

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, February 18, 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.), Emil Degrazia, Leo Null

Absent: Tom Gilmore, 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 January 21, 2016. W. Khare made a motion to approve the minutes of the regular meeting held on January 21, 2016. M. Wellman seconded. Unanimous approval.

Any Other Business Added By 2/3 vote: none

Old Business: none

New Business:

1. Sunny Valley LLC, Steve Shabet, 45 Iron Ore Hill Road, tear down and rebuild existing house. Eric Vikstrom presented this application to the commission. The existing house was a barn conversion done in 1971. The proposal is to tear down and rebuild the existing structure. Presently there is no foundation so a full basement is proposed. E. Degrazia and D. Virbickas noted that the project met setback and height requirements. L. Null felt the application was incomplete and asked to have the description on the application updated to include the demolition of the house. He also asked for a foundation plan, four elevations and a floor plan. The applicant will come back next month.

2. Gustavson, 141 Stuart Road East, utility building for processing livestock (chickens, eggs, pigs, rabbits, beef, deer, game), produce, fruit, cider, making wine, curing and smoking meat, maple syrup, sitting room, storage room, wood shop. Richard Gustavson presented the application to the commission. L. Null pointed out that the regulations don't allow a slaughter house. R. Gustavson stated that everything proposed is for personal use.

L. Null pointed out section 406.01g that deals with accessory use setbacks for various farm buildings.

D. Virbickas questioned access from road for emergency vehicles.

L. Null felt an A-2 for the area around the barn would be helpful. D. Virbickas didn't think a surveyor would do that. The applicant felt it would be too costly. After further discussion. E. Degrazia made a motion to waive the A-2. D. Virbickas seconded. Unanimous approval.

W. Khare made a motion to approve the application for the building for personal use only. E. Degrazia seconded.

Communications, Bills, Reports:

1. Bills: none

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

2. Discussion of P&Z Regulations. It was noted that the fire marshal asked that there be a sign off by the fire chief for a special permit. L. Null suggested that be the case for commercial permits as well.

M. Wellman suggested organizing the discussion on the regulations.

L. Null asked that the commission members look at the regulations the way an applicant would. He also suggested organizing the regulations in a manner that would group all regulation on a particular topic in one area.

L. Null asked the member to read through the regulations and make notes. He would like everybody to read the definitions and the next chapter by the March meeting.

Comments on Items not on the Agenda: none

Adjournment: E. Degrazia made a motion to adjourn. D. Virbickas seconded. Unanimous approval at 8:30 p.m. Meeting was adjourned.

Respectfully submitted,
Lois Carreira, Land Use Coordinator