

**Bridgewater Planning and Zoning Commission**  
**Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752**  
**Approved Minutes of the Regular Meeting**  
**Thursday, May 21, 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: Dainius Virbickas, Emil Degrazia, Tom Gilmore, Ed DeVoe, Jean Bandler

Absent: Wayne Khare (alt.), Don Shail (alt.), Ed Terry (alt.)

Also Present: Lois Carreira, Land Use Coordinator, ZEO

**Minutes of the Regular Meeting held on April 16, 2015.** E. DeVoe made a motion to approve the minutes April 16, 2015, with corrections. D. Virbickas seconded. D. Virbickas, E. Degrazia, E. DeVoe, J. Bandler were in favor. T. Gilmore abstained as he was not at the last meeting.

J. Bandler asked for corrections to the March 19, 2015 meeting. She wanted to include her conversation with C. Read about the legal line in the planning and zoning budget. T. Gilmore disagreed with her position. He felt the commission doesn't need its own legal line. J. Bandler suggested writing out her corrections to the minutes. T. Gilmore agreed that she should do that.

**Any Other Business Added By 2/3 vote:**

**Old Business:**

1. 203 Main Street South, complaint. Paul Valeri was present for this item. The ZEO reported that a cease and desist had been sent to Kathleen Connor asking that she remove commercial vehicles from the property. Many of them have been removed but a trailer still remains.

P. Valeri felt this was an illegal use. Various members of the commission stated that the property has been significantly cleaned up and there is no manufacturing on the property. The commission members felt there should be a permit for the trailer and it should be kept out of sight.

**New Business:**

1. Czajkowski/Hadad. 409 Northrop Street, addition. Dave Dillon presented the application to the commission. The applicant is proposing a 14' X 18' addition that meets the setback and a portico that is nonconforming but not more nonconforming than the existing structure. T. Gilmore made a motion to approve the application. E. DeVoe seconded. Unanimous approval.

2. Young, 221 Christian Street, new single family dwelling and barn. Shannon Young presented this application to the commission. He is proposing a house and a barn. The survey map needs to be corrected to show the front yard setback for the barn and the location of the barn needs to be moved. T. Gilmore made a motion to approve the application with the submission of the corrected survey map. E. DeVoe seconded. Unanimous approval.

**Communications, Bills, Reports:**

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

2. Bills: none

3. Discussion of P&Z Regulations. J. Bandler asked the commission to consider changes to the configuration of the Town Green Zone and expanding housing size to accommodate two families.

4. J. Bandler reported that she went to the Board of Finance to ask to have the legal line restored to Planning and Zoning. T. Gilmore felt the commission did not need their own legal line because the selectmen are the ones who go to court should there be an issue. J. Bandler's opinion was that the commission should be independent.

5. J. Carr has made an application to the State.

6. J. Bandler had issues with an article in the Voices concerning affordable housing.

7. There was discussion about accessory apartments, home businesses and expanding house size.

T. Gilmore felt the economics of an apartment do not work. If it is a family member who would be occupying the space you don't need a separate structure. Adding a bedroom would work.

E. Degrazia questioned the cost of building the additional structure and adding a septic system.

**Comments on Items not on the Agenda:** none

**Adjournment:** E. Degrazia made a motion to adjourn. E. DeVoe seconded. Unanimous approval at 8:20 p.m.

Respectfully submitted,  
Lois Carreira, Land Use Coordinator