

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

Call to Order: Vice Chairman Dainius Virbickas called the meeting to order at 7:00 p.m.

Roll Call and Designation of Alternates:

Present: Wayne Khare (alt.), Dainius Virbickas, Emil Degrazia,

Absent: Mike Wellman, Ed Terry (alt.), Alex McNaughton (alt.), Ed DeVoe, Lazlo Pinter

W. Khare was moved up to voting status

Also Present: Lois Gilmore, Land Use Coordinator, ZEO

Minutes of the Meeting held on November 17, 2016.

E. Degrazia made a motion to approve the minutes of the meeting W. Khare seconded.

Unanimous approval.

Any Other Business Added By 2/3 vote: none

OLD BUSINESS: none

1. Andrighetti, 9 Lake Lillnonah Drive South, enforcement order. A complaint was made that a stone cutting business was being run at 9 Lake Lillnonah Drive South and a skid steer was being run at 5:30 a.m. Tom Andrighetti was not available for a site visit. This item was tabled until the next meeting.
2. Town of Bridgewater, sale of town owned property on Landmark Drive, Assessor's Map 9, Lot 15. This issue will be tabled until next month due to further investigation.

NEW BUSINESS:

1. Alferi, Barn Road Subdivision. Doug DiVesta presented this application to the commission. The application proposes a two lot subdivision which includes a 6 acre lot with an existing barn and a 3 acre lot. Plans have been submitted to the Health Department however, there is no record of an approval at this time. Neither lot meets the minimum square requirement. It was suggested the applicant apply to ZBA. This item was tabled.
2. Letter from Mr. & Mrs. Hochstetter. Pamela Hochstetter was present for this issue. She would like to run an air B&B. This is a new concept and is not covered in our regulations. D. Virbickas will look into what other municipalities have done with this issue. This was tabled until next month.

Communications, Bills, Reports:

1. Bills: none
2. ZEO Report: The ZEO report was received by the commission.
3. Discussion of P&Z Regulations. W. Khare will continue to worked on the regulation for accessory apartments.
4. Election of Officers. This was tabled until next month so more members will be here.
5. Calendar. E. Degrazia made a motion to approve the calendar for 2017. W. Khare seconded. Unanimous approval.

Comments on Items not on the Agenda: none

Adjournment: W. Khare made a motion to adjourn. E. Degrazia seconded. Unanimous approval at 8:15 p.m.

Respectfully submitted,
Lois Gilmore, Land Use Coordinator