

**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING & ZONING COMMISSION  
April 13, 2017**

Chairman Seymour Adelman called the Regular Meeting of the Bozrah Planning & Zoning Commission to order at 7:30 pm in the Bozrah Town Hall on Thursday, April 13, 2017.

Regular members present: Seymour Adelman, Stephen Seder, Stephen Gural, Nancy Taylor, Scott Barber

Alternate members present: Ralph Fargo

Alternate members absent: Don Kniss, Manuel Misarski

Staff present: Glenn Pianka (First Selectman), Tom Weber (ZEO), Sam Alexander (SCCOG)

Chairman Adelman appointed Ralph Fargo to sit as a regular members in place of Nancy Taylor.

Nancy Taylor arrived to the meeting and was seated in-place of Mr. Fargo.

- 1) Review and approve the minutes of the March 9, 2017 public hearing and regular meeting

There was discussion of the March 9 Public Hearing and Regular Meeting minutes. Scott Barber suggested that the first paragraph under item 4 (discussion of 177 Fitchville Road Re-subdivision application) of the Regular Meeting minutes be amended to read "...\$1,800 per new lot *prior to the signing of the mylar.*"

Ms. Taylor made a motion to approve the Regular Meeting and Public Hearing minutes as amended. Stephen Gural seconded the motion. The motion carried with two abstentions.

- 2) Review correspondence pertaining to agenda items

Chairman Adelman reviewed correspondence. There was none

- 3) Hear the Report of the Zoning Enforcement Officer

Tom Weber reported that the Inland Wetlands and Watercourses Commission had reviewed the Re-subdivision plan for Fitchville & Stockhouse Road and the Site Plan

for BC Properties, LLC, at Stockhouse Road, and has determined that the proposed activities are not regulated.

Mr. Weber reported on Hillandale Farms and stated that their retention basin is working properly. There was commission discussion about Hillandale Farms.

- 4) Lawrence M. Gilman 1988 Trust, 40 Gilman Road, Gilman, Ct. Re-Subdivision application for property on Fitchville & Stockhouse Road which creates two additional building lots. Property is zoned Commercial/Village Overlay District and Industrial

Jim McNally of Boundaries, LLC presented the re-subdivision plan to create two additional building lots at 177 Fitchville Road. Mr. McNally answered commission questions regarding utility easements, water connection, dimensional requirements, and needed documentation. Mr. McNally stated that Uncas Health District results of a percolation test are included in the meeting packet and that approval from CT DOT regarding a driveway on Fitchville Road will be forthcoming.

Mr. Barber made a motion to schedule a public hearing on the proposed Re-subdivision for Thursday, May 11<sup>th</sup>, at 7:30pm, at the Bozrah Town Hall. Ms. Taylor seconded the motion. The motion carried unanimously.

- 5) BC Properties, LLC, 35 Stanton Road, Gilman, Ct. Site Development Plan proposing a 7900 sq. ft. business facility with associated site work on Stockhouse Road. The property is zoned Industrial

Mr. McNally reviewed the Site Plan for BC Properties, LLC, to be located at proposed lot 03/44-4. Mr. McNally described all aspects of the Site Plan and answered questions from the commission regarding site layout, drainage, stormwater filtration systems, maintenance, utility connections, and lighting.

Ms. Taylor noted that, according to dimensions noted on the Site Plan, the lot may not have the 150' of required frontage.

- 6) Review general correspondence

Stephen Sedar asked Mr. Weber about Hillandale Egg Farm's plan to build additional coops. Mr. Weber stated that they are not yet ready to build additional buildings on Brush Hill Road.

- 7) Such other business as the commission may vote to hear

There was none.

Mr. Barber made a motion to adjourn the meeting. Mr. Sedar seconded the motion.

Meeting adjourned and 8:30 p.m.

Respectfully Submitted for the Commission

Richard C. Serra  
Acting Secretary