

FINAL

Bridgewater Zoning Board
April 19, 2021 Minutes

Board Members Present: Patrick Roach, Wayne Thompson, Edwin Boyce, Ronald Linde, Steve Williams – Chair

Public Present: Deedie Kriebel, Charles Kriebel, Michael Ether, Jim Gickas, Mike Finnigan, Jana Carney, Melissa Mullen, Paul Fleming, Matt Barnard, P. Wesley Morrill Jr, Terry Murphy

Steve called the meeting to order at 7PM. Steve asked Paul to explain the changes in the plans. Paul explained they had reduced the footprint of the house substantially and eliminated some of the concerns and tried to meet as many of the setback requirements as possible.

Mrs. Kriebel still had concerns about their privacy and safety. Ms. Mullen said they are more than 40 ft now from any other structures around them.

Steve asked the Board if they would uphold the 35 ft set back requirement or allow the 20 ft setback met by the new plans.

Jana Carney expressed concerns about parking and the driveway and drainage run off concerns and fire apparatus turn around.

Steve said drainage runoff would be addressed through the Shoreline Protection Act. Paul explained the run off is 23% which is below the 30% requirement. Ms. Mullen explained the driveway has been relocated. Matt Barnard explained where the driveway would be located now.

The Kriebel's asked where the septic tank was located and if it was near the lake and if it had been approved and they still had concerns about meeting the 35 ft setback requirement. Ms. Mullen said the septic plans had been approved.

Matt Barnard explained the house would go with the neighborhood and match properties already in the area.

Jana Carney expressed concern that she has not had time to review the new plans or show them to her family's attorney or engineer. Mike Finnegan said their attorney had sent a letter to the Board with concerns. Ms. Mullen said the letter is based on the old plans now. Steve indicated he had not seen the letter. Ms. Carney read the letter to those present. Ms. Carney also asked about the plans being done by both a certified and registered surveyor.

Steven responded saying the letter has a lot of good points but most of them are negated now because of the changes in the plans. Ron Linde explained that in that area, fire trucks usually back down the roads and they have a 1000 ft hose to reach the homes. Steve indicated there is about a 3 ft elevation change from one end of the lot to the other. Steve explained it was his understanding the Mullen's attorney had responded to the letter from the Finnegans.

Mr. Kriebel read the zoning board ordinance regarding the 35 ft setbacks. Steve explained the 75 ft diameter mentioned refers to town maintained roads or roads with cul-de-sacs and this road is neither of those types of roads. Steve also explained the access to the building has now changed. Steven stated when the lots in the area were originally subdivided; the work was done by a certified and registered surveyor.

Mike Finnegan explained the line for Pollard path was moved in an attempt to make the lots more conforming. Ms. Mullen indicated the plans are for the narrowest house now in the area.

Steve asked the Board for a vote if they would be willing to accept the typical 20 ft sideline set back in this circumstance. The vote passed 3 to 2 with Steve Williams and Patrick Roach voting against. Steven explained with the vote to use the 20 ft sideline setback rule; there is no Zoning Board Variance needed now. Steve explained to those present, they had the option to appeal.

Mrs. Kriebel raised concern about a 75 ft setback concerning the well. Matt explained he had recorded the well release when he submitted the septic design. Steve called for the meeting to adjourn which Wayne seconded. Meeting adjourned at 8PM.

Respectfully submitted,

Denise Stark, Secretary