

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 & July 19, 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 Terry (alt.)

Also Present: Michael Zizka, counsel for the commission, Todd Ritchie, consultant for the commission. and Lois Gilmore, Land Use Coordinator

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

D. Virbickas 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 submitted documents to the commission for their review. These documents included a lighting plan, a fire access plan and a summary of submissions since February 1, 2018.

N. Marcus state that the commission could approve with reasonable conditions and they had satisfied the public's questions.

M. Wellman wants water approval for this project.

N. Marcus said it wasn't appropriate to make that a requirement and he suggested going back to Judge Mottolese to make that decision if the commission forces them to do that. He read a letter from the director of the DPH and one from Dr. Grossman from the Newtown Health District concerning the procedure for water approval.

M. Wellman referenced part of the letter that says that since the project has changed so significantly the former approvals are not valid for this project.

N. Marcus said they would get the state approval once the commission gives their approval. He feels they have addressed all the issues including waste water, well water, traffic.

D. Virbickas stated that they are asking for a zoning permit and also a zone change.

N. Marcus said the need a conditional permit.

D. Virbickas said that a zoning permit requires the submission of certain documents done to a certain standard.

N. Marcus feels that could be a condition of approval.

L. Pinter questioned the conditions and they were not unlimited. He asked how many affordable housing projects have been approved with conceptual plans.

D. Virbickas the commission hasn't received anything that addresses anything the consultant has requested. He feels plans should be fully designed.

M. Zizka disagreed on some fundamental items. In his decision earlier this year Judge Mottolese agreed that this is a different application. It is not the same as the approval in 2003. It has to comply with percentages today and must meet today's affordability standards. 8-30g states that a conceptual plan can be submitted for a change of zone. What does the commission have a right to approve? It doesn't have the jurisdiction to approve a conceptual site plan. J. Carr applied for a zoning permit and the commission has to review it under 8-30g.

A change of zone was never approve by Judge Mottolese. He felt that Judge Mottolese reviewed this and felt it was a new application.

J. Carr felt he has done more than was required. He is going to sell the property and the new owner will provide detailed plans.

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 from the June 21, 2018 meeting. He had not received the requested sealed topographic survey but he enlarge the picture that was emailed. He noted that the survey did not include the area that now contains about one third of the proposed discussed sight grading, buildings and associated site layouts, storm water management and water supply. He noted that a survey done by a professional surveyor is required by the commission. Without the survey don't know if blasting will be needed or the extent of blasting. It may impact the Bridgewater commons.

Stormwater Analysis is undated. The basins are not designed to the standard design for the State of Connecticut. Needs drainage design.

He outlined his review of the documents that had been submitted.

Other comment were:

Noreen Michener asked if an environmental study had been done and wondered if there should be a vote by the town's people. D. Virbickas explained that this project had to be approved by the commission.

She also asked what was considered affordable. M. Zizka explained the formula that is used to determine affordability.

Roy Masgner felt the old information was trying to fit the new project. There should be a brand new application and new test submitted.

There is a concern for the wells at the Bridgewater Common. If there was blasting. M. Zizka said that the wells at Bridgewater Common should be tested.

Glenn Silkman asked about where cars will be parked and where the school buses will stop to pick up and let off children. Other concerns were about the number of cars a unit could accommodate, plowing and room for emergency vehicles.

There were also concerns about how this would affect the amount of water at the Commons.

There was a question about someone owning a unit and not living there but renting instead. M. Zizka said that an owner could rent it but it would have to meet the affordable housing standards.

M. Zizka suggested that the commission keep the hearing open so J. Carr can respond to the new information.

M. Wellman made a motion to continue the public hearing until August 16, 2018. E. Terry seconded. Unanimous approval.

M. Wellman made a motion to adjourn the public hearing. E. Terry seconded. Unanimous approval. Meeting adjourned at 9:35 p.m.

Respectfully submitted,

Lois Gilmore
Land Use Coordinator