

**Bridgewater Planning and Zoning Commission**  
**Burnham School, 80 Main Street South, Bridgewater, Ct. 06752**  
**Approved Minutes of the Regular Meeting**  
**Thursday, September 20, 2018, 7:00 P.M.**

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

**Roll Call and Designation of Alternates:**

Present: Dainius Virbickas, Laszlo Pinter, Emil Degrazia, Mike Wellman, A. McNaughton

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

Also Present: Lois Gilmore, Land Use Coordinator, ZEO

**Minutes of the regular meeting held on August 16, 2018 and the public hearing held on August 16, 2018.**

L. Pinter made a motion to approve the minutes of the regular meeting held on August 16, 2018. E. Degrazia seconded. D. Virbickas, L. Pinter, E. Degrazia, M. Wellman were in favor. A. McNaughton abstained.

L. Pinter made a motion to approve the minutes of the public hearing held on August 16, 2018. E. Degrazia seconded. D. Virbickas, L. Pinter, E. Degrazia, M. Wellman were in favor. A. McNaughton abstained.

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

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

**OLD BUSINESS:**

1. Joshua Heights, Main Street North, affordable housing development. A. McNaughton recused himself. A letter from Wright Pierce dated September 19, 2018, was received by the commission. The discussion included the water supply, jurisdictional and statutory issues, whether the conceptual plans were adequate approval of the project. The commission needs to render a decision by the October meeting. D. Virbickas stated that 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. E. Degrazia made a motion to table. M. Wellman seconded. Unanimous approval.

**NEW BUSINESS:**

1. Meek, 119 Christian Street, addition. Debbie Meek presented the application to the commission. They are proposing a 13 1/2' x 15' addition on the back of the house. The house is nonconforming but the addition will not be any more nonconforming than house. L. Pinter made a motion to approve the application as presented. M. Wellman seconded. Unanimous approval.

2. Berger, Curtis Road, new single family dwelling. The applicants are proposing a 3000 sq. ft., one story, four bedroom house. There was a question concerning the square footage. E. Degrazia made a motion to approve the application conditional on updating the application to reflect the actual square footage. L. Pinter seconded. Unanimous approval.

3. Malumphy, Stuart Road East, new single family dwelling. The applicants are proposing a 2000 sq. ft., one story house. The height of the structure was not on the application. L. Pinter made a motion to approve the application conditional on updating the application to include the height of the house. E. Degrazia seconded. Unanimous approval.

4. Mnuchin, 289 Northrop Street, merger of properties. A. McNaughton recused himself. A survey was submitted along with a letter stating the two lots at 289 and 291 are being merged. The lots had previous approvals. The house on lot 291 is not going to be built. M. Wellman made a motion to accept the documents submitted and approve the merger of the lot. E. Degrazia seconded. Unanimous approval.

**Communications, Bills, Reports:**

1. Bills: A. McNaughton recused himself. E. Degrazia made a motion to approve the bill from Murtha Cullina for \$118.80, for the work done for the FOI complaint. L. Pinter seconded. Unanimous approval.

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

1. Correspondence was received from Colin Brown concerning the requirement of the A-2 survey.

3. Discussion of P&Z Regulations. M. Wellman suggested the commission hold a workshop separate from the regular meeting to discuss the regulations.

**Adjournment:** A. McNaughton made a motion to adjourn. M. Wellman seconded. Unanimous approval at 8:27 p.m.

Respectfully submitted, Lois Gilmore, Land Use Coordinator