

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, August 20, 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: Emil Degrazia, Tom Gilmore, Ed DeVoe, Ed Terry (alt.), Wayne Khare (alt.), Don Shail (alt.), Jean Bandler

Absent: Dainius Virbickas

D. Shail was moved up.

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Minutes of the Regular Meeting held on July 16, 2015. E. DeVoe made a motion to approve the minutes July 16, 2015, with corrections. E. Degrazia seconded. Unanimous approval.

Any Other Business Added By 2/3 vote:

Old Business:

1. 203 Main Street South, complaint. E. Degrazia felt that the issue had been resolved. E. Degrazia made a motion to close the complaint. E. DeVoe seconded. Unanimous approval.

2. Bridgewater Village Store, 27 Main Street South, special permit application for café.
Greg Bollard was present for this application. J. Bandler said she is having consultant Richard Calkins and the attorney review this application.

The commission reviewed a letter from Caleb Hamel concerning special permit/public hearing procedures. T. Gilmore stated that there was no prejudgment by the commission due to review of this application during the July meeting, as the attorney's letter suggested, but he felt the application needed to be discussed prior to the public hearing. He also stated that under section 5.10.03 some of the issues would be resolved once the special permit is granted and the use becomes conforming.

J. Bandler question if the application was complete.

D. Virbickas sent an email requesting a traffic study.

E. DeVoe made a motion to hold a public hearing on Thursday, September 17, 2015 at 7:00 p.m. The location will depend on what is available. The Senior Center and The Burnham School were considered. E. Degrazia seconded. Unanimous approval.

Kevin McQueen asked if the commission would be making a decision on this application at their regular meeting to follow the public hearing that night. J. Bandler wasn't sure there would be a regular meeting. T. Gilmore explained that the commission may or may not close the public hearing that night pending the need for additional information.

New Business:

1. 3 Hemlock Road, rebuild garage. Joe Kuchinski presented this application to the commission. The existing garage is nonconforming and needs to be torn down to the foundation. He would like to keep the apartment which is also nonconforming. He will be changing the garage doors from two doors to one to satisfy the building code. E. DeVoe made a motion to approve the application. E. Degrazia seconded. T. Gilmore asked that the application include the apartment. Unanimous approval.

2. Sunny Meadow Farm, LLC., barn restoration. Applicant Steve Shabet was present and was represented by attorney Rob Shaffer. The applicant would like to restore and enlarge an existing nonconforming barn for use as a farm stand. He would like to add 4 feet to the back of the building. E. DeVoe made a motion to approve this application. T. Gilmore seconded. Unanimous approval.

Communications, Bills, Reports:

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

2. Bills: none

3. Discussion of P&Z Regulations. Tabled.

Comments on Items not on the Agenda: none

Adjournment: E. DeVoe made a motion to adjourn. D. Shail seconded. Unanimous approval at 7:45 p.m.

Respectfully submitted,
Lois Carreira, Land Use Coordinator