

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, June 15, 2017, 7:00 P.M.

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

Roll Call and Designation of Alternates:

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

Absent: Ed Terry (alt.), Ed DeVoe

W. Khare was moved up to voting status.

Also Present: Lois Gilmore, Land Use Coordinator, ZEO

Minutes of the Meeting held on May 18, 2017.

L. Pinter made a motion to approve the minutes of the meeting of May 18, 2017. W. Khare seconded. Unanimous approval.

Public Comments on Items not on the Agenda: none

Any Other Business Added By 2/3 vote: none

OLD BUSINESS:

1. Joshua Heights, Main Street North, affordable housing subdivision. Mr. and Mrs. Carr were present. A. McNaughton recused himself. D. Virbickas read a letter from counsel into the record. Counsel recommended that a new application be submitted. J. Carr disagreed. He will be back next month.

NEW BUSINESS:

1. Flynn, 49 Stuart Road East, addition. Kathry Krigsman presented this application to the commission. When the house was originally built, approval was given for the work that is being proposed. The work was never done and the applicants would like to do that now. L. Pinter made a motion to approve the application. W. Khare seconded. Unanimous approval.

2. Myhill, 29 Warner Road, addition and deck. Mr. Myhill is proposing an addition and a deck to be added to an existing house. The septic system will have to be moved but the final approval has not been given yet. L. Pinter made a motion to approve the application subject to approval from the Health Department. W. Khare seconded. Unanimous approval.

3. Holland Joint Venture, 6 Kruskyville Road, office and woodworking shop. Bill and Pat Holland presented this application to the commission. They would like to use the existing office space for engineering work for their existing business. They are also proposing to use some of the space for repurposing and finishing wood items to be sold for charity.

The commission felt the wood working portion of the application was an industrial use and not allowed in the commercial zone. The commercial zone only allows professional uses. More information would need to be submitted. L. Pinter made a motion to deny this application without prejudice. E. Degrazia seconded. Unanimous approval.

4. Holland Joint Venture, 137 New Milford Road East, fill. The construction company that is working on the Rt. 133 road project applied to crush the stone that is being removed from the project at the location owned by Holland Joint Venture. The stone is no longer being crushed but the commission would like to know what the plan is for removal of the fill that is also be stored on the property. They would like the applicants to submit a sketch and a report as to what the plans are for the fill. The road work is to be completed before the next meeting. The application was tabled until the next meeting.

Communications, Bills, Reports:

1. Bills: The commission received a bill for Murtha Cullina in the amount of \$3171.50. W. Khare made a motion to pay the bill. E. Degrazia seconded. Unanimous approval.

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

3. Alferi, Barn Road, complaint. Meg Khare had written a letter to the commission about her neighbor using the property to store business equipment, trailers and trucks on the property. W. Khare recused himself. Truckloads of wood are also being delivered to the property and are creating a safety issue since they are encroaching on the travel way. E. Degrazia made a motion to send an inquiry letter to the property owner. L. Pinter seconded. Unanimous approval.

4. Airbnb at 31 Keeler Road. Mr. and Mrs. Hochstetter were present for this discussion. Pamela Hochstetter read a letter to D. Virbickas into the record. A kitchen was put into the Airbnb space which created an apartment. The previous decision of the commission concerning the Airbnb was to take no action. The addition of the kitchen to the Airbnb space created an apartment which wasn't there before and not allowed by the regulations. L. Pinter made a motion to table the discussion. W. Khare seconded. Unanimous approval.

5. Discussion of P&Z Regulations. The commission continued their discussion of the attached and detached accessory apartments. D. Virbickas made a motion to send the proposed regulations to counsel for review and ask counsel for an opinion about short term rentals. W. Khare seconded. Unanimous approval.

Adjournment: W. Khare made a motion to adjourn. M. Wellman seconded. Unanimous approval at 9:45 p.m.

Respectfully submitted,

Lois Gilmore
Land Use Coordinator