

**Bridgewater Planning and Zoning Commission**  
**Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752**  
**Approved Minutes of the Regular Meeting**  
**Thursday, January 19, 2017, 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: Dainius Virbickas, Emil Degrazia, Mike Wellman, Alex McNaughton (alt.), Lazlo Pinter

Absent: Wayne Khare (alt.), Ed Terry (alt.), Ed DeVoe,

A. McNaughton was moved up to voting status

Also Present: Lois Gilmore, Land Use Coordinator, ZEO

**Minutes of the Meeting held on December 15, 2016.**

E. Degrazia made a motion to approve the minutes of the meeting L. Pinter seconded. D. Virbickas, E. Degrazia, M. Wellman, L. Pinter were in favor. A. McNaughton abstained because he was not at the last meeting.

**Any Other Business Added By 2/3 vote:** none

**OLD BUSINESS:** none

1. Andrighetti, 9 Lake Lillnonah Drive South, enforcement order. W. Khare and L. Gilmore made a site visit to the property on January 9, 2017. Pictures were submitted showing that there was very little material being kept on the property. The homeowner stated the he no longer uses his skid steer early in the morning and he does not cut stone. There was no evidence of stone cutting equipment. There did not appear to be any kind of business going on at the property. The issue seems to be resolved. Mr. Gaffney will be sent a letter to let him know that there was a visit to the property to give him a chance to reply to the visit. The issue will be kept open pending a response from M. Gaffney.

1. Alferi, Barn Road Subdivision. A letter was received from the Health Department stating that the proposed subdivision appears to meet the Connecticut Public Health Code for a four bedroom septic and well on both lots. An application was made to ZBA by the property owners. Because of the time requirements the commission will not be able to act on the application in time. L. Pinter made a motion that the application be withdrawn without prejudice so that no second fee will not be required if they reapply. A. McNaughton seconded. Unanimous approval.

2. Letter from Mr. & Mrs. Hochstetter. Pamela Hochstetter was present for this issue. She would like to run an air B&B. The commission came to the conclusion that this was not specifically covered under our regulations. L. Pinter made a motion that the Commission receive the request but take no action. A. McNaughton seconded. Unanimous approval.

**NEW BUSINESS:**

1. Neck of the Woods, LLC, Old Town Highway, letter from assessor. The Assessor sent a letter to the commission to inquire as to whether or not there could be a second dwelling on this property since the property has double the lot size in that zone. The commission responded that the special permit for this property allows only one single family house and a detached garage and that is all that is allowed at this time. The owner can request a change be considered by the commission in the future.

**Communications, Bills, Reports:**

1. Bills: The commission agreed to pay the bill from Attorney Mark Branse for \$55.50.
2. ZEO Report: The ZEO report was received by the commission.
3. Discussion of P&Z Regulations. A. McNaughton suggested that a workshop be planned to work on the regulations. He also felt the commission should have an attorney review the existing regulations and bring them up to date.
4. Election of Officers.

L. Pinter nominated Dianius Virbickas for Chairman to the commission. E. Degrazia seconded.

M. Wellman nominated Laz Pinter for Vice Chairman to the commission. A. McNaughton seconded.

L. Pinter nominated Emil Degrazia for Secretary to the commission. M. Wellman seconded.

A. McNaughton made a motion to approve the slate of officers. D. Virbickas seconded. Unanimous approval.

**Comments on Items not on the Agenda:**

Pat and Bill Holland asked to discuss the property located at 20 Garrity Lane. Don Garrity was also present. They felt that since the property presently has a commercial use they should be able to use it commercially if they purchase it. They are proposing to make prototypes for their business and also have a woodworking business that includes making novel furniture in the existing space. There was a question as to whether or not the nonconformity ran with the property. L. Pinter thought the commission should not be giving an advisory opinion and they should get advice from an attorney and come back with an application.

**Adjournment:** L. Pinter made a motion to adjourn. M. Wellman seconded. Unanimous approval at 8:30 p.m.

Respectfully submitted,

Lois Gilmore, Land Use Coordinator