

BRIDGEWATER PLANNING AND ZONING COMMISSION
Approved Minutes
Continuation of the Public Hearing
held on Thursday, May 17, 2018, 7:00 P. M. and continued on June 21, 2018
Burnham School, 80 Main Street South, Bridgewater, Ct.

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, Ed DeVoe, Emil Degrazia,

Also Present: Lois Gilmore, Land Use Coordinator

Absent: Wayne Khare (alt.), A. McNaughton (alt.), 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.

John Carr presented his plans to the public. He discussed traffic and the engineering review.

M. Wellman pointed out that the approval letter for the water supply is 18 years old and for 35 units. He felt that was misleading and needs to be updated for the current proposed project.

L. Pinter also felt there should be a new letter or proof that the old letter is still relevant.

COMMENTS FROM THE PUBLIC:

Richard Jones wanted to know the sequence of steps for the application.

Todd Ritchie from Wright-Pierce Spoke regarding J. Carr's response to the review made by Wright-Pierce on April 19, 2018. He discussed sight grading, buildings and associated site layouts, storm water management and water supply. He feels the submissions should be certified by a professional engineer. He does not ethically feel he can review a survey that is not sealed. Stormwater management still needs to be submitted. He had concerns about the level of radon. How it was going to be treated.

D. Virbickas was concerned about who was responsible if the septic systems fail and the home owners association fails as well. There seemed to be no clear answer.

Other comment were:

Current testing of the water needs to be done.

There is a concern for the wells at the Bridgewater Common.

Not enough room for emergency equipment in alleys.

There were questions about how well the septic system was going to work and what happens if it fails.

It was suggested that there be a bond put up to protect the Commons.

There were questions about how the homeowners association works and what happens if it fails.

C. Read was at a Water Utility meeting and spoke to the director of Aquarion Water Company who told him they would have to be involved in the process of testing the water. The applicant needs to demonstrate that the water has been done first.

M. Wellman felt the water tests need to be redone. He couldn't see accepting anything that old.

Donna Culbert from the Newtown Health District pointed out that the last correspondence with the DPH was in 2017 and they have not given an opinion on the present proposal. The water quality data is out of date and the commission needs to know the quantity and quality of the water before the approval. At this time the Health Department does not recommend approval without that information.

There was a question about a preblast survey being done.

A letter from Fire Chief Ron Rotter was read into the record.

L. Pinter made a motion to continue the public hearing until July 19, 2018. E. Degrazia seconded. Unanimous approval.

M. Wellman made a motion to adjourn the public hearing. E. Degrazia seconded. Unanimous approval. Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Lois Gilmore
Land Use Coordinator