

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Public Hearing
Thursday, September 17, 2015, 7:00 P.M.

Call to Order: Chairman Jean Bandler called the public hearing to order at 7:00 p.m.

Roll Call and Designation of Alternates:

Present: Emil Degrazia, Jean Bandler, Ed DeVoe, Don Shail (alt.), Ed Terry (alt.)

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

Absent: Tom Gilmore, Dainius Virbickas, Wayne Khare (alt.)

Reading of the Legal Notice: L. Carreira read the Legal Notice into the record.

Business of the Public Hearing:

1. Special Permit Application for Bridgewater Village Store, Inc., 133 Bridgewater Associates, Inc., 27 Main Street South, Bridgewater, Connecticut 06752, for renovation and construction of additions to existing store and café with associated parking and drive and construction of a new subsurface sewage disposal system.

Greg Bollard presented this application to the commission. He stated that the Village Store predated zoning and was a nonconforming structure and they wanted to make it more compliant. The plan is to reconfigure the floor space to accommodate a restaurant on the first floor and an office on the second floor. Alcohol will be served and the proposed hours will be 6:00 am as they are now and staying open until 9:00 pm five nights a week. The number of seats will increase from 24 to 32 seats. The cooking area and baking area will be consolidated in the rear of the bank space. The front alcove will be bumped out to be even with the front of the building. They will be doing some deferred maintenance to the building.

Paul Symanski presented a revised site plan. He discussed the traffic study which was being conducted at that time. He also discussed the landscape plan. They plan to do some drainage repairs and change the island in front of the store to accommodate parking spaces.

Kevin McQueen presented the architectural plans to the commission. The proposed upgrades would also provide better egress and fire safety. Signage and lighting will be in keeping with what is already there. He submitted an updated lighting plan.

Comments in favor:

Most of the comments from the public were in favor of the proposed application.

Many felt there was a need for a restaurant and they seemed to be looking forward to having one in town.

Comments against:

Hours of operation.

Noise, signage, traffic & site lines, the number of deliveries being made.

J. Bandler asked about water usage. G. Bollard stated they are presently using 250 – 300 gallons of water per day and have approval for 900 gallons. He has discussed the shared well issues with

the neighbors many times over the years. The water usage has been monitored by the Health Department.

J. Bandler also asked if the old septic system would be removed. G. Bollard said that it would not but it would be abandoned.

Correspondence: none

Adjourn: J. Bandler continued the public hearing. She did not say when or where it would be.

G. Bollard asked for a list of what else would be needed in a timely manor so he would have time to address those issues.

The public hearing was adjourned at 8:30 p.m.

Respectfully submitted,
Lois Carreira
Land Use Coordinator