

**Bridgewater Planning and Zoning Commission**  
**Bridgewater Town Hall**  
**44 Main Street South, Bridgewater, Ct. 06752**  
**Approved Minutes of the Regular Meeting**  
**Wednesday, April 14, 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 DeVoe (alt), Susan Branagan (alt.), Leo Null

Absent: Tom Allingham, Ed Terry

Also Present: Lois Carreira, Land Use Coordinator, ZEO

E. DeVoe and L. Pinter were moved up to voting status.

**Minutes of the Meeting of March 10, 2010:**

Changes to the minutes include:

Under: 1. Maywood Wine Manufacturing “only one or two truckloads would be transported” and “L. Null made the motion to ask for the commission’s approval to allow him to sign the documents that allows them to have an accessory use for the wine manufacturing” were added.

L. Pinter made a motion to approve the minutes of March 10, 2010, as amended. E. DeVoe seconded. Unanimous approval.

**Any Other Business Added By 2/3 vote:**

J. Bandler asked to further discuss minutes. She would like a template for what the minutes would be like.

**Old Business:** none

**New Business:**

1. Shilling, 250 Old Turnpike Road East, additions. Mr. & Mrs. Shilling presented the application to the commission. They are proposing additions to a nonconforming structure. The additions include a two story addition, a front entrance, a deck and a dormer. The commission asked the applicant to revise their application to clarify the dimensions of the additions. L. Pinter made a motion to table the application for a month and requested that they consult with the zoning official. T. Gilmore suggested the applicants revise the application and return at the end of the meeting since they have the floor plan with the dimensions with them. J. Bandler made a motion to table the application until the end of the meeting. E. DeVoe seconded. Unanimous approval.

**Communications, Bills, Reports:**

1. The ZEO report was distributed to the commission. T. Gilmore made a motion to accept the ZEO Report. E. DeVoe seconded. Unanimous approval.

2. Shanks, 5 Hammond Lane, update. Nothing new to report. The ZEO will write a letter to Mrs. Shanks again.

3. Hut Hill Road complaint, update. The ZEO spoke to Matt Denyko and asked him to limit his time cutting up the wood and informed him that he cannot be running a business from his property. He denied that he was selling firewood. L. Null made a motion to have the ZEO speak to him again and ask him to limit the time that he spends cutting wood. J. Bandler seconded. J. Bandler, T. Gilmore, E. DeVoe and L. Null were in favor. L. Pinter abstained.

4. Mihaylo, 82 Wewaka Brook Road, apartment. The ZEO reported that she spoke briefly with Mrs. Mihaylo. The record shows that ZBA denied their application for a two family house. Also there are no records of zoning or building permits for a two family dwelling. E. DeVoe made a motion to have the ZEO talk to Mr. & Mrs. Mihaylo and investigate the complaint and find out if she has a permit and inform them that without a legal permit they will have to vacate the apartment. J. Bandler seconded.

5. Letter Concerning Zoning Violations. A letter was received from P. Garlasco about zoning violations in town. The owners of the properties in the letter were contacted by the ZEO. The commission felt the complaint was vague. There was nothing specifically mentioned in the complaint. L. Pinter made a motion to table this matter and send it to our counsel to advise the commission as to whether or not this has standing to come before this commission. T. Gilmore noted the fact that Mr. Garlasco does not own property in Bridgewater.

L. Pinter felt that the commission had only received the letter that evening and therefore did not have time to review it. The commission did not know if the individual has any basis for the complaints. According to section 7.10 of the regulations the commission has the right to review any matter that comes in and decide what to do with it. One of the decisions is to see if this matter has standing before this commission. That was further reason to table the issue.

J. Bandler felt the attorneys for P. Garlasco should be allowed to speak.

T. Gilmore agreed that the complaint was too general.

Attorneys John Logan and Alfred Mencuccini addressed the commission as to the vagueness of the complaint.

L. Pinter repeated his motion to table this matter and send it to our counsel to advise the commission as to whether or not this has standing to come before this commission. T. Gilmore seconded. T. Gilmore, E. DeVoe, L. Pinter and L. Null were in favor. J. Bandler was opposed.

L. Null asked the ZEO to contact M. Branse for an opinion as to whether or not this matter has standing.

L. Pinter left. S. Branagan was moved up.

6. Bills: J. Bandler made a motion to approve the payment of \$1085.00 for legal services. E. DeVoe seconded. Unanimous approval. L. Carreira will include a note to M. Branse to let him know that the commission will not pay for communications with P. Garlasco.

1. Shilling, 250 Old Turnpike Road East, additions. Mr. & Mrs. Shilling resubmitted their application with corrections. They clarified the dimensions of the additions. The total square footage of their additions adds up to 968 sq. ft. T. Gilmore made a motion to approve the application according to section 5.10.03 requiring an as-built upon completion to insure the dimensions of the additions are as stated. S. Branagan seconded. Unanimous approval.

**Comments on Items not on the Agenda:**

L. Null discussed updating the zoning regulations and updating the Plan of Development.

**Adjournment:** T. Gilmore made a motion to adjourn. S. Branagan seconded. Unanimous approval at 8:35 p.m.

Respectfully submitted,  
Lois Carreira  
Land Use Coordinator

