

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall, 44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, July 13, 2011, 7:00 P.M.

Call to Order: Chairman Leo Null called the meeting to order at 7:00 p.m.

Roll Call and Designation of Alternates:

Present: Tom Gilmore, Ed Terry, Jean Bandler, Susan Branagan (alt.), Ed DeVoe (alt), Leo Null

Ed DeVoe and Susan Branagan were moved up to voting status.

Absent: Tom Allingham,

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Minutes of the Meeting of June 8, 2011:

T. Gilmore made a motion to approve the minutes of June 8, 2011. E. DeVoe seconded. Unanimous approval.

Any Other Business Added By 2/3 vote:

Old Business: none

New Business:

1. Dempsey, 15 Old Turnpike Road West, additions. David Dillon presented the application to the commission. He was representing Stephen and Patricia Dempsey. The applicants are proposing to put a bedroom and dining room addition and two decks on the existing house. T. Gilmore made a motion to approve the application. E. DeVoe seconded. Unanimous approval.
2. Berger, 197 Skyline Ridge Road, addition. Ron Cipolla presented the application to the commission. He was representing Mr. & Mrs. Berger. The applicants are proposing to put a master bedroom and master bath addition on the first floor of the existing house. T. Gilmore made a motion to approve the application. E. DeVoe seconded. Unanimous approval.
3. Christensen, 20 Curtis Road. Joe Kuchinski presented the application to the commission. He was representing Gary Christensen. The applicant is proposing to rebuild an existing barn on the same footprint and include a full bath in the building. T. Gilmore made a motion to approve the application. E. DeVoe seconded. Unanimous approval.

7:20 p.m. E. Terry arrived. E. DeVoe was moved down.

Communications, Bills, Reports:

1. The ZEO report was distributed to the commission. T. Gilmore made a motion to receive the report. J. Bandler seconded. Unanimous approval.

Shanks, 5 Hammond Lane, complaint. The commission received a letter from Donna Culbert the Director of the Newtown Health District stating that according to sections 2.02, 4.16 and 6.01 of the zoning regulations she felt that this issue met the definition of a junkyard. She urged the commission to act on this issue.

The commission also received an email from Dr. Ponsky who is a neighbor of Mrs. Shanks. He also urged the commission to act on this issue.

L. Carreira reported that she and the Health Director met with Bill Stuart. B. Stuart felt that the file should be sent to the town attorney.

Discussion followed concerning the fact that the property could be considered a junkyard and a transfer station because they bring stuff in and then sell it.

T. Gilmore made a motion to send Mrs. Shanks a cease and desist stating that she is operating a junk yard. She needs to get rid of the garbage, the pod and vehicles that are on the property. If there is no response in two weeks the matter will be turned over to our attorney. E. Terry seconded. Unanimous approval.

Southard, 31 Stuart Road East, complaint. The commission received a letter of complaint signed by several neighbors concerning noise, removal of material and storage of commercial vehicles on the property. J. Bandler made a motion to send a cease and desist and ask Mr. Southard to attend the next meeting and explain what he is doing to the commission. E. Terry seconded. Unanimous approval.

A letter was received from Attorney Mark Branse about a new Public Act concerning bonds for site plans and subdivisions. The commission members will take it home to read it and discuss it next month.

2. Bills: none

3. Plan of Development. S. Branagan, J. Bandler & L. Null met with the Board of Selectmen and presented J. Bandler's spreadsheet to them. They will be setting up meetings with other boards and commissions as well as other organizations in town find out their concerns. They are trying to gather up maps and other documentation from other sources. S. Branagan brought in pictures of the town taken by Jean Kavanek.

Comments on Items not on the Agenda:

Adjournment: T. Gilmore made a motion to adjourn. E. Terry seconded. Unanimous approval at 8:55 p.m.

Respectfully submitted,

Lois Carreira
Land Use Coordinator