

**Bridgewater Planning and Zoning Commission**  
**Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752**  
**Approved Minutes of the Regular Meeting**  
**Thursday, March 15, 2018, 7:00 P.M.**

**Call to Order:** Vice Chairman Lax Pinter called the meeting to order at 7:05 p.m.

**Roll Call and Designation of Alternates:**

Present: Laszlo Pinter, Wayne Khare (alt.), A. McNaughton (alt.), Emil Degrazia,

Absent: Dainius Virbickas, Ed DeVoe, Mike Wellman, Ed Terry (alt.)

Wayne Khare and Alex McNaughton were moved up to voting status.

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

**Minutes of the Meeting held on February 15, 2018** A. E. Degrazia made a motion to approve the minutes of the meeting of February 15, 2018. E. W. Khare seconded. Unanimous approval.

**Public Comments on Items not on the Agenda:** none

**Any Other Business Added By 2/3 vote:**

**OLD BUSINESS:**

1. Belford, 69 Main Street North, garage replacement. No one was present for this application. The applicant is proposing to replace her garage which was damaged and needed to be demolished. The garage is nonconforming and she would like to enlarge it. The commission felt they needed more information. L. Pinter read a letter to the commission from Emily Armstrong into the record. Potential drainage issues were brought up in the letter. The commission felt the Wetlands Enforcement Officer visit the site and report back. E. Degrazia made a motion to table the application so that the issues brought up by the neighbor can be addressed. The applicant needs to present at the next meeting. An A-2 survey will be required and a plan showing the pitch of the roof, gutters and drainage. W. Khare seconded. Unanimous approval.

C. Read arrived at 7:20 pm.

2. Joshua Heights, Main Street North. John Carr and Neil Marcus were present for this issue. A. McNaughton recused himself. L. Pinter would like to have a consultant review the materials and requested to set a public hearing for this item. E. Degrazia made a motion to set a public hearing for Thursday, May 17, 2018 at 7:00 pm. W. Khare seconded. Unanimous approval.

**NEW BUSINESS:**

1. Smith/Leach, 76 Quarry Road, rebuild barn with studio and accessory apartment. Michael Costin presented this application to the commission. The applicant would like to rebuild an existing barn on the same footprint and create an accessory apartment in the lower level. The upper level will have a studio with a half bath. Water for the barn will come from the same well as the main house and the applicant has applied for a variance from the state to share the septic system with the main house. A. McNaughton made a motion to approve the application subject to the new regulation for detached apartments as specified in the regulations. W. Khare seconded. Unanimous approval.

**Communications, Bills, Reports:**

1. Bills: E. Degrazia made a motion to approve the bill for Murtha Cullina for \$2044.91. W. Khare seconded. Unanimous approval.

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

3. Discussion of P&Z Regulations

W. Khare sent the members the regulations from Roxbury on home occupations to review for next month.

4. PA 17-155 concerning temporary health care housing. A. McNaughton made the motion that the Commission adopt the foregoing proposed regulation and that, upon approval of the Board of Selectmen under Public Act 17-155, it be incorporated into Section 6.02 of the Bridgewater Zoning Regulations. W. Khare seconded. Unanimous approval.

**Adjournment:** A. McNaughton made a motion to adjourn. E. Degrazia seconded. Unanimous approval at 8:44 p.m.

Respectfully submitted,  
Lois Gilmore, Land Use Coordinator