

Bridgewater Planning and Zoning Commission
Burnham School, 80 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, October 18, 2018, 7:00 P.M.

Call to Order: Chairman Dainius Virbickas called the meeting to order at 7:01 p.m.

Roll Call and Designation of Alternates:

Present: Dainius Virbickas, Emil Degrazia, Mike Wellman, Ed DeVoe, A. McNaughton

Absent: Laszlo Pinter, Wayne Khare (alt.), Ed Terry (alt.)

Also Present: Michael Zizka, counsel for the commission, Curtis Read, ex-officio, Lois Gilmore, Land Use Coordinator, ZEO

A. McNaughton was moved up to voting status.

Minutes of the regular meeting held on September 20, 2018. E. DeVoe made a motion to approve the minutes of the regular meeting held on September 20, 2018. A. McNaughton seconded. Unanimous approval.

Public Comments on Items not on the Agenda: none

Any Other Business Added By 2/3 vote: A. McNaughton made a motion to change the order of the agenda and have New Business before Old Business. E. DeVoe seconded. Unanimous approval.

NEW BUSINESS:

1. Cooper, 193 Blueberry Hill Road, addition. The applicant is proposing a 24' x 34' addition attached to the main house by a breezeway. There are some issues with the design of the septic that still need to be resolved. A. McNaughton made a motion to table the application until next month. M. Wellman seconded. Unanimous approval.

C. Read arrived at 7:20.

A. McNaughton left at 7:25.

OLD BUSINESS:

1. Joshua Heights, Main Street North, affordable housing development.

Members of the commission expressed their concerns about the information submitted by the applicant. Their concerns included:

The increase in the size of the project.

The water supply, safety risks and lack of relationship with Aquarian Water Company.

The fact that the fire chief had asked for sprinklers in the buildings.

The lack of detailed plans.

The well information was outdated and the drawdown was not done.

There were mistakes on the drawings for the sitelines, grading was not correct, sidewalks didn't work, accessibility was not addressed and there was no adequate documentation for storm water drainage.

M. Zizka presented the findings of fact and alternatives to the commission.

E. Degrazia made a motion to accept the findings of fact with alternatives 1 & A. E. DeVoe seconded. Unanimous approval.

M. Wellman wanted more discussion on the issue and made a motion to undo the vote and revote. D. Virbickas seconded to discuss the matter more. M. Wellman was not sure that a motion to deny was in the best interest for the town. He felt the town might be better protected by an approval with conditions. M. Wellman, E. DeVoe, D. Virbickas were in favor. E. Degrazia was opposed. The motion passed.

E. Degrazia made a motion to adjourn for 5 minutes. E. DeVoe seconded. Unanimous approval.

After more discussion by the commission E. Degrazia made a motion to accept the findings of fact with alternatives 1 & A. E. DeVoe seconded. Unanimous approval.

E. Degrazia made the motion based upon the Commission's finding regarding the application of John Carr for approval of an affordable housing development on Main Street North, the Commission denies the application. E. DeVoe seconded. Unanimous approval.

Communications, Bills, Reports:

1. Bills: E. Degrazia made a motion to approve the bill from Murtha Cullina for \$1815.30 for the work done for the FOI complaint. E. DeVoe seconded. Unanimous approval.

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

3. Discussion of P&Z Regulations. Tabled.

Adjournment: E. DeVoe made a motion to adjourn. E. Degrazia seconded. Unanimous approval at 10:10 p.m.

Respectfully submitted,

Lois Gilmore, Land Use Coordinator