

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall
44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, March 10, 2010, 7:00 P.M.

Call to Order: Chairman Leo Null called the meeting to order at 7:10 p.m.

Roll Call and Designation of Alternates:

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

Absent: Tom Allingham

Also Present: Lois Carreira, Land Use Coordinator, ZEO

Minutes of the Meeting of February 10, 2010: T. Gilmore made a motion to approve the minutes of February 10, 2010. Ed Terry seconded. Unanimous approval.

Any Other Business Added By 2/3 vote:

J. Bandler asked to discuss minutes under Comments on Items no on the Agenda..

Old Business:

1. Maywood Wine Manufacturing. Joy Bollard was present for the discussion of this issue. The commission received a revised application stating that the number of acreage for growing of the grapes would be limited to 5 acres and the square footage in the garage would be limited to 1000 sq. ft. for the wine manufacturing process. T. Gilmore had concerns about the number of trucks that would be going in and out of the property. There would be no more than 400 cased of wine produced and it was felt that only one or two truckloads would be transported. J. Bandler questioned the importing of grapes. Only 25% of the grapes used can be imported. J. Bandler made a motion to approve the application as an accessory use. T. Gilmore felt the bill should be paid by the applicant and the revised application should have the owner's signature before there is an approval. J. Bandler withdrew her motion. T. Gilmore made a motion to approve the application of Maywood Farm/Greg Bollard for wine production in accordance with the original application and the amendment of February 24, 2010, limiting the area to 5 acres and the production of wine produced to 400 cases. Subject to the owner's signature on the amended application and payment of the legal fees associated with this application. E. Terry seconded. Unanimous approval. L. Null asked for the commission's approval to allow him to sign the documents that allows them to have an accessory use for the wine manufacturing. L. Null made a motion to approve the application. J. Bandler seconded. Unanimous approval.

New Business: none

Communications, Bills, Reports:

1. The ZEO report was distributed to the commission. T. Gilmore made a motion to accept the ZEO Report. J. Bandler seconded. Unanimous approval.
2. Shanks, 5 Hammond Lane, update. Nothing new to report. This issue will be tabled until next month. The ZEO will try to contact Mrs. Shanks again.
3. Hut Hill Road complaint, update. The ZEO took pictures of the property from the neighboring property. The neighbors reported that there has been another load of wood delivered. The wood was being cut up over the weekend from 9:30 – 2:00. The ZEO will contact Matt Denyko and ask him to

limit his time cutting up the wood and inform him that he cannot be running a business from his property. This will be tabled until next month.

4. Khare, 137 Eabow Brook Road, permit renewal. E. Terry made a motion to approve the request of Wayne Khare to renew his permit for a single family dwelling for one year. T. Gilmore seconded.

5. Mihaylo, 82 Wewaka Brook Road, apartment. The ZEO reported that the building inspector noticed an apartment at this location that has no permits. The homeowner applied to the ZBA in 1997 to have an apartment on the property and was denied.

6. Bills: J. Bandler made a motion to approve the payment of \$822.50 for legal services. E. Terry seconded. Unanimous approval.

\$1662.50 will be paid by Maywood for the wine manufacturing application.

Mark Branse will conduct a class for the commission on March 24, 2010, at 7:00 p.m.

Comments on Items not on the Agenda:

J. Bandler would like to see more detail in the minutes.

L. Null discussed updating the zoning regulations.

T. Gilmore brought up updating the Plan of Development.

Adjournment: T. Gilmore made a motion to adjourn. E. Terry seconded. Unanimous approval at 8:15 p.m.

Respectfully submitted,
Lois Carreira
Land Use Coordinator

