrazia seconded. He felt the application was incomplete, it is limited to exactly what is stated in the application. This has been covered in the definition of a restaurant. It also does not include the special permit. Unanimous approval of the denial.

b. Planning and Zoning Commission proposed changes to section 6.05.02 of the Zoning Regulations to allow restaurants in the Commercial Zone by special permit. T. Gilmore made a motion to approve the regulation change. D. Virbickas seconded. Unanimous approval.
T. Gilmore made a motion that this was in keeping with the Plan of Development. E. Degrazia seconded. Unanimous approval.

c. Planning and Zoning Commission proposed changes to section 6.03.02 of the Zoning Regulations to allow restaurants in the Town Green Zone by special permit. T. Gilmore made a motion to approve the regulation change. E. Terry seconded. Unanimous approval. D. Virbickas spoke about the concerns the

public had about allowing a restaurant or a bed and breakfast in the entire Town Green Zone. C. Read also spoke about making changes to the Town Green Zone.

T. Gilmore made a motion that this was in keeping with the Plan of Development. E. Degrazia seconded. Unanimous approval.

d. Planning and Zoning Commission proposed changes to section 6.03.02 of the Zoning Regulations to allow bed and breakfast establishments in the Town Green Zone by special permit. T. Gilmore made a motion to approve the regulation change. E. Terry seconded. Unanimous approval.

T. Gilmore made a motion that this was in keeping with the Plan of Development. E. Degrazia seconded. Unanimous approval.

e. Planning and Zoning Commission proposed change to the definition of restaurant. T. Gilmore made a motion to approve the definition change. D. Virbickas seconded. D. Virbickas ask to change “drive-in” to “drive-through”. T. Gilmore agreed to amend his motion to change “drive- in” to “drive-through”. D. Virbickas seconded. Unanimous approval.

T. Gilmore made a motion that this was in keeping with the Plan of Development. E. Degrazia seconded. Unanimous approval.

Communications, Bills, Reports:

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

2. Bills: D. Virbickas made a motion to pay the bill for Mark Branse for \$703.00. E. Terry seconded. J. Bandler will call the attorney’s office and ask about the charge for the audit letter. T. Gilmore expressed his concerns about asking for legal advice and asked that the commission give their approval before spending money on legal advice. Unanimous approval for paying the bill.

3. Discussion of P&Z Regulations. Tabled until next month.

Comments on Items not on the Agenda:

Adjournment: E. Degrazia made a motion to adjourn. T. Gilmore seconded. Unanimous approval at 8:55 p.m.

Respectfully submitted,

Lois Carreira
Land Use Coordinator

