

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, March 17, 2016, 7:00 P.M.

Call to Order: Chairman, Leo Null called the meeting to order at 7:00 p.m.

Roll Call and Designation of Alternates:

Present: Dainius Virbickas, Tom Gilmore, Mike Wellman (alt.), Emil Degrazia, Ed DeVoe, Leo Null

Absent: W. Khare (alt.), Ed Terry (alt.),

M. Wellman were moved up to voting status

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Minutes of the Regular Meeting held on February 18, 2016. E. DeVoe made a motion to approve the minutes of the regular meeting held on February 18, 2016. E. Degrazia seconded. Unanimous approval.

Any Other Business Added By 2/3 vote: none

Old Business:

1. Sunny Valley LLC, Steve Shabet, 45 Iron Ore Hill Road, tear down and rebuild existing house. Eric Vikstrom presented an amended application to the commission. The existing house will be demolished and the new house will have seven bedrooms. An overlay was submitted to show the difference to the footprint. L. Null still asked that the number of garages be included on the application. E. Vikstrom added the four garages to the application.

T. Gilmore arrived at 7:10. M. Wellman was moved down.

T. Gilmore made a motion to approve the application. D. Virbickas seconded. Unanimous approval.

New Business:

1. Cunha, 140 Wewaka Brook Road, portico. No one was present for this application. It was not clear on the plan submitted how close the proposed structure will be to the property line. A better plan needs to be submitted. T. Gilmore made a motion to approve the application as long as the front line of the proposed structure is no closer to the front property line than the existing structure. E. DeVoe seconded. Unanimous approval.

Communications, Bills, Reports:

1. Bills: none

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

3. Discussion of P&Z Regulations.

Under Article I, M. Wellman questioned the phrase rural character of the town and whether or not an application can be denied for that reason. T. Gilmore felt it was more for commercial and special permit application. It was intended to preserve the nature of the town.

M. Wellman asked about the statutes as referenced in the regulations and what happens if there are changes. D. Virbickas pointed out that the language in the regulations indicate that the statutes prevail and reference the “most recent and amended version”.

Other discussion includes: the Flood Zon, buffer area, the definition of a basement, should the definitions specifically state a professional should be licensed in the State of Connecticut,

L. Null questioned the need for an A-2 survey in some situations. D. Virbickas stated that most every town has that requirement. An applicant can request a waiver and for the commission to state exceptions wouldn’t address everyone’s concerns. T. Gilmore suggested that if they ask for a waiver the commission doesn’t have to require an as-built which would be a judgement call by the commission.

M. Wellman pointed out that according to the regulations a paved driveway is considered a structure and should meet the setbacks of a structure. Discussion followed about changing that.

The commission members were asked to read the next section and the discussion of the regulations will continue next month.

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