

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
December 10, 2020**

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:00 PM, on Thursday, December 10, 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: Glenn Pianka (Board of Selectmen), Katey DeCarli (ZEO/WEO/CHA Assoc.), Sam Alexander (Town Planner/SCCOG).

Chairman Steve Seder called the meeting to order at 7:00 PM. Mr. Seder appointed Steve Coit to sit in place of Steve Gural.

1. Review and approve the minutes of the November 12, 2020 regular meeting:

Nancy Taylor made a motion to accept the November 12 minutes as presented. Manny Misarski seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items:

Correspondence received and sent regarding short-term rentals are discussed below.

3. Hear the report of the Zoning Enforcement Officer:

Katey DeCarli, P.E. (ZEO/WEO) discussed her staff report and Commissioners were able to ask questions.

Ms. DeCarli explained that she received a letter from residents of Gager Road regarding the property being used as a short-term rental on Airbnb.com. The residents asked for Ms. DeCarli to use the zoning regulations to help correct issues related to noise, trespass, issues with parking, and other nuisances arising from the property's status as a short-term rental. Ms. DeCarli replied to the residents explaining that adopting an ordinance is the preferred course of action for the town. The response letter also indicated that the residents may take a civil action against the owner of the property.

Ms. DeCarli discussed other aspects of her report and answered questions. Ms. DeCarli discussed next steps in *Town of Bozrah v. Haugh*. Katey DeCarli explained that she and the Town Planner have been fielding inquiries about 410 Salem Tpke.

There was discussion regarding parking at 44 and 46 Lebanon Road. Mr. Sam Alexander (Town Planner) will look at the files. Ms. Taylor asked about whether or not the use discussed at the last meeting, a salon, could be accommodated on the septic system. Mr.

Alexander stated that he believed that Uncas Health District considers such things when issuing licenses.

4. Short-term rental ordinance:

Sam Alexander explained that a draft ordinance was prepared. Following a discussion with the Town Attorney, Mr. Alexander felt it was premature to discuss the ordinance in detail due to the fact that a Town Meeting on the subject may not be held, due to Executive Orders by the Governor. Scott Barber asked about fees. Mr. Alexander explained that appropriate fees for building and fire inspections were incorporated into the overall fee declared in the ordinance.

5. Year-end discussion of Planning & Zoning topics:

Steve Seder asked the Commission for an assessment of activities in the past year and asked if they would like to bring up any topics. The Commission generally felt that the year was successful, especially considering circumstances of the COVID-19 pandemic.

Scott Barber spoke about ensuring alignment of the Commission's planning goals with the Board of Selectmen. Mr. Barber spoke about the need for water on Route 82. Glenn Pianka (Board of Selectmen) echoed Mr. Barber's comments about inter-board/commission cooperation. There was discussion about the need for an Economic Development Commission, and whether or not the goals of such a commission could simply be pushed forward by both the Planning & Zoning Commission and the Board of Selectmen, in cooperation with the Inland Wetlands & Conservation Commission.

6. Adopt 2021 meeting schedule:

Sam Alexander explained that the draft 2021 meeting schedule includes an alternate day of the second Wednesday (11/10) in November, in place of the typical November meeting day because of a conflict with Veterans' Day.

Manny Misarski made a motion to approve the meeting schedule as presented. Scott Barber seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

7. Public comment period:

There was none.

8. Review general correspondence:

There was none.

9. Such other business as the Commission may vote to hear:

Sam Alexander reminded the Commission that a public workshop was to be scheduled in January per the plan of work for the affordable housing plan, which is being drafted in compliance with state law. Mr. Alexander proposed that a public zoom session be held on Thursday, January 28th to gain input into the plan. Mr. Alexander will brief the Commission on specifics of the workshop at the January 14th meeting.

Scott Barber mentioned that he felt the draft short-term rental ordinances should be brought to the public for comment sooner rather than later and suggested discussion at a Board of Selectmen's meeting. Glenn Pianka discussed the possibilities for legislation and stated that perhaps the Connecticut Conference of Municipalities or the Council of Small Towns could advocate for such legislation. Sam Alexander suggested bringing the topic to other members of the Southeastern Connecticut Council of Governments, and see if any other municipalities are dealing with the same thing and if there is interest in pushing legislation.

Scott Barber made a motion to adjourn. Nancy Taylor seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

The meeting was adjourned at 8:01 PM.

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