

**Bridgewater Planning and Zoning Commission**  
**Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752**  
**Approved Minutes of the Regular Meeting**  
**Thursday, February 18, 2021, 7:00 P.M.**

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

**Roll Call and Designation of Alternates:**

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

Absent: Ed DeVoe

R. Marcus, A. McNaughton, W. Khare were moved up

Also Present: Lois Gilmore, Land Use Coordinator

**Minutes of the continuation of the public hearing held on January 21, 2021.** R. Marcus made a motion to approve the minutes of the continuation of the public hearing held on January 21, 2021, with corrections. A. McNaughton seconded. Unanimous approval.

T. Sperry arrived. R. Marcus was moved down.

**Minutes of the regular meeting held on January 21, 2021.** L. Pinter made a motion to approve the minutes of the regular meeting held on January 21, 2021, with corrections. T. Sperry seconded. Unanimous approval.

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

**Public Comments on Items not on the Agenda:** Bruce Siana spoke about the issue of allowing the use of a kiln in the definition of Forestry.

**Any Other Business Added By 2/3 vote:** none

E. Degrazia arrived. W. Khare was moved down.

**OLD BUSINESS:**

2. Sabag, 350 Northrop Street, addition. Rod Thorne and Richard Sabag were present for this application. They are proposing a 10'x 35' addition that will replace the existing deck. It will increase the size of the kitchen and sitting room. Las Pinter made a motion to approve this application. T. Sperry seconded. Unanimous approval.

**NEW BUSINESS:**

1. Piersall, 33 Main Street North, garage expansion. Brian Piersall was present for this application. The existing garage will be removed and expanded. It will be no closer to the property line than it is right now. T. Sperry made a motion to approve this application. L. Pinter seconded. Unanimous approval.

2. Altschul, 320 Northrop Street, carport. Mr. & Mrs. Altschul were present for this application. They would like to build a carport but due to the topography of the property it will not meet the front or the side setback. A. McNaughton made a motion to deny this application. T. Sperry seconded. Unanimous approval.

3. Lorenzini, 179 Clatter Valley Road, accessory apartment. Lorraine Lorenzini was present for this application.

She is proposing an apartment over an existing garage. The application does not meet the acreage or square footage requirements for an accessory apartment. L. Pinter made a motion to deny this application. A. McNaughton seconded. Unanimous approval.

4. Sunny Valley LLC, 98 Benson Road, addition. Eric Vikstrom was present for this application. Wetlands and health approvals have not been issued. T. Sperry made a motion to approve this application subject to wetlands and health approvals. L. Pinter seconded. Unanimous approval.

3. Changes to the regulations:

a. Amendment to Section 5.10.03 Extension or Enlargement of the Bridgewater Planning and Zoning Regulations. There was discussion about the language concerning repairs and alterations. T. Sperry made a motion for an extension of 65 days. A. McNaughton seconded. Unanimous approval.

b. Amendment to Section 2.02 Definitions of the Bridgewater Planning and Zoning Regulations to add a new definition of "Forestry". The language was amended to clarify that wood burning kilns would not be allowed. T. Sperry made a motion to approve as amended. L. Pinter seconded. M. Wellman, L. Pinter, E. Degrazia, Tom Sperry were in favor. A. McNaughton was opposed. Motion passed.

**Communications, Bills, Reports:**

1. Bills: none
2. ZEO Report: The ZEO Report was received by the commission.

**Other Business:** none

**Adjournment:** A. McNaughton made a motion to adjourn. L. Pinter seconded seconded. Unanimous approval at 8:50 p.m.

Respectfully submitted,  
Lois Gilmore  
Land Use Coordinator