

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, January 21, 2016, 7:00 P.M.

Call to Order: Chairman, Leo Null called the meeting to order at 7:03 p.m.

Roll Call and Designation of Alternates:

Present: Dainius Virbickas, W. Khare (alt.), Mike Wellman (alt.), Leo Null

Absent: Tom Gilmore, Emil Degrazia, Ed Terry (alt.), Ed DeVoe,

W. Khare and M. Wellman were moved up to voting status

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Minutes of the Regular Meeting held on December 17, 2015. W. Khare made a motion to approve the minutes of the regular meeting held on December 17, 2015. M. Wellman seconded. Unanimous approval.

Any Other Business Added By 2/3 vote: none

Old Business: none

New Business: none

Communications, Bills, Reports:

1. Bills: none

2. ZEO Report: W. Khare made a motion to accept the ZEO Report. M. Wellman seconded. Unanimous approval.

2. Discussion of P&Z Regulations. L. Null asked the commission to think about the following items in regards to the regulations: including an illustration for measuring house height, in-law apartments, fencing, retaining walls, deer fence, dumpsters, parking in front of the house, day care by special permit, landscape and buffer requirements, site lines, nonconformity, traffic study, excavation grade and ledge cuts.

There was also discussion concerning the coverage that our regs gives to affordable housing particularly in respect to parking and maneuvering fire equipment. Maximum structure coverage and lot coverage needs to be clarified. If someone has a larger piece of property could they be allowed to have larger accessory buildings?

Other items of interest were dealing with smaller pieces of property or ones that don't have access, the number of houses on a road and the permit process for sheds.

Comments on Items not on the Agenda: none

Adjournment: W. Khare made a motion to adjourn. M. Wellman seconded. Unanimous approval at 8:02 p.m. Meeting was adjourned.

Respectfully submitted,
Lois Carreira, Land Use Coordinator