Chairman Seymour Adelman called the regular meeting of the Bozrah Planning & Zoning Commission to order at 7:33 pm in the Bozrah Town Hall on Thursday, June 9, 2016.

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

Alternate members absent: Manny Misarsk and Ralph Fargo.

Others present: Town Planner Richard Serra, ZEO Tom Weber, First Selectman Glenn Pianka, Agenda Applicants, and a member of the public.

1) Review and approve the minutes of the April 14, 2016 regular meeting.

Scott Barber made note that on page 2, item 6 the motion was made by Scott Barber and not Scott Taylor as listed.

A motion to approve the minutes of the April 14, 2016 Regular Meeting with the noted correction was made by Stephen Seder and seconded by Scott Barber.

**VOTE UNANIMOUS – MOTION APPROVED.**

2) Review correspondence pertaining to agenda items.

A June 7, 2016 Petition regarding the Hillandale Farms application was noted and will be read and reviewed under that Agenda item.

3) Hear the report of the Zoning Enforcement Officer.

Tom Weber stated that the owner of the activity in the Former Poland Springs building on Fitchville Road was here for a “Change of Use” and “Sign Permit”. Additionally a new restaurant is considering locating at that the Lake Road Plaza on Rt. 82 and will require a “change of use” permit. Also the Consignment Shop on Rt. 82 is now closed. Mr. Weber also mentioned that a Site Plan has been submitted this evening from the Revelation Church to construct a Church building on Bishop Road. It will be on the Commission’s July Agenda.

4) Marrotte Trucking, 171 Fitchville Road. Application for a Change of Use.

Mr. Marrotte explained his trucking operation that is utilizing the property and showed the rendering of his proposed sign. The Commission asked questions
regarding vehicle maintenance on-site and the type of products that are hauled. Mr. Marrotte explained that he does vehicle maintenance on his vehicles only and that all proper procedures regarding disposal of waste products are followed. The products that are hauled are primarily machinery. No hazardous materials are involved.

After some discussion a motion to approve the Change of Use as submitted was made by Scott Barber and seconded by Nancy Taylor.

**VOTE UNANIMOUS – MOTION APPROVED.**

5) Hillandale Farms, 17 Schwartz Road. Application to construct 11 new coops and associated Administration Building at 17 Schwartz Road.

Ken Pause of Hillandale Farms, Rob Newton and Mike Feldman of benesch engineers where present. Mr. Pause presented the proposal and explained the intent to modernize the operation with state-of-the art facilities. The new coops will replace the existing older coops. There are presently 14 existing coops. He explained the operation in general and the manure storage and hauling as well as the functioning of the new coops housing the birds. He outlined the time-line of construction stating that the Administration/Processing Building will be constructed first with the new coops being built following that construction. Five of the old coops will be vacated in the first year. He also generally explained the drainage system proposed and the fact that it is designed for a 100 year storm and there will be zero increase in storm water runoff. The Plan has been submitted to the Uncas Health District which has given preliminary approval for the septic system. Additionally it was mentioned that the plan has been approved by the IWWC after several months of review by the Town Engineer.

At this time Mr. Serra read the June 7, 2016 petition submitted to the Commission. The petition was in opposition to the proposal due to the perceived impact on adjacent property and Fitchville Center. The concerns stated involved odor, traffic, and potential overall environmental impact, pollution from the exhaust fans on the coops, negative impact on property values, and impact of blasting during construction. The petition was signed by 61 individuals.

A lengthy discussion followed regarding the various concerns mentioned in the petition. Questions regarding fire protection, water supply, manure disposal, truck traffic, the construction materials used, the existing number of birds and the proposed number – which will increase from 1.2 million to 2 million, air quality, as well as operational transition from the old coops to the new coops were discussed. Additionally there was discussion regarding the various other Federal and State permits that may be required from the U.S. Army Corp, Ct. D.E.E.P., and Department of Agriculture. The applicant is in the process of obtaining all required reviews and approvals.
After further discussion and review of the proposed plan a motion was made as follows:

Motion to Approve the application with conditions that all requirements of the Fire Marshall and Uncas Health District be complied with and that the utility lines be shown on the plan was made by Stephen Seder. The motion was seconded by Scott Barber.

**VOTE UNANIMOUS – MOTION APPROVED.**

6) Review general correspondence.

NONE

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

There was one item to discuss.

The possibility of amending the Commission’s Agenda format to include an item to allow for Public Comment was brought up by Mr. Serra and First Selectman Pianka.

Commission members discussed the pros and cons of including such an agenda item and after much discussion it was concluded that such an item could be counter-productive and that a better procedure would be to require a public hearing on significant proposals realizing that any public hearing on standard applications would have to be held, concluded, and action taken within the statutory 65 day time period versus the extended public hearing time period of Special Exceptions.

There being no other business a motion to adjourn was made by Scott Barber and seconded by Nancy Taylor.

**VOTE UNANIMOUS – MOTION APPROVED.**

Meeting adjourned and 9:05 p.m.

Respectfully Submitted for the Commission

Richard C. Serra
Acting Secretary