

**BRIDGEWATER PLANNING AND ZONING COMMISSION**  
**Approved Minutes of the Public Hearing**  
**held on Thursday, May 17, 2018, 7:00 P. M.**  
**Burnham School, 80 Main Street South, Bridgewater, Ct.**

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

**Roll Call and Designation of Alternates:**

Present: Dainius Virbickas, Laszlo Pinter, Mike Wellman, Emil Degrazia,

Also Present: Lois Gilmore, Land Use Coordinator, Michael Zizka, Counsel to the Commission

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

M. Wellman read the legal notice into the record.

**BUSINESS OF THE PUBLIC HEARING:**

1. To consider an application by John F. Carr, Jr., to construct an affordable housing development comprising 100 dwelling units and associated infrastructure on a parcel of land shown as Lot No. 8 on Assessor's Map No. 40. The parcel contains approximately 24 acres and has road frontage on the east side of Main Street North (CT Route 133) approximately 200 – 700 feet north of Morrissey Lane.

Neil Marcus spoke about the court decision in 2003 stating that an approval should be granted subject to conditions to be reviewed by the commission. He stated that the septic system was approved by the DEEP. There is a preliminary approval for the water system and traffic approval.

John Carr spoke about the declining population and lack of growth in town. The proposal is for attached single family homes. He spoke about the traffic study stating that there are 1700 fewer cars today than there were in 2000. There is potable water on site and he has permission from the state for two additional wells.

**COMMENTS FROM THE PUBLIC:**

Concerns from the public were fire safety. Questions about the size of the units and the cost. J. Carr stated that the units were 1200sq.ft. – 2200 sq. ft. and range in price from \$300,000 - \$400,000. He has had a driveway permit since 1990.

There was a question as to why a public hearing was being held. Mike Zizka explained that it was felt that a new application should have been provided to the commission. The court decision in 2003 was to approve 34 housing units on the condition that studies were done on the impact to the neighboring wells. The water supply was to be tested for radio nuclides and state approvals

be obtained. The three proposed lots were to be combined into one lot and DEEP was to approve the septic system. Nothing happened for 10 years and the commission should have received a new application and supporting materials.

There were other questions about the sewage disposal system and who was responsible if it fails. According to J. Carr the condominium association will own the wastewater system.

Curtis Read submitted a letter from Diane Belford.

He also read a letter from the fire chief who was concerned about the driveway not having turnarounds for emergency vehicles, the height of the buildings, staging areas. He also felt the units needed sprinklers and need to comply with fire code.

Donna Culbert from the Newtown Health District noted that the town bears the responsibility for the failure of the neighboring water supply. She stated that the local Health Department signs the permit and should be kept in the loop. She read a letter into the record from the State Department of Health. At this time the Health Department does not recommend approval.

N. Marcus suggested the town be indemnified or a bond put up for the wells in case the water supply on other properties are damaged.

J. Carr said this project doesn't require sprinklers.

Todd Ritchie from Wright-Pierce Engineering summarized his review of the materials submitted. There is no topography on the plans, no engineering seal, no access between buildings for emergency vehicles, the traffic report is out dated.

It was suggested to continue the public hearing to give J. Carr and his attorney a chance to review the report from Wright-Pierce.

L. Pinter made a motion to continue the public hearing until June 21, 2018. E. Degrazia seconded. Unanimous approval.

M. Wellman made a motion to adjourn the public hearing. E. Degrazia seconded. Unanimous approval. Meeting adjourned at 10:20 p.m.

Respectfully submitted,

Lois Gilmore  
Land Use Coordinator