

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
April 12, 2018**

Chairman Seymour Adelman called a regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:36PM, at the Bozrah Town Hall, on Thursday April 12, 2018.

Members present: Seymour Adelman, Nancy Taylor, Stephen Gural, Scott Barber, Steve Coit (alt.).

Members absent: Stephen Seder, Manny Misarski (alt.).

Others present: Glenn Pianka (First Selectman), Ray Barber (resident), Anthony Salvemini (Primo Rental Properties), Al Matthews (Colonial Baptist Church), Jay Gallant (The Farmer's Cow), Jim Smith (Cushman Farms), Michael Lawton (resident), Tom Weber (Zoning Enforcement Officer, Wetlands Agent, Building Official), Sam Alexander (Town Planner/SCCOG).

1. Review and approve the minutes of the March 8, 2017 regular meeting.

Chairman Seymour Adelman appointed alternate Steve Coit to sit in place of Stephen Seder.

Scott Barber made a motion to accept the March 8, 2017 regular meeting minutes as presented. Nancy Taylor seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

None.

3. Hear the report of the Zoning Enforcement Officer.

Tom Weber explained an issue involving outstanding code violations at a residential property.

T. Weber explained that he met with representatives from Optimus Senior Living LLC regarding the approved senior housing development. T. Weber stated that Optimus Senior Living and their subcontractors expect to submit foundation plans and apply for building permits shortly, and that site preparation may begin soon.

4. New Business.

- a. Michael Lawton: Home Occupation- Online Firearm Sales.

Michael Lawton of 47 Rosemarie Lane spoke regarding his application for a Home Occupation, selling firearms online. M. Lawton explained that in order to obtain a license from the Federal Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF), he first needed local approval.

M. Lawton answered questions from the Commission regarding his application. M. Lawton stated that the use required no changes to his home, no outdoor storage or additional vehicles, and it would not create a safety hazard or nuisance to the neighborhood. M. Lawton stated that he expected to store no more than six firearms at a time, with most sales occurring direct from the manufacturer, and that he would not be selling ammunition. M. Lawton also stated that he would be selling mostly antique firearms and also does firearm repairs.

S. Barber asked about the requirements for a Home Occupation permit. Sam Alexander read aloud the conditions contained in the definition of Home Occupation, in the zoning regulations and stated that M. Lawton addressed these items in his written application. S. Alexander stated that the regulations also require a sketch of the property. M. Lawton passed out a sketch of his home, showing his roughly 10x10' office. M. Lawton reiterated that no changes will be made to his home.

S. Barber made a motion to approve the Home Occupation permit for Michael Lawton, 47 Rosemarie Lane. Stephen Gural seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

b. The Farmer's Cow/Gorin Properties LLC: Review of change of use.

Jay Gallant of The Farmer's Cow and Jim Smith of Cushman Farms and The Farmer's Cow spoke regarding the use of office space at 28 Haughton Road, owned by Gorin Properties LLC.

J. Gallant answered questions from the Commission regarding the use of the property. J. Gallant explained that The Farmer's Cow would use approximately one-third of the building as their office space, accommodating approximately seven employees. J. Gallant also stated that there are currently six small trucks operating out of the office for deliveries.

S. Adelman reminded the Commission that because of the original use of the property and the zoning district in which it is located, no decision was required for this agenda item; it is simply convention that the Commission have informal conversations with new businesses when occupancy changes. Permits will be handled by the Zoning Enforcement Officer.

VOTE UNANIMOUS – MOTION APPROVED

c. Primo Rental Properties LLC: Review of change of use.

Al Matthews of Colonial Baptist Church spoke regarding the use of rental space at 426 Salem Turnpike for Colonial Baptist Church. A. Matthews explained that his church currently meets at the Courtyard Marriot in Norwich but has outgrown the space. The church would have services Sunday service and Wednesday night service.

T. Weber explained to A. Matthews that a church, which is an assembly of people, is a far different use than the retail and service businesses which have occupied the plaza at 426 Salem Turnpike. Because of the nature of the use, Colonial Baptist Church would be required to submit a formal application that takes into consideration the capacity of the rented space, the parking and traffic capacity of the site, traffic

considerations for Salem Turnpike, and the suitability of on-site water and septic, among other things. A. Matthews agreed to work with T. Weber in submitting an application.

7. Review general correspondence.

The Town of Salem Planning & Zoning Commission will hold a public hearing on April 24th, to discuss opting out of PA 17-155, which concerns Temporary Healthcare Structures.

8. Such other business as the commission may vote to hear.

First Selectman, Glenn Pianka stated that the Commission should establish a method for tracking and documenting changes of occupancy of commercial properties, such as The Farmer's Cow occupying the building at 28 Haughton Road. G. Pianka explained that the Commission should continue its practice of speaking with new occupants of commercial properties when a formal application is not required; however, offices in Town Hall have an interest in knowing the current tenants of a property. S. Alexander suggested that he would prepare a memorandum of each change of occupancy that goes before the Commission.

There was additional discussion by the Commission regarding ongoing projects in town.

S. Barber made a motion to adjourn the meeting. S. Gural seconded the motion. The meeting was adjourned at 8:30PM.

Seymour Adelman, Chairman
Planning & Zoning Commission