

**Bridgewater Planning and Zoning Commission**  
**Burnham School, 80 Main Street South, Bridgewater, Ct. 06752**  
**Approved Minutes of the Regular Meeting**  
**Thursday, August 16, 2018, 7:00 P.M.**

**Call to Order:** Chairman called the meeting to order at 8:02 p.m.

**Roll Call and Designation of Alternates:**

Present: Dainius Virbickas, Laszlo Pinter, Mike Wellman, Ed DeVoe,

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

Also Present: Michael Zizka counsel for the commission and Lois Gilmore, Land Use Coordinator, ZEO

**Minutes of the regular meeting held on July 19, 2018 and the public hearing held on June 21, 2018 and July 19, 2018.** E. DeVoe made a motion to approve the minutes of the regular meeting held on July 19, 2018 and the public hearing held on June 21, 2018 and July 19, 2018. M. Wellman seconded. Unanimous approval.

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

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

D. Virbickas reported that he had reviewed the DEEP application to redeck the bridge over Lake Lillinonah.

**OLD BUSINESS:**

1. Joshua Heights, Main Street North, affordable housing development. The public hearing has been closed. The commission needs to render a decision by the October meeting. The commission needs to review the submitted documents and the comments from the consultants. Members who have not attended the hearing will have to review the recordings of the hearing.

**NEW BUSINESS:**

1. Alt/Burke, 405 Northrop Street, bedroom over garage and breezeway. Dave Dillion presented the application to the commission. The applicants are proposing to put a bedroom and bathroom in the garage and connect it to the house by a breezeway. The house will be three bedrooms and they have a four bedroom septic system. E. DeVoe made a motion to approve the application under section 5.10.03 of the regulations. M. Wellman seconded. Unanimous approval.

2. Sunny Meadow Farm, LLC, 66 Northrop Street, gas tanks. E. Vikstrom presented the application to the commission. The applicant is proposing an addition to the equipment storage barn for a 500 gallon diesel tank and a 500 gallon gas tank. Fire Chief Ron Rotter and Howard Hantsch have both signed off on the project. The tanks will be on a concrete pad with a canopy over them. M. Wellman made a motion to approve the application. E. DeVoe seconded. D. Virbickas, M. Wellman and E. DeVoe were in favor. L. Pinter was opposed. The motion passed.

**Communications, Bills, Reports:**

1. Bills:

2. ZEO Report: The ZEO Report was reviewed by the commission.

1. Correspondence was received from Diane Belford, 69 Main Street North at last month's meeting concerning her neighbor's fence and trellis as well as a complaint about the neighbor's barb wire fence. The Trellis is not attached to the fence. It is a free standing structure. The neighbor will be going to ZBA for a variance for the height of the fence.

2. 289 & 291 Northrop Street. Peter Talbot was present for this matter. He will be filing maps to merge the properties. L. Pinter made a motion to reaffirm the approval subject to the final approval by the ZEO for compliance. The files will be merged as well. E. DeVoe seconded. Unanimous approval.

3. Discussion of P&Z Regulations. Tabled.

**Adjournment:** E. DeVoe made a motion to adjourn. L. Pinter seconded. Unanimous approval at 9:24 p.m.

Respectfully submitted, Lois Gilmore, Land Use Coordinator