

**BRIDGEWATER**  
**ZONING BOARD OF APPEALS**  
**DRAFT Minutes - Public Hearing / Regular Meeting**  
**Tuesday, March 28, 2023, 7:00 pm**  
**Bridgewater Town Hall, 44 Main Street South, Bridgewater, CT 06752**

---

**\*\*\* PUBLIC HEARING \*\*\***

**Call to Order:** Chairperson Joe Kuchinski called the public hearing to order at 7:01 p.m.

**Roll Call and Designation of Alternates:**

**Present:** Joe Kuchinski, Susan Patrick, Brad Goldstein, Marc Isolda, Ed Muszala (alt)

**Also Present:** M. Khare, Attorney Neil Marcus, Jaime Maitland

**Absent:** J. Crosskey, G. Artura (alt), S. Branagan (alt)

E. Muszala was moved up to voting status.

**Reading of the Legal Notice:** M. Khare read the legal notice into the record.

**Public Hearing:**

1. Application #ZBA 23-3-1, Fletcher Previn, 112 Henry Sanford Road, Assessors Map 21, Lot 11, variance to build a garage. Ref: Zoning Regulation variance from Sections 4.4A.a and 4.4A.d.
  - **Application presentation:** Attorney Marcus presented the application. Lot and single family dwelling are nonconforming. Pole barn garage to be built with no foundation or slab adjacent to existing driveway and house. Proposed location has best site lines to road.
  - **Correspondence:** none
  - **Questions from the Board:** Feedback from neighbors: none. Septic, well, and ledge location. Garage construction. Height of garage. Property topography.
  - **Public comment:** none
  - **Close or continue public hearing:** B. Goldstein made a motion to close the public hearing. M. Isolda seconded. Unanimous approval. The public hearing is closed.

**\*\*\* REGULAR MEETING \*\*\***

**Call to Order:** Chairperson Joe Kuchinski called the regular meeting to order at 7:18 p.m.

**Roll Call and Designation of Alternates:**

**Present:** Joe Kuchinski, Susan Patrick, Brad Goldstein, Marc Isolda, Ed Muszala (alt)

**Also Present:** M. Khare, Attorney Neil Marcus, Jaime Maitland

**Absent:** J. Crosskey, G. Artura (alt), S. Branagan (alt)

E. Muszala was moved up to voting status.

**BRIDGEWATER ZONING BOARD OF APPEALS**  
**DRAFT Minutes - Public Hearing / Regular Meeting**  
**Tuesday, March 28, 2023, 7:00 pm**

---

page 2

**Approval of Minutes - Public Hearing/Regular Meeting held January 24, 2023:**

B. Goldstein made a motion to approve the minutes of the public hearing/regular meeting held January 24, 2023. E. Muszala seconded. Unanimous approval.

**Comments from the Public, Correspondence:** none

**Any Other Business Added by 2/3 Vote of the Board:** none

**Old Business:**

1. Withdrawn – Application #ZBA 23-2-1, Bruce Cronstein, 495 Hut Hill Road, Assessors Map 15, Lot 14, variance to build a 1,200 sq. ft. detached accessory apartment. Ref: Zoning Regulation variance from Section 4.6.4c. E. Muszala made a motion to accept the withdrawal of application #ZBA 23-2-1. M. Isolda seconded. Unanimous approval.

**New Business:**

1. Application #ZBA 23-3-1, Fletcher Previn, 112 Henry Sanford Road, Assessors Map 21, Lot 11, variance to build a garage. Discussed need to visit site. S. Patrick made a motion to table application #ZBA 23-3-1 until the next regular meeting on April 28, 2023, so that Board members may visit site. M. Isolda seconded. Unanimous approval.

**Other Business:** none

**Adjournment:** S. Patrick made a motion to adjourn. E. Muszala seconded. Unanimous approval. Meeting adjourned at 7:28 p.m.

Respectfully submitted,

*Meg Khare*

Meg Khare  
Land Use Coordinator