

**Bridgewater Planning and Zoning Commission**  
**Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752**  
**Approved Minutes of the Regular Meeting**  
**Thursday, June 18, 2015, 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, Wayne Khare (alt.), Don Shail (alt.), Jean Bandler

Absent: Ed DeVoe, Ed Terry (alt.)

W. Khare was moved up.

Also Present: Lois Carreira, Land Use Coordinator, ZEO

**Minutes of the Regular Meeting held on May 21, 2015.** T. Gilmore made a motion to approve the minutes May 21, 2015, with corrections. E. Degrazia seconded. Unanimous approval.

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

**Old Business:**

1. 203 Main Street South, complaint. The commission received a copy of a letter from Kathleen Connor asking her tenant to leave. This item will be left on the agenda to see what happens in a month. The ZEO will follow up with the landlord. The commission felt there would be no more zoning issue as long as the use was gone.

**New Business:**

1. 136 Curtis Road, complaint. withdrawn

**Communications, Bills, Reports:**

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

2. Bills: none

3. Discussion of P&Z Regulations. J. Bandler asked the commission to consider accessory apartments, home businesses, senior housing, sheds, and generators.

As for accessory apartments right now we require double the lot size in that zone and 25% of the main house. C. Read had suggested having two structures connected with a breezeway.

E. Degrazia felt we should wait until there was a request for an accessory apartment.

W. Khare felt that the way it is now benefits larger houses and it would be good to loosen that up.

T. Gilmore thought an apartment should be at least 1000 sq. ft.

D. Virbickas suggested allowing an attached apartment could be one bedroom and a detached two bedrooms.

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

There was discussion about kitchens and allowing only relatives to live in an apartment.

J. Bandler said there was a group studying senior housing.

In the discussion about home businesses, J. Bandler felt that a home business did not have to be only on the first floor. T. Gilmore said that someone could have a computer, a phone and no employees and they wouldn't need a permit. It's people coming and going, making noise and parking that is the issue.

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

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

Respectfully submitted,  
Lois Carreira, Land Use Coordinator