

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, October 15, 2015, 7:00 P.M.

Call to Order: Chairman Jean Bandler called the meeting to order at 8:07 p.m.

Roll Call and Designation of Alternates:

Present: Tom Gilmore, Emil Degrazia, Ed Terry (alt.) , Wayne Khare (alt.), Don Shail (alt.), Jean Bandler

Absent: Ed DeVoe, Dainius Virbickas

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Minutes of the Regular Meeting held on September 17, 2015. T. Gilmore made a motion to approve the minutes September 17, 2015. E. Degrazia seconded. Unanimous approval.

Any Other Business Added By 2/3 vote:

Old Business:

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.

Attorney for the commission Caleb Hamel discussed the continuation of a nonconforming use particularly the office. In his opinion it could be allowed because the bank and a professional office were the same. T. Gilmore pointed out that the office was not on the application. C. Hamel stated that the office had been brought up many times in the discussions and therefore was considered part of the application. C. Read pointed out that the bank had rented space and therefore renting space preexisted.

There was discussion about the lighting because as it is proposed it the lighting spills over into the street. C. Hamel said that was not the same as spilling onto a neighboring property. E. Degrazia felt the lighting was necessary as proposed because it was a safety issue.

The issue of water usage and neighboring wells was brought up. It was suggested that the town be indemnified should a problem arise.

T. Gilmore made a motion to approve the application with the attached conditions and modifications. W. Khare seconded. Unanimous approval.

New Business: none

Communications, Bills, Reports:

1. Bills: E. Terry made a motion to approve the bill for attorney's fees for \$2793.50. E. Degrazia seconded. Unanimous approval.

2. T. Gilmore made a motion to approve the bill for consultant's fees for \$1437.50. E. Degrazia seconded. Unanimous approval.

3. Discussion of P&Z Regulations. Tabled.

Comments on Items not on the Agenda: none

Adjournment: W. Khare made a motion to adjourn. T. Gilmore seconded. Unanimous approval at 9:52 p.m.

Respectfully submitted,

Lois Carreira, Land Use Coordinator

Bridgewater Planning & Zoning Commission Motion for
Approval

WHEREAS, the Commission has reviewed:

- A plan set prepared by Arthur H. Howland & Assoc dated June 1, 2015, last revised through October 7, 2015;
- Architectural plans prepared by Architectural Design Alliance dated July 7, 2015, last revised through September 14, 2015;
- The written comments produced by the Applicant and the Commission's consultants and staff;
- Comments received at the public hearings held on September 17, 2015 and October 19, 2015

AND WHEREAS, the Commission has considered the Bridgewater Plan of Conservation and Development and the standards and criteria of the Bridgewater Zoning Regulations;

AND WHEREAS, the Commission finds that, as conditioned and modified below, the proposed development meets the standards of Section 7.03.06 of the Bridgewater Zoning Regulations;

AND WHEREAS, the Commission finds that the proposed professional office is so similar to the existing bakery use in terms of its character, function, and potential impact as to constitute a continuation of the existing use;

AND WHEREAS, the Commission determines that the 0.5 footcandle requirement of the regulations is intended to protect adjoining properties, and does not prohibit the casting of light
>0.5 footcandles across a street line;

WHEREFORE, the Commission hereby approves the application subject to the following conditions and modifications:

1. The applicant shall enter into an indemnification agreement with the Town of Bridgewater indemnifying the Town against any liability arising from drainage from the subject parcel, such agreement to be in a form subject to the approval of the Planning & Zoning Commission Attorney. Such an agreement shall be finalized before issuance of a final CO;
2. The Applicant shall supply to the Commission a copy of all local, State, and Federal permits obtained for the property. Any modifications to the plans made pursuant to these permits shall be subject to the review and approval of the

Commission;

3. The Applicant shall submit, prior to the issuance of a final CO, an A-2 as-built survey depicting all structures and improvements on the property;
4. The Applicant shall submit, prior to the issuance of a final CO, a signage plan depicting all signs proposed for the development. Such plan shall be subject to the review and approval of the Commission pursuant to all Special Permit standards and criteria of the regulations, including a public hearing;
5. The Applicant shall provide to the Commission a copy of a contract with a licensed waste removal company providing for the routine maintenance and emptying of the proposed interceptor tank;
6. A notation shall be added to the plans labeling the tight joint pipe :from the curtain drain; and
7. The Application shall enter into an agreement with the Town giving the Town the right to require the installation of a water tank of a capacity to be determined by the Commission's consulting engineer, in order to ensure sufficient water supply for the development in the event the Commission determines the development has a larger than expected impact on local groundwater supply. Such an agreement shall be finalized before the issuance of a final CO and shall be in a form subject to the approval of the Planning & Zoning Commission's Attorney.

