

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

5 Connecticut Avenue, Norwich, Connecticut 06360
(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

MEMORANDUM

TO: Town of Bozrah Planning & Zoning Commission
CC: Mr. Glenn Pianka, First Selectman
Mr. Tom Weber, Zoning Enforcement Officer/Wetlands Agent/Building Official
FROM: Samuel Alexander, Bozrah Town Planner/SCCOG SA
DATE: 9 August 2018

RE: Potential Regulation and Map Amendments

Ms. Elena Rogan Cecil (owner, The Animal Experts) withdrew her application of a Home Occupation to conduct dog daycare and “kennel-free boarding” in her home at 290 Fitchville Road. In the intervening weeks, it’s been proposed that Ms. Cecil will seek regulation amendments to allow for dog daycare to be conducted in her home.

Concurrently, Mr. Brian Sauvageau has initiated discussions regarding zoning map amendments for his property at 280 Fitchville Road, Ms. Cecil’s property, and others along the south side of Fitchville road, generally between 276 and 300 Fitchville Road. I discuss both of these subjects below.

Zoning Regulation Amendments

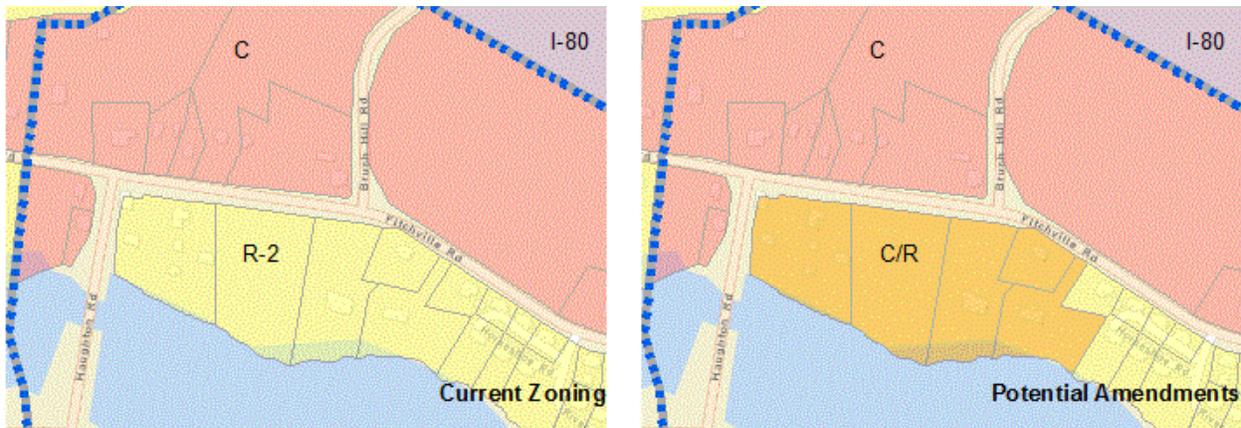
Included are my suggestions regarding the scope of regulation amendments, which may be applied for by Ms. Cecil. I have offered Ms. Cecil my *initial* staff recommendations for regulation amendments (attached document). She plans to discuss them with her attorney, Mr. Frank Manfredi.

- Define “Dog Daycare”, “Boarding Kennel”, and “Breeding Kennel”.
 - Dog Daycare should be defined as a use clearly distinct from a traditional Boarding Kennel, based on the nature of the business.
 - A Boarding Kennel is primarily for long-term keeping of dogs and includes fixed indoor and/or outdoor pens. Boarding Kennels are only allowed in Industrial zones.
 - A Breeding Kennel is an operation that keeps four or more adult dogs for the purpose of breeding. Breeding Kennels are only allowed in Industrial zones.
- Incorporate definitions of Boarding and Breeding Kennel into existing regulations.
- Create new regulations for Dog Daycare.
 - Regulations should ensure that Dog Daycare is conducted in such a way that it does not resemble a traditional Boarding Kennel, and ensure that businesses use good practices, sensitive to off-site impacts.
 - The regulation amendments should allow the use to be conducted as a stand-alone or mixed use service. If the use is conducted in a home, as mixed-use, it should be done in a manner resembling pet sitting; the use should not detract from the residential character of the neighborhood.

Zoning Map Amendments

Mr. Brian Sauvageau suggests that his properties and others would benefit from a change in zoning designation, from R-2 residential, to a commercial zoning district. This change, in coordination with discussed regulation amendments, would allow Ms. Cecil to conduct her business out of her home, as mixed-use in the Village Overlay District (VOD).

Mr. Sauvageau believes a zoning map amendment is appropriate, based in part on the proximity of these properties to other commercially zoned properties on the other side of Fitchville Road, and the presence of public water. If the Commission were to consider a zoning map amendment, I believe the Commercial/Residential (C/R) district may be appropriate. The C/R district allows both commercial and residential uses, so the residential properties would continue to conform to the zoning regulations.



Enclosures: Draft suggestions for regulation amendments offered to Ms. Cecil (2 pages)

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CC: Mr. Glenn Pianka, First Selectman
Mr. Tom Weber, Zoning Enforcement Officer/Wetlands Agent/Building Official
FROM: Samuel Alexander, Bozrah Town Planner/SCCOG SA
DATE: 5 October 2018

RE: Applications for Zoning Regulation (Cecil) and Map (Sauvageau) Amendments

Zoning Regulation Amendments

Ms. Elena Cecil and her Attorney, Mr. Frank Manfredi, *have not yet submitted an application for zoning regulation amendments, but plan to submit an application the week of the October 11 meeting.* If submitted prior to October 11, the date of receipt will be October 11. The Commission may choose to add this item to the agenda the night of the meeting.

Zoning Map Amendments

Mr. Brian Sauvageau has submitted an application for zoning map amendments affecting the following lots on Fitchville Road: 07/001, 07/001-A, 07/001-B, 07/001-C, 07/002, and 07/003. Mr. Sauvageau proposes to change the zoning designation of these parcels from R-2 Residential to Commercial/Residential (C/R).

The application for zoning map amendments fixes a perceived mismatch between the R-2 designation of the properties and the neighborhood character in that area of Fitchville Road. The proposal also complements Ms. Cecil's application for regulation amendments. If her property remained in the R-2 zone, her proposed regulation amendments would be written to allow her business of *dog daycare and kennel-free boarding* in a residential zone; such uses may not be appropriate for residential zones.

Public Hearings and Decisions

A public hearing is required for both applications. The application for zoning regulation amendments will affect commercially zoned land in general, therefore its scheduling is complicated by C.G.S. §8-3b, which requires a *referral to SCCOG 30 days prior to a public hearing.* I suggest setting a public hearing date for December if no special meeting is scheduled. I also suggest *syncing the public hearing and decision dates for both applications,* since they are complementary to one another.

Holding both public hearings in December will also allow time to work with the applicants and identify any major areas of concern, so the final amendments to be heard are a more complete product and account for off-site impacts associated with the proposed use of land.