

Bridgewater Planning and Zoning Commission
Burnham School, 80 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, November 15, 2018, 7:00 P.M.

Call to Order: Secretary Emil Degrazia called the meeting to order at 7:04 p.m.

Roll Call and Designation of Alternates:

Present: Emil Degrazia, Mike Wellman, Alex McNaughton, Wayne Khare (alt.)

Absent: Dainius Virbickas, Laszlo Pinter, Ed DeVoe, Ed Terry (alt.)

Also Present: Lois Gilmore, Land Use Coordinator, ZEO

A. McNaughton and W. Khare were moved up to voting status.

Minutes of the regular meeting held on October 18, 2018. A. McNaughton made a motion to approve the minutes of the regular meeting held on October 18, 2018 with corrections. E. Degrazia seconded. Unanimous approval.

Public Comments on Items not on the Agenda: none

Any Other Business Added By 2/3 vote: John Carr asked for his amendment to the Joshua Heights application be placed on the agenda. A. McNaughton made a motion to add the letter from Neil Marcus dated November 13, 2018 to the agenda. W. Khare seconded. Unanimous approval.

OLD BUSINESS:

1. Cooper, 193 Blueberry Hill Road, addition. The issues with the design of the septic have been resolved. M. Wellman made a motion to approve this application. A. McNaughton seconded. E. Degrazia, M. Wellman, A. McNaughton were in favor. W. Khare abstained. Motion passed.

NEW BUSINESS:

1. Drzal, 135 Wewaka Brook Road, new single family dwelling and barn. The applicants are propose a one story single family home. W. Khare felt the elevation should have been included with the application. E. Degrazia made a motion to approve this application on the condition that an elevation be submitted. M. Wellman Seconded. Unanimous approval.

2. Sunny Meadow, LLC, 66 Northrop Street, new single family dwelling. Steve Shabet and Kevin McQueen presented this application to the commission. The applicant is proposing to tear down the existing structure and move it back 3 feet. He also will be proposing to run a business out of this structure in the future using a commercial kitchen to make sauce to sell. Discussion followed about the legality of tearing down a nonconforming structure and moving it and the fact that the zoning regulations don't allow the kind of business being suggested. M. Wellman made a motion to approve the application for a new two bedroom single family dwelling subject to there be no commercial operations on the premises. A. McNaughton asked to add that the proposed building be inside the envelope of the previously approved building. The previous approval needs to be cancelled by the owner. K. McQueen stated that he is not sure if this structure will fit in the footprint of the previously approved structure. M. Wellman made a motion to approve the application that it be residential use and the applicant shall cancel the previous zoning approval. W. Khare seconded. E. Degrazia added subject to the application. Unanimous approval.

1. Joshua Heights, Main Street North, affordable housing development. J. Carr was present for this item. He asked to waive his right to a public hearing. The Commission will check with Counsel to see if that would be proper procedure. E. Degrazia made a motion to hold a public hearing on Thursday, December 20, 2018 at 7:00 p.m., at the Bridgewater Town Hall. M. Wellman seconded. Unanimous approval.

Communications, Bills, Reports:

1. Bills: E. Degrazia made a motion to approve the bill from Frederick Clark for \$312.00 for the work done for the Joshua Heights. M. Wellman seconded. E. Degrazia, M. Wellman, W. Khare were in favor. A. McNaughton abstained. Motion passed.

E. Degrazia made a motion to approve the bill from Halloran & Sage for \$5,707.60 for the work done for the Joshua Heights. W. Khare seconded. E. Degrazia, M. Wellman, W. Khare were in favor. A. McNaughton abstained. Motion passed.

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

3. Discussion of P&Z Regulations. Tabled.

Adjournment: E. Degrazia made a motion to adjourn. A. McNaughton seconded. Unanimous approval at 8:40 p.m.

Respectfully submitted,

Lois Gilmore, Land Use Coordinator