

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, March 19, 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, Wayne Khare (alt.), Ed DeVoe Ed Terry (alt.), Don Shail (alt.), Jean Bandler

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Minutes of the Public Hearing held on February 19, 2015. T. Gilmore made a motion to approve the minutes February 19, 2015, with corrections. D. Virbickas seconded. Unanimous approval.

Minutes of the Regular Meeting held on February 19, 2015. D. Virbickas made a motion to approve the minutes February 19, 2015. T. Gilmore seconded. Unanimous approval.

Any Other Business Added By 2/3 vote: none

Old Business: none

New Business:

1. Goodman 355 Christian Street, addition. Mr. Goodman was present for this application. He is proposing an addition to an existing dwelling to include a bedroom and master bedroom. There was discussion about a recent lot line revision. The map submitted wasn't clear so T. Gilmore wanted to make sure that they had not created an illegal lot. T. Gilmore made a motion to approve the application subject to evidence that they have not created an illegal lot. D. Virbickas seconded. Unanimous approval.
2. Neary, 15 Allen Road, addition. Larry Neary and Bob Hacker were present for this application. The proposed addition will include enlarging a bedroom, bath, deck and kitchen renovation. E. DeVoe made a motion to approve the application. E. Degrazia seconded. Unanimous approval.
3. 203 Main Street South, complaint. Paul Valeri wrote a letter to the commission complaining about commercial vehicles and equipment parked at 203 Main Street South. L. Carreira reported that C. Read has spoken to Connor Dillon, the owner of those vehicles. C. Dillon told him that the vehicles would be removed as soon as the snow was gone. The commission asked L. Carreira to send a letter to C. Dillon to remind him to remove the equipment as soon as he can.

Communications, Bills, Reports:

1. The ZEO report. E. DeVoe made a motion to accept the ZEO report. D. Virbickas seconded. Unanimous approval.
2. Bills: none
3. Discussion of P&Z Regulations. There was a suggestion from the selectmen to redefine the Town Green Zone, expand the percent a house can occupy on a lot, consider accessory apartments and discuss home businesses. J. Bandler asked the commission to think about these issues.

4. J. Bandler informed the commission that the Wetlands Commission will be changing their regulations on stormwater runoff.

5. J. Bandler reported about a discussion she had with the First Selectman concerning the planning & zoning budget. C. Read stated that all legal fees would be coming out of the Selectmen's budget.

J. Bandler disagreed. It was her opinion that the planning and zoning commission should have their own legal budget.

6. Effective date of the regulation changes. T. Gilmore made a motion to make the changes to the regulations which include allowing restaurants and bed and breakfast establishments in the Town Green Zone and restaurants in the Commercial Zone as well a new definition of a restaurant effective March 20, 2015. 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 8:02 p.m.

Respectfully submitted,
Lois Carreira, Land Use Coordinator