

Bridgewater Planning and Zoning Commission
Bridgewater Town Hall
44 Main Street South, Bridgewater, Ct. 06752
Approved Minutes of the Regular Meeting
Wednesday, May 12, 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, Ed DeVoe (alt), Susan Branagan (alt.), Leo Null

Absent: Tom Allingham, Ed Terry, Laszlo Pinter (alt)

Also Present: Lois Carreira, Land Use Coordinator, ZEO

E. DeVoe and S. Branagan were moved up to voting status.

Minutes of the Meeting of April 14, 2010:

Changes to the minutes include:

Under: 1. Shilling, 250 Old Turnpike Road East, additions. "S. Branagan seconded. Unanimous approval." was added.

E. DeVoe made a motion to approve the minutes of April 14, 2010, as amended. J. Bandler seconded. Unanimous approval.

Any Other Business Added By 2/3 vote:

J. Bandler asked to further discuss minutes under Comments on Items not on the Agenda.

A signature from Planning and Zoning will be needed for the school district to apply for the bond for school repairs. T. Gilmore made a motion to allow L. Null to read the documents on that issue and sign for the commission. E. DeVoe seconded. Unanimous approval.

Old Business: none

New Business:

1. Hines, 40 Old Town Highway, additions. Paul Hines presented his application to the commission. He is proposing to add a portico, a front porch and an addition to the family room. The additions meet the setback and height requirements. T. Gilmore made a motion to approve the application. S. Branagan seconded. Unanimous approval.

2. Rogers, 26 Stuart Road West, addition. Chris DeCaro presented the application to the commission. A previous approval had been give to the applicant for additions. The present application is proposing to add on to the house. The proposed addition will not change the lot coverage since it will be in the area that was already approved for the patio. S. Branagan made a motion to approve the application. 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. Mrs. Shanks and her son met with the ZEO. They said that at least one of the pods will be removed by the end of the summer. The clean up will continue. This issue will be tabled.

3. Mihaylo, 82 Wewaka Brook Road, apartment. The ZEO reported that Mr. Mihaylo wrote a letter to the First Selectman on this issue. The First Selectman said that he will meet with Mr. Mihaylo to discuss the matter. This issue will be tabled.

4. Letter Concerning Zoning Violations. L. Null received a letter from P. Garlasco's attorney asking if they should attend the meeting. They were told the issue would be tabled. L. Null asked to table this matter until the commission's attorney is available to attend the meeting. He felt the complaint was vague. There was nothing specifically spelled out in the complaint. T. Gilmore wanted to make sure that he had all the letters that had been sent to the commission. L. Null said he received a registered letter at his house.

T. Gilmore agreed that the issue should be tabled but he stated that you cannot tell someone prior to the meeting that an item will be tabled. You can tell them that you can ask for it to be tabled but there is no guarantee that it will be tabled. L. Null agreed. S. Branagan made a motion table the matter until next month so our attorney can attend the meeting. J. Bandler seconded. T. Gilmore does not want M. Branse to come to the meeting only to read his letter to them. Unanimous approval.

5. Bills:

E. DeVoe made a motion to approve a bill from M. Branse for \$17.50. S. Branagan seconded. Unanimous approval.

T. Gilmore made a motion to approve a bill from M. Branse for \$227.50. E. DeVoe seconded. Unanimous approval.

T. Gilmore made a motion to approve a bill from M. Branse for \$840.00. E. DeVoe seconded. Unanimous approval.

Comments on Items not on the Agenda:

L. Null brought up the issue of the template for the minutes. He suggested that when a motion is made it should include the section of the regulations that apply. T. Gilmore pointed out that a denial needs to state why it is denied. L. Null also stated that an approval for an application means that it meets the regulations.

L. Null discussed updating the zoning regulations and updating the Plan of Development. He will meet with the selectmen and HVECO for recommendations for 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

