

**BRIDGEWATER PLANNING AND ZONING COMMISSION**  
**Approved Minutes**  
**of the Public Hearing**  
**held on Thursday, December 20, 2018, 7:00 P. M.**  
**At the Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct.**

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**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, Laszlo Pinter, Emil Degrazia, Wayne Khare (alt.), A. McNaughton (alt.)

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

Absent: Ed Terry (alt.), Mike Wellman, Ed DeVoe

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

L. Pinter read the legal notice into the record.

**BUSINESS OF THE PUBLIC HEARING:**

1. To consider an amendment to 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.

A. McNaughton recused himself.

Alex Copp from Cohen & Wolf gave a presentation on the amendment. The amendment was asking the commission for approval of a conceptual site plan and a zone change. He stated that they were not looking for a zoning permit and were not going to build the project.

M. Zizka questioned how it would help if they were not seeking a zoning permit.

John Carr stated that although they were asking for 100 units they would not necessarily be that many.

A. Copp also stated that the zone change was not spot zoning but the application has to go through 8-30g. It is not meant to apply to other properties.

E. Degrazia arrived at 7:25.

M. Zizka felt this was a continuation of a disagreement on the issue of submitting conceptual plans. He read a letter into the record concerning the conceptual site plan and the proposed zoning regulation change. He felt that the regulation change was not properly be for the commission. The time frame for a regulation change makes it impossible to accomplish in the time allowed for the decision of the amendment.

**COMMENTS FROM THE PUBLIC:**

Concerns of the public were water issues at the Bridgewater Commons, site lines, testing neighboring wells and what does the state consider affordable.

J. Carr stated that the water only needs to be potable. The state imposes time constraints especially on water.

A. Copp noted the at this was only the beginning of the process and the project would need many more approvals.

**ADJOURN:**

L. Pinter made a motion to keep the public hearing open. E. Degrazia seconded. Unanimous approval. At 9:00 p.m.

Respectfully submitted,

Lois Gilmore  
Land Use Coordinator