

**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING AND ZONING COMMISSION  
November 8, 2018**

Acting Chairman Stephen Seder called a regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:30 PM, at the Bozrah Town Hall, on Thursday November 8, 2018.

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

Members absent: Manny Misarski (alt.).

Others present: Glenn Pianka (First Selectman), Frank Manfredi (Attorney/Agent to applicant), Brian Sauvageau (Applicant), Kerry Gross (Applicant), Marcus Cecil (resident), Tom Weber (Zoning Enforcement Officer, Wetlands Agent, Building Official), Sam Alexander (Town Planner/SCCOG).

1. Review and approve the minutes of the October 11, 2018 regular meeting.

Stephen Seder acted as chairman in place of Seymour Adelman. S. Seder called the meeting to order at 7:30pm.

Scott Barber made a motion to accept the October 11, 2018 regular meeting minutes as presented. S. Adelman seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

2. Review correspondence pertaining to agenda items.

Sam Alexander (Planner) explained that a letter and formal application, including regulation amendments, were received from Ms. Elena Cecil and Mr. Frank Manfredi (attorney). S. Alexander explained that the letter also expressed endorsement for Mr. Sauvageau's application, of which she is a party.

S. Alexander stated that the final letter of endorsement was received from parties to Mr. Sauvageau's application; this letter was from Ms. Maureen McAuliffe.

S. Alexander stated that the Zoning Enforcement Officer sent a Notice of Violation to Ms. Elena Cecil regarding her business activities at 290 Fitchville Road.

3. Hear the report of the Zoning Enforcement Officer.

Tom Weber (ZEO) stated a letter was sent to the owner of 24 Schwartz Road regarding junk on the property.

T. Weber stated that the Town Attorney contacted Acorn Acres Campground regarding an instance where a camper was being occupied as a home. T. Weber stated a response

was received stating that the campground will come into compliance with the regulation that no campers be occupied as a residence.

T. Weber gave an update on building permits for Optimus Senior Living.

4. New business.

a. Elena Cecil: Zoning Text Amendments (Application #11-00-18) – Amendment create regulations for Dog Daycare. Amended sections: 2 Definitions; 8.1 Commercial Districts; 10.6 Animals; NEW 10.19 Dog Daycare.

S. Seder explained that an application for zoning text amendments has been filed by Ms. Elena Cecil and her attorney, Mr. Frank Manfredi. Ms. Cecil operates a business, The Animal Experts, out of her home at 290 Fitchville Road. S. Seder explained that the Commission should schedule a public hearing.

Nancy Taylor asked if the regulations allow for the overnight boarding of dogs. Marcus Cecil answered “yes”.

S. Seder explained that comments should be held until the public hearing. S. Seder invited F. Manfredi to speak about the application.

F. Manfredi explained that the attached letter gives a good overview of the intent of the regulations. F. Manfredi stated that he and E. Cecil made minor modifications to suggested wording by S. Alexander. F. Manfredi explained that the modifications were made to fit the existing business model and give The Animal Experts a viable economic platform.

5. Old Business.

a. Brian Sauvageau: Zoning Map Amendments (Application #10-00-18) – Lots 07/001, 07/001-A, 07/001-B, 07/001-C, 07/002, and 07/003 (between 272 and 300 Fitchville Road). Petition to change the zoning designation of these lots from R-2 Residential to Commercial/Residential (C/R).

S. Seder reminded the Commission that Mr. Brain Sauvageau submitted an application for zoning map amendments, which was received at the October meeting. S. Seder stated that the application is complementary to the application by E. Cecil and a public hearing should be scheduled.

S. Adelman stated that it would be best to hold the public hearing for B. Sauvageau’s application first. The Commission was in general agreement. S. Alexander stated that the December meeting is scheduled for the 13<sup>th</sup>. There was discussion about hearing times. It was decided that both hearings would be held during the regular meeting on December 13<sup>th</sup>.

S. Barber made a motion to formally accept the application by E. Cecil as complete. N. Taylor seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

S. Barber made a motion to set two public hearings for the December 13<sup>th</sup> regular meeting, to be held at 7:30pm, at the Bozrah Town Hall (1 River Road): Application by Brian Sauvageau (#10-00-18), followed by application by Elena Cecil (#11-00-18).

**VOTE UNANIMOUS – MOTION APPROVED**

6. Public comment period.

S. Seder asked for public comments. There were none.

7. Review general correspondence.

S. Seder asked if there was general correspondence. There was none.

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

First Selectman, Glenn Pianka spoke to the Commission regarding the on-going efforts by the Town and Norwich Public Utilities to bring water and sewer to Optimus Senior Living. G. Pianka also spoke about the need for water service further west along Salem Turnpike.

Respectfully submitted,

Samuel Alexander (acting secretary)  
Town Planner/SCCOG