

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, January 18, 2018, 7:00 P.M.

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

Roll Call and Designation of Alternates:

Present: Mike Wellman, Emil Degrazia, Laszlo Pinter, Alex McNaughton (alt.)

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

Alex McNaughton was moved up to voting status.

Also Present: Lois Gilmore, Land Use Coordinator, ZEO, Curtis Read, ex-officio

Minutes of the Meeting held on December 18, 2017 A. McNaughton made a motion to approve the minutes of the meeting of December 18, 2017, as presented. E. Degrazia seconded. Unanimous approval.

Public Comments on Items not on the Agenda:

1. C. Read asked to add 20 Garrity Lane to the agenda for the commission to consider the commercial use in a residential.

Any Other Business Added By 2/3 vote:

1. Garrity, 20 Garrity Lane. A. McNaughton made a motion to add this item to the agenda under new business. E. Degrazia seconded. Unanimous approval.

2. Mnuchin, 191 Northrop Street, new single family dwelling. This item should have been placed on the agenda under old business. A. McNaughton made a motion to add this item to the agenda under old business. E. Degrazia seconded. Unanimous approval.

OLD BUSINESS:

1. Mnuchin, 291 Northrop Street, new single family dwelling. A. McNaughton recused himself. No one was present for this application. The commission felt they did not know enough about this application. They needed more time to make sure all the other approvals were in place. E. Degrazia made a motion to deny this application without prejudice. M. Wellman seconded. Unanimous approval.

2. Mnuchin, 291 Northrop Street, new single family dwelling. A. McNaughton recused himself. Peter Talbot arrived late for this application. E. Degrazia made a motion to reconsider this item under old business. M. Wellman seconded. Unanimous approval.

M. Wellman made a motion to recind the denial previously made in lieu of the attendance of the applicant. E. Degrazia seconded. Unanimous approval.

P. Talbot submitted a new site plan. The house has been moved 25 feet. He was informed that he would need a new application and get new approvals from the other departments. He then asked the commission consider the original application. He submitted a letter requesting an extension for the original application until the February meeting.

NEW BUSINESS:

1. Garrity, 20 Garrity Lane. C. Read submitted a packet to the commission with materials supporting the commercial use of this property. He read documents into the record that supported the opinion that the property has a nonconforming commercial use in a residential zone. It was felt the same usage could continue under a new owner.

The concern of the commission is that if the property is sold a new owner may feel that they could use it for something different so they wanted a legal opinion to be able to limit the use.

L. Pinter would like to review the material and discuss it further next month. He also felt it would be helpful for the commission to know what the buyer's intent is for the property. Also the commission should get an opinion from an attorney on the transfer of a nonconforming use to a new buyer.

E. Degrazia made a motion to get something from the proposed buyer to identify what the use of the property will be and to get an opinion from an attorney on the transfer of a nonconforming use to a new buyer. M. Wellman seconded. A. McNaughton would rather have the commission be able to identify what the use of the property would be. C. Read asked that D. Garrity make an application for next month stating what the use of the property will be.

E Degrazia amended the motion to allow counsel to review the request and advise the commission if that particular use can be transferred to the buyer and limit that use to be similar in nature. The commission wants to know if they can limit the activity to what the previous owner used it for. M. Wellman seconded. Unanimous approval.

3. Lacorazza, 79 Clapboard Road, addition and deck. Michael Carpenzano presented the application to the commission. The applicants would like to build a deck and a 10' x 12' addition for a laundry room. M. Wellman made a motion to approve this application. A. McNaughton seconded. Unanimous approval.

Communications, Bills, Reports:

1. Bills: none

2. ZEO Report: The ZEO Report was reviewed by the commission. A. McNaughton made a motion to accept the ZEO report. E. Degrazia seconded. Unanimous approval.

3. Discussion of P&Z Regulations

PA 17-155 concerning temporary health care housing. The commission felt this was covered under the new regulations for accessory apartments. They would like to ask counsel to advise them how to opt out. D. Virbickas will contact M. Zizka about this issue.

The commission will continue their discussion on Airbnb and home occupations. C. Read will be given the draft that M. Wellman proposed. A. McNaughton will contact C. Read about this.

L. Pinter informed the commission that the motion for contempt by John Carr was denied.

Adjournment: A. McNaughton made a motion to adjourn. M. Wellman seconded. Unanimous approval at 8:37 p.m.

Respectfully submitted,
Lois Gilmore, Land Use Coordinator