

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, April 20, 2017, 7:00 P.M.

Call to Order: Chairman Dainius Virbickas called the meeting to order at 7:02 p.m.

Roll Call and Designation of Alternates:

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

Absent: Lazlo Pinter, Ed Terry (alt.)

W. Khare was moved up to voting status

Also Present: Lois Gilmore, Land Use Coordinator, ZEO

Minutes of the Meeting held on March 16, 2017.

E. DeVoe made a motion to approve the minutes of the meeting E. Degrazia seconded. Unanimous approval.

Public Comments on Items not on the Agenda:

Any Other Business Added By 2/3 vote:

OLD BUSINESS:

1. Chelminski, 140 Rocky Hill Road, subdivision. Jeremy Oskandy was present for this application. The application has Health approval and road approval. The road is to be improved and will service all three lots. W. Khare questioned the ability of emergency vehicles to access all three lots. He wants to be sure that the width of the improvement will allow that to happen. He would like to see the approval of the fire marshal and the fire chief.

D. Virbickas felt the drainage needs to be addressed.

M. Wellman made a motion to approve the subdivision application for Michael Chelminski subject to the sign off of the fire marshal and fire chief. Also the development of the homes should show provisions for stormwater run off. E. DeVoe seconded. Unanimous approval.

NEW BUSINESS:

1. Ascenzi, 45 Warner Road, accessory apartment. A. McNaughton recused himself. John Flaxman was present for this application. The applicant would like to finish his basement to create an accessory apartment. Accessory apartments are not allowed under the present zoning regulations.

2. Wilson, 105 Main Street South, addition, repair garage, rebuild barn. The applicants are proposing an addition as well as garage and barn repairs. The house is nonconforming. Because the side lot line angles in towards the house it makes the addition come closer to the sideline than the line of the house. Therefore the commission suggested the applicants seek a variance from the ZBA.

3. Joshua Heights, Main Street North, affordable housing subdivision. A. McNaughton recused himself. John Carr gave a history of the property. His present proposal contains more units than the original proposal. He has designed a septic system for 288 bedrooms, 43,200 per day. His information will be reviewed by counsel.

Communications, Bills, Reports:

1. Bills: none

2. ZEO Report: The ZEO Report was reviewed by the commission.

3. Andrighetti, 9 Lake Lillnonah Drive South, letter from neighbor. The property was visited and there was no evidence of a stone grinding business. A letter will be sent to the neighbor and the homeowner stating that the commission considers this issue closed.

4. Discussion of P&Z Regulations. The commission continued their discussion of the attached and detached accessory apartments.

Adjournment: E. DeVoe made a motion to adjourn. L. E. DeGrazia seconded. Unanimous approval at 9:45 p.m.

Respectfully submitted,

Lois Gilmore
Land Use Coordinator