

BRIDGEWATER
ZONING BOARD OF APPEALS
Approved Minutes - Regular Meeting
Tuesday, April 25, 2023, 7:00 pm
Bridgewater Town Hall, 44 Main Street South, Bridgewater, CT 06752

Call to Order: Chairperson Joe Kuchinski called the meeting to order at 7:00 p.m.

Roll Call and Designation of Alternates:

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

Absent: Greg Artura (alt)

Approval of Minutes – Public Hearing/Regular Meeting held March 28, 2023:

E. Muszala pointed out the date for the next meeting is April 25, not April 28, as noted in the minutes under New Business. Minutes will be corrected. B. Goldstein made a motion to approve the corrected minutes of the public hearing/regular meeting held March 28, 2023. S. Patrick seconded. Unanimous approval.

Comments from the Public, Correspondence: none

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

Old Business:

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. Discussion: grant variance with other stipulations; possibility of garage in another location and moving driveway; proposed location too close to neighbor's property; proposed garage would be a 3-sided pole barn without front "garage" doors; hardship. B. Goldstein made a motion to approve application #ZBA 23-3-1, Fletcher Previn, 112 Henry Sanford Road, Assessors Map 21, Lot 11, for a variance, Sections: 4.4A.a and 4.4A.d, for a 20 ft. by 36 ft. pole barn garage 11.8 ft. from the side property line as presented in the application dated October 26, 2022, and shown on the plan titled "Zoning Location Survey" for Fletcher F. Previn by John M. Farnsworth & Associates dated September 3, 2022, with certain stipulations that it cannot be closed in (one side has to be open), it cannot be added to, and it cannot have a second story. S. Branagan seconded. In favor of motion: B. Goldstein. Opposed: S. Patrick, J. Crosskey, M. Isolda. Did not vote: J. Kuchinski. The motion to approve the application did not pass. M. Isolda made a motion to deny application #ZBA 23-3-1, request of Fletcher Previn, 112 Henry Sanford Road, for a variance, Sections: 4.4A.a and 4.4A.d, for a 20ft. by 36 ft. garage 11.8 ft. from the side property line as presented in the application dated October 26, 2022. J. Crosskey seconded. In favor of motion: J. Kuchinski, S. Patrick, J. Crosskey, M. Isolda. Opposed: B. Goldstein. The motion to deny passed. The request for a variance is denied.

New Business: none

Other Business: none

Adjournment: M. Isolda made a motion to adjourn. B. Goldstein seconded. Unanimous approval. Meeting adjourned at 7:22 p.m.

Respectfully submitted,

Meg Khare

Meg Khare, Land Use Coordinator