Chairman Seymour Adelman called the regular meeting of the Bozrah Planning & Zoning Commission to order at 7:32 pm in the Bozrah Town Hall on Thursday, April 14, 2016.

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

Alternate members present: Ralph Fargo.

Regular members absent: Stephen Gural, Nancy Taylor

Alternate members absent: Manny Misarsk.

Others present: Town Planner Richard Serra, ZEO Tom Weber, First Selectman Glenn Pianka and 6 members of the public.

Ralph Fargo was seated as a voting member.

1) Review and approve the minutes of the February 11, 2016 regular meeting.

A motion to approve the minutes of the February 11, 2016 Regular Meeting as written was made by Scott Barber and seconded by Steve Seder.

**VOTE UNANIMOUS – MOTION APPROVED.**

2) Review correspondence pertaining to agenda items.

   NONE

3) Hear the report of the Zoning Enforcement Officer.

   Tom Weber stated that the representative from Casey 3 Enterprises was here for the agenda application and that the town received a zoning regulation referral from the Town of Colchester Planning & Zoning Commission. The proposed regulation amendments would not negatively impact Bozrah.

   Chairman Adelman inquired about the letter of violation for 107 Fitchville Road which involved junk material as well as residential use of the garage. Mr. Weber stated that the owner of the property was notified and that the violations have been corrected.

   Steve Seder inquired about the blasting done by Steve Coit on Stockhouse Road and whether he is complying with the pre-blast notifications that he agreed to as part of
the approved site plan. A discussion ensued regarding the activity and the impact on the surrounding area due to the blasting.

Terry Smith of Fitchville Road also commented regarding the lack of pre-blast notification and the size of the charges used.

A general discussion continued with regard to this activity and the requirements that were stipulated with the site plan approval. After much discussion the Commission directed Tom Weber to inspect the site for site plan compliance. Additionally, First Selectman Pianka will also discuss this situation with Mr. Coit.

4) Casey 3 Enterprises, 300 (308) Fitchville Road. Application to convert a 6 bedroom single-family structure into two residential units; a two-bedroom and a one-bedroom unit.

The Project Manager presented a layout plan of the property with the existing structures and drives and parking. He discussed the intent to convert the single-family structure into two units and presented a floor plan. Commissioner’s discussed various aspects of the proposal involving drainage, parking, drive surface and septic requirements. The zoning designation was also discussed. With regard to this application the R-2 requirements would be appropriate as they permit two-family dwellings.

After much discussion a motion to approve the application as submitted was made by Steve Seder and seconded by Ralph Fargo. The applicant was informed that a septic suitability statement from Uncas Health District should be submitted to Tom Weber prior to obtaining a zoning permit.

**VOTE UNANIMOUS – MOTION APPROVED.**

5) Discuss ConnDOT permit for 45 Bozrah Street (Maples Farm Park).

Mr. Serra stated that, as with previous curb cut applications to ConnDOT, a letter from the town stating whether any zoning issues exist with a property is needed by ConnDOT. The Commission discussed the location of the new curb cut and concurred that the property or activity did not have any zoning issues and Conn DOT should be notified accordingly. No motion is necessary.

6) Dwayne Grant, GW Paving, 116 Stockhouse Road. Site Plan modification.

Mr. Grant presented a site layout which showed the previously approved building location and the new proposed location which is closer to Stockhouse Road but within the required building setback lines. There was discussion regarding building design and use.

A motion was made by Scott Taylor and seconded by Steve Seder to approve the revised site plan as submitted.
VOTE UNANIMOUS – MOTION APPROVED.

7) Review general correspondence.
   Chairman Adelman notified the Commission that Don Kniss had resigned from
   the Commission after the February 11, 2016 meeting and then read a letter
   addressed to Mr. Kniss from the First Selectman thanking him for his years of
   service. The Commission concurred with the First Selectman’s letter.

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

There were several items to be discussed:

1) An individual interested in purchasing 184 Fitchville Road wanted the
   Commission to clarify the use at this address as it is zoned Industrial and has a
   residence on it. Mr. Serra and the Commission stated that the residential use is
   non-conforming and can continue as such. The existence of the Village Overlay
   Zone was also discussed. After some discussion it was suggested that the Bank
   Officer could call Mr. Serra and he could explain it directly.

2) The former Polar Springs property on Fitchville Road was discussed and the fact
   that a “Change of Use” permit was required for the activity from the Commission.
   Mr. Weber will notify them. It was also mentioned that the “Consignment Shop”
   on Route 82 also needed a “Change of Use” permit.

3) Janice Wells of 42 Brush Hill Road wanted to discuss with the Commission the
   proposal of Hillendale Farms to construct 11 coops on Swartz Road. The
   proposal is presently in front of the Bozrah IWWC. She mentioned the various
   concerns she has regarding this activity which involves odors and flies. As there
   is no application to the Commission at present the Commission made note of her
   concerns.

4) Mr. Seder mentioned the concept of “Tiny Houses” and a general discussion
   ensued with regard to this use and the fact that the present regulations do not
   permit this use. Future discussion may be something that the Commission may
   want to consider.

There being no other business a motion to adjourn was made by Scott Barber and
seconded by Ralph Fargo.
VOTE UNANIMOUS – MOTION APPROVED.
Meeting adjourned and 8:46 p.m.

Respectfully Submitted for the Commission

Richard C. Serra
Acting Secretary