

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, September 15, 2016, 7:00 P.M.

Call to Order: Dainius Virbickas called the meeting to order at 7:10 p.m.

Roll Call and Designation of Alternates:

Present: Dainius Virbickas, Mike Wellman (alt.), Ed DeVoe, Ed Terry (alt.), Emil Degrazia, Alex McNaughton (alt.)

Absent: Wayne Khare (alt.), Tom Gilmore

E. Terry was moved up to voting status

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Alex McNaughton was welcomed as a new member.

Minutes of the Public Hearing and the Regular Meeting held on August 18, 2016.

M. Wellman made a motion to approve the minutes of the regular meeting held on August 18, 2016 with the correction of removing D. Virbickas as being present. E. Terry seconded. D. Virbickas, M. Wellman, E. DeVoe, E. Terry, E. Degrazia were in favor. A. McNaughton abstained.

M. Wellman made a motion to approve the minutes of the public hearing held on August 18, 2016. E. Terry seconded. D. Virbickas, M. Wellman, E. DeVoe, E. Terry, E. Degrazia were in favor. A. McNaughton abstained.

Any Other Business Added By 2/3 vote: none

OLD BUSINESS: none

NEW BUSINESS:

1. Neck of the Woods, LLC, Old Town Highway, special permit for a single family dwelling. D. Virbickas felt that the access for emergency vehicles, the runoff issue, the right to drain onto the neighbor's property, and the blasting concerns had been satisfied. The fire chief never responded but the fire marshal reviewed the application. E. Degrazia recused himself. M. Wellman made a motion to approve the application Of Neck of the Woods, LLC. for a special permit for a single family dwelling. E. DeVoe seconded. D. Virbickas, M. Wellman, E. DeVoe, E. Terry, A. McNaughton were in favor. E. Degrazia abstained. Unanimous approval

2. Scott, 137 Main Street South, additions. E. Terry asked if he should recuse himself since he formally owned the property. It was felt that it would not be necessary for him to do that. Mr. & Mrs. Scott presented this application to the commission. They are proposing a second story addition, a bump out in the back of the house for a kitchen and extending the garage. The number of bedrooms will not change they will be moved to the second floor. There was some discussion about the garage being slightly closer to the property line. It was felt that wasn't an issue since the building would line up. The health department will be conducting soil tests in the next week. E. DeVoe made a motion to approve the application pending approval of the health department. E. Degrazia seconded. Unanimous approval.

3. Luke, 9 Millvoo Drive, additions. Melinda Luke and Stephen Lasar presented this application to the commission. The applicant will be adding a bedroom in the basement. They are proposing a five bedroom septic system. The existing tank will need to be moved. They do not have health approval yet. E. DeVoe made a motion to approve the application pending approval of the health department. E. Terry seconded. Unanimous approval.

4. Williams, 12 Warner Road, new single family dwelling. Racheal Williams and Robert Young presented this application to the commission. There was an approval for this house previously but it was never built. This proposal is for a smaller house in the same location. E. DeVoe made a motion to approve the application. E. Degrazia seconded. Unanimous approval.

Communications, Bills, Reports:

1. Bills: none

2. ZEO Report: There was a discussion about a complaint that was received about a commercial business being run at 9 Lake Lillinonah Drive South. Kevin Gaffney called the office and the ZEO went to Kevin's house to investigate the issue. There was noise coming from the neighboring property. The First Selectmen called Mr. Andreghetti the neighbor at 9 Lake Lillinonah Drive South. He responded to the phone call. It was suggested we wait and see what happens. Ed DeVoe made a motion to accept the ZEO report. E. Terry seconded. Unanimous approval.

3. Discussion of P&Z Regulations. C. Read had previously addressed the commission about some items he felt they should update. He was particularly interested in home businesses, guest houses and accessory apartments. It was suggested that we get copies of regulations from other towns.

Comments on Items not on the Agenda: none

Adjournment: E. DeVoe made a motion to adjourn. E. Degrazia seconded. Unanimous approval at 7:57 p.m. Meeting was adjourned.

Respectfully submitted,
Lois Gilmore, Land Use Coordinator