

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall
44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, March 11, 2009, 7:00 P.M.

Call to Order: Chairman Leo Null called the meeting to order at 7:05 p.m.

Roll Call and Designation of Alternates:

Present: Thomas Gilmore, Thomas Allingham, Edward Terry, Ed DeVoe (alt.), Jean Bandler, Leo Null

Absent: Susan Branagan (alt.), Laszlo Pinter (alt)

Also Present: Lois Carreira, Land Use Coordinator, ZEO, Robert King, consultant to the commission, Attorney Mark Branse, counsel for the commission

Minutes of the Meeting of February 11, 2009:

T. Allingham made a motion to approve the minutes of February 11, 2009, with the following corrections:

1. Under: 1. Khare, 137 Eabow Brook Road, new single family dwelling, add: The applicants were asked to show that they could continue the 200' all the way back to the house site as well as the location of the house, floor plan, elevation and contours around the house and the well location. They were also asked to show the fire truck turn around and submit a letter from the fire chief or the fire marshal.
2. Under: 2. Lillis, 60 Wewaka Brook Road, rebuild garage with apartment, add: T. Allingham questioned whether or not the applicant needs a permit since he was repairing an existing structure. The fact that the garage is a nonconforming building and the apartment is a nonconforming use was discussed as well as how to allow the applicant to make the necessary repairs under the circumstances. T. Gilmore seconded. T. Gilmore, T. Allingham, E. Terry, L. Null were in favor. J. Bandler abstained

Any Other Business Added By 2/3 vote: none

Old Business:

1. Khare, 137 Eabow Brook Road, new single family dwelling. Attorney Dave Bennett represented the Khare's for this application. He felt that based on the paperwork already filed this was a buildable lot. L. Null had met with W. Khare after last month's meeting and told him they still needed to show the frontage of 200' going all the way back to the house site as well as house plans, elevations, the dimensions for the fire truck turnaround, contours around the house, well, septic and iron pins. A new map was submitted showing the 200' frontage going back to the house site and the fire truck turnaround. The turnaround did not have dimensions. A letter was also submitted from the fire chief. Discussion followed about the necessity of submitting this information since the applicants are not building the house right now. The applicants want to obtain a zoning permit so that they will know for sure that a house can be built on the property. Attorney Branse told the commission that issuing a zoning permit says that the application complies with zoning. W. Khare granted an extension for 65 days so they could gather the information that the commission was requesting which includes house plans, elevations, the dimensions for the fire truck turnaround, contours around the house, well, septic and iron pins. T. Allingham

made a motion to table the application until next month. T. Gilmore seconded. Unanimous approval.

2. Anderson, Old Town Highway, new single family dwelling and garage. T. Allingham recused himself. E. DeVoe was moved up to voting status. L. Null introduced Attorney Mark Branse to the commission. Paul Garlasco was representing Hanna Anderson. A report was submitted from Northeast Consulting, LLC. There was discussion concerning the frontage which presently only comes down to an “abandoned road”. The town road ends at the cul-de-sec. M. Branse discussed whether or not this is a free cut since there were many divisions of property. He felt it was not a free cut. He also discussed frontage and the fact that there is not 200’ of frontage on a town road. He also said that the lot width must be maintained through out the depth of the property and this does not. His final point was concerning excavation and whether or not more than 1000 cubic yards of material will need to be removed. P. Garlasco stated that Mrs. Hansen is putting the rest of the property in open space and he will not be doing that much excavating. He feels that he does not need to have 200’ on Old Town Highway since he has the frontage on the “abandoned road”. He does not consider the pieces of property that Mrs. Hansen has conveyed to need a subdivision since they did not create a new lot. They are lot line revisions. M. Branse will issue a formal opinion letter for the next meeting. Neither he nor the applicant will be able to attend the next meeting. The applicant granted a 65 day extension to the commission. J. Bandler made a motion to table the application until next month. E. DeVoe seconded. Unanimous approval. T. Allingham returned.

New Business:

1. Burke, 50 Warner Road, additions. Victoria Burke presented her application to the commission. She is proposing to enlarge her kitchen and her sunroom. T. Gilmore made a motion to approve the application. E. Terry seconded. Unanimous approval.

Communications, Bills, Reports:

1. The ZEO report was distributed to the commission. T. Gilmore made a motion to approve the ZEO report. E. Terry seconded. Unanimous approval.

2. Bills:

3. By-Laws: L. Null handed out copies of the new by-laws for the commission members to make a final review.

4. Shanks, 5 Hammond Lane, violation. The ZEO reported that there is still one tent left but the property is greatly improved. T. Allingham made a motion to table this issue until next month. T. Gilmore seconded. Unanimous approval.

Comments on Items not on the Agenda:

Adjournment: T. Allingham made a motion to adjourn. E. Terry seconded. Unanimous approval at 9:15 p.m.

Respectfully submitted,
Lois Carreira, Land Use Coordinator