

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Thursday, April 15, 2021, 7:00 P.M.

Call to Order: Chairman Michael Wellman called the meeting to order at 7:02 p.m.

Roll Call and Designation of Alternates:

Present: Mike Wellman, Tom Sperry, Emil Degrazia, Alex McNaughton (alt.), Wayne Khare (alt.), Russell Marcus (alt.)

Absent: Ed DeVoe, Laszlo Pinter

R. Marcus and W. Khare were moved up

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

Minutes of the regular meeting held on March 18, 2021. W. Khare made a motion to approve the minutes of the regular meeting held on March 18, 2021. E. Degrazia seconded. Unanimous approval.

Public Comments on Items not on the Agenda: none

Any Other Business Added By 2/3 vote:

1. M. Wellman reported that the First Selectman asked to have the next P&Z meeting rescheduled because there is a Town Meeting scheduled to take place at the same time. The commission decided that the meeting will be held on Wednesday, May 19, 2021.
2. T. Sperry reported on a complaint that he received for a sign on Main Street North. The First Selectman will be notified since he is the sign officer.

OLD BUSINESS:

1. Changes to the regulations:
 - a. Amendment to Section 5.10.03 Extension or Enlargement of the Bridgewater Planning and Zoning Regulations.

M. Wellman asked to move the discussion of the change to the regulations to the end of the meeting.

NEW BUSINESS:

1. Czeiner, 160 Rocky Hill Road, new single family dwelling previously approved. Mr. & Mrs. Czeiner were present for this application. They stated that nothing had changed since they were approved on May 16, 2019. E. Degrazia made a motion to approve the application. R. Marcus seconded. Unanimous approval.
2. Daulong, 18 Hut Hill Road, addition to shed to include bathroom. Mr. & Mrs. Daulong were present for this application. They are waiting for septic approval from the state. R. Marcus made a motion to approve the application with the condition that they receive the septic approval from the state health department. E. Degrazia seconded. Unanimous approval.
3. 99 Town Line Road LLC, 99 Town Line Road, new single family dwelling previously approved in a different location. Francesco Galetto and John Woell with Steven Harris Architects were present for this application. They are proposing moving the house 120 feet to the south. The septic will remain the same and they have wetlands

approval. M. Wellman asked to send this for review due to a deed restriction. T. Sperry made a motion to refer this application to Todd Ritchie for review. R. Marcus seconded. Unanimous approval.

4. Neary, 15 Allen Road, addition. No one was present for this application. All other approvals were satisfied. R. Marcus made a motion to approve this application. W. Khare seconded. Unanimous approval.

5. Flanagan, 39 Christian Street, addition. Bartosz Toczyłowski was present for this application. The property owners were granted a variance from zba. They are waiting for health approval. T. Sperry made a motion to approve the application with the condition that the zba approval be certified and filed and they get health approval. W. Khare seconded. Unanimous approval.

6. Tait, 83 Christian Street, generator. Cameron Gilchrest was present for this application. The property owner was granted a variance from zba. T. Sperry asked that shrubbery and foliage be used to screen the propane tanks and generator. He added that it would need to be maintained and replaced in case it was destroyed by a storm. T. Sperry made a motion to approve the application on the condition that appropriate shrubbery and foliage screening be used and maintained to completely camouflage the generator and propane tanks that are the subject to the variance and that the variance is filed with the town clerk. The requirement for screening will not be specific to the present property owner but will run with the land. W. Khare seconded. Unanimous approval.

OLD BUSINESS:

1. Changes to the regulations:

a. Amendment to Section 5.10.03 Extension or Enlargement of the Bridgewater Planning and Zoning Regulations.

T. Sperry presented the information that he had gathered on nonconforming houses in town that have been enlarged. Discussion followed and it was decided to deny the proposed amendment and revisit the issue.

T. Sperry made a motion to deny the Amendment to Section 5.10.03 Extension or Enlargement of the Bridgewater Planning and Zoning Regulations. W. Khare seconded. Unanimous approval.

Communications, Bills, Reports:

1. Bills: none

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

Other Business:

1. Mike Zizka arrived at 8:30 to discuss various zoning matters. Some of the items discussed were pre meeting communications, new affordable housing issues and proposed training courses for commission members every two years. Also commission members had questions about rear lots and nonconforming structures.

Adjournment: W. Khare made a motion to adjourn. R. Marcus seconded. Unanimous approval at 9:35 p.m.

Respectfully submitted,
Lois Gilmore
Land Use Coordinator