

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
August 13, 2020**

Vice Chairman Scott Barber called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:03 PM, on Thursday, August 13, 2020. The meeting was held via Zoom video/teleconference.

Members present: Stephen Seder (Chairman), Scott Barber (Vice Chairman), Nancy Taylor, Manny Misarski, Steve Coit (alt.).

Members absent: Steve Gural, Seymour Adelman (alt.), Frank Driscoll (alt.).

Others present: Sam Alexander (Town Planner/SCCOG), Michael Doughty (Applicant).

Chairman Steve Seder called the meeting to order at 7:03 PM.

1. Review and approve the minutes of the July 9, 2020 regular meeting.

Nancy Taylor proposed a change to wording: change “prominently” to “appropriately” in the discussion regarding the Primitive Crow.

Scott Barber made a motion to accept the July 9 minutes with the change proposed by Ms. Taylor. Ms. Taylor seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

There was none.

Mr. Barber made a motion to seat Steve Coit (alt.) to sit in place of Steve Gural. Ms. Taylor seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

Manny Misarski arrived.

3. Hear the report of the Zoning Enforcement Officer.

Members of the Commission discussed the Zoning Enforcement Officer (ZEO) report. Members of the Commission asked the Town Planner to make sure the ZEO keeps tabs on on-going issues and reports on those month-to-month. Mr. Barber asked Sam Alexander (Town Planner) to speak with the ZEO regarding a property on Bozrah Street at which there is a trailer, possibly being lived in.

Mr. Alexander spoke about a potential enforcement action at 117 Lake Road, where a campground was operating illegally. Mr. Alexander stated that the campground is allowed in the RU-1 zone but the operator, using the site Hip Camp, did not seek a Special Permit. The Uncas Health District is also considering action but was waiting on

the Town to issue a Cease and Correct order. An informal notice of violation was sent by the ZEO.

The Commission asked Mr. Alexander to look into whether or not a therapeutic horse riding business was permitted or discussed at this site.

4. New Business:

a. App. #08-00-20: Michael Doughty, 324 Fitchville Road, R-2 Zone. Home Occupation: Welding business in detached garage.

Michael Doughty discussed his proposed home occupation and answered questions from the Commission. Mr. Doughty provided a detailed written narrative and a staff memo discussed the proposal in relation to the regulations for home occupations.

Mr. Doughty plans to have a small-scale welding business inside of his garage. Mr. Doughty explained that he has plans for upgrading insulation to reduce any potential noise and installing air filtration to address any fumes. Mr. Doughty stated that he was willing to accept conditions such as not allowing drop-offs and not working on anything that was not able to fit inside the garage. Mr. Doughty explained that the noise expected would not be greater than a typical homeowner doing work in his/her garage.

The Commission discussed the proposal and asked about the disposition of neighbors. Mr. Doughty explained that neighbors on either side were encouraging. The Commission asked Mr. Doughty to get written support from his neighbors. The Commission also discussed preliminary thoughts from the Building Official. It was noted that the building and fire codes could impact the physical layout of the proposal and need for upgrades. The Commission asked the Town Planner and Mr. Doughty to follow up with both the Fire Marshall and Building Official in that regard prior to the next meeting.

Mr. Barber made a motion to table discussion until September 10. Ms. Taylor seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

b. Affordable Housing Plan Grant.

Mr. Alexander explained that he was successful in securing \$9,928 from the Connecticut Department of Housing for a planning grant to produce an Affordable Housing Plan. Mr. Alexander answered questions from the Commission:

- A recent law requires all Connecticut municipalities to adopt an Affordable Housing Plan every five years.
- The first plans are due in 2022.
- The grant funding will be used toward staff time. Mr. Alexander will lead the process with the Commission. Other SCCOG staff will assist with data gathering.

- Mr. Alexander will plan to make available a public survey by September. He will share it beforehand with the Commission.
- Mr. Alexander will prepare a plan of work for discussion in September.

The Commission discussed affordable housing in general as well as Section 8-30g of the Connecticut General Statutes that allows for an appeal process of affordable housing proposals denied by zoning commissions. There is no real relationship between the affordable housing plan (CGS 8-30j) and CGS 8-30g.

5. Public comment period.

There was none.

6. Review general correspondence.

S. Seder mentioned that an application to add additional antenna equipment to an existing cellular tower was received. Commissioners asked questions. S. Alexander state that the tower is on Polly Lane. In the future S. Alexander will prepare a report, and include an agenda item, for any and all equipment modifications at cellular towers in town.

7. Such other business as the Commission may vote to hear.

The Commission asked Mr. Alexander to discuss with the Griswold Town Planner lessons learned from a recent 8-30g application in that town.

The Commission strongly expressed the need to have the ZEO present to be able to ask questions about enforcement actions. This may require a change to the contact with CHA.

Respectfully submitted,
Samuel Alexander (acting secretary)
Town Planner/SCCOG