

**TOWN OF BOZRAH
BOZRAH TOWN HALL, 1 RIVER ROAD
BOZRAH, CONNECTICUT 06334**

BOZRAH PLANNING & ZONING COMMISSION

AGENDA

Thursday, September 9, 2021, 7:00 p.m.

The Bozrah Planning & Zoning Commission will hold its regular meeting on Thursday, September 9, 2021, at 7:00 p.m., at the Bozrah Town Hall, 1 River Road, Bozrah, CT. The meeting will begin with a public hearing, prior to the regular agenda.

1. Public Hearing:

a. Revelation Church, 166 Bishop Road: Special Permit - Excavation. Applicant proposes to remove surface stones and boulders from 26.6 acres on the subject property.

2. Review and approval minutes:

a. August 12th Regular Meeting.

3. Review correspondence pertaining to agenda items.

4. Hear the report of the Zoning Enforcement Officer.

5. New Business:

a. Pre-application discussion: Permitting for Bashon Hill Farms, LLC, 211 Bashon Hill Road, Bozrah, CT.

6. Old Business:

a. Revelation Church, 166 Bishop Road: Special Permit - Excavation. Applicant proposes to remove surface stones and boulders from 26.6 acres on the subject property.

b. Steven Roy & Frank Adams, Fitchville Road and Bashon Hill Road (Map 03, Lot 069): Four-lot residential subdivision.

c. GotSpace Data Partners, LLC, 268 Newbury Street 4th Floor, Boston, MA 02116: Zoning Regulation Amendments – Add new Section 9A (Technology Park District). *Public hearing scheduled for September 15.*

7. Affordable Housing Plan.

8. Public comment period.

9. Review general correspondence.

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

Stephen Seder, Chairman
Planning & Zoning Commission

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION**

August 12, 2021

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:00pm, on Thursday, August 12, 2021. The meeting was at the Bozrah Town Hall, 1 River Road, Bozrah.

Members present: Stephen Seder (Chairman), Scott Barber (Vice Chairman), Nancy Taylor, Manny Misarski, Steve Coit, Seymour Adelman (alt.).

Members absent: Steve Gural (alt.), Frank Driscoll (alt.).

Others present: Glenn Pianka (Board of Selectmen), Sam Alexander, AICP (Town Planner/SCCOG), Evelyn Brown, Jordan Hyde, Ray Barber, Ryan Fish, Jason Reynolds (Reynolds Engineering Services), Gordon Sime (McMinn Assoc.), Jeremy Tarasevich, Jordan Hyde.

At the outset of the meeting, Chairman Steve Seder recognized the recent passing of First Selectmen Carl Zorn and remarked on the impact that Mr. Zorn had on the Town. There was a 15-second moment of silence.

1. Review and approval minutes:

a. July 8, 2021 regular meeting.

Nancy Taylor made a motion to approve the minutes as presented. Scott Barber seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

Sam Alexander (Town Planner) noted two items of correspondence in regards to item 5a. That application will be scheduled for a public hearing.

3. Hear the report of the Zoning Enforcement Officer.

Chairman Seder reported on neighbor disputes and a zoning compliance issue on Salem Turnpike. Mr. Seder also reported that a blighted property on Gager Road has been cleaned up.

Chairman Seder stated that a Home Occupation application was received late and did not make it onto the agenda. Mr. Seder suggested that it be added to the agenda under new business. Scott Barber made a motion to reorder agenda item 4 to make an application by Ryan Fish, 115 South Road, agenda item 4a. Nancy Taylor seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

4. New Business:

a. Ryan Fish, 115 South Road: Home Occupation, Event planning business.

Ryan Fish described his plans to host an event planning business out of his home office at 115 South Road, with one other employee. Mr. Fish explained that he would host and

plan nature-oriented events such as “forest bathing”, guided meditation, and yoga. Events would either be held at his residence or another location such as a park.

The Commission discussed the definition of “Home Occupation”. One of the defining components of a Home Occupation is that it is confined to structures on the property. Mr. Fish’s application called for events at his home with large numbers of people. Mr. Fish stated that he would be okay with not hosting events at his home, to be in-line with the regulations.

Scott Barber made a motion to approve the application with the contingency that it be conducted in strict compliance with the definition of Home Occupation and that no events be hosted on the property. Nancy Taylor seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

b. Steven Roy & Frank Adams, Fitchville Road and Bashon Hill Road (Map 03, Lot 069): Four-lot residential subdivision.

Jason Reynolds (Reynolds Engineering Services) presented an application for a four-lot subdivision. Mr. Reynolds reviewed various aspects of the plan. The subdivision contains three lots with access from Bashon Hill Road (approximately 2ac. each) and one lot with access from Fitchville Road (approximately 20ac.) The total area of the subdivision is over 26 acres. The subdivision was determined to not be a regulated activity by the Inland Wetlands & Conservation Commission. The Town Planner has provided initial comments upon receipt.

The Commission asked questions about the application and discussed the application with Mr. Reynolds and Gordon Sime (McMinn Associates), project surveyor.

- Seymour Adelman was concerned that this was a re-subdivision. An affidavit was provided from the surveyor as to the subdivision status. More information will be sought.
- Scott Barber was concerned about monumentation and suggested monuments at all angle points. At the very least Mr. Barber wanted monuments at all angle points along the roads.
- The Commission is requesting the plans show a dedication of land where needed to bring the right-of-way width of Bashon Hill Road within the town standard (see Ordinance 2021-2). Stone walls should be retained to maintain the rural character of the road, but will need to be moved back in areas where they fall within the right-of-way.
- The Commission asked that detail be given showing driveways in compliance with the town driveway ordinance, including provision of proper drainage for their location.
- The Commission believed that the lots were able to be served by the public water main on Fitchville Road. The applicant will need to look further into whether the lots can be connected to the public water main.

Scott Barber made a motion to accept the application. Manny Misarski seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

c. GotSpace Data Partners, LLC, 268 Newbury Street 4th Floor, Boston, MA 02116: Zoning Regulation Amendments – Add new Section 9A (Technology Park District).

Scott Barber noted that the conceptual layout plan, submitted along with the application is identical to the one previously reviewed. There were no changes to the plan at this time.

Sam Alexander explained that the Commission could choose to hold a special meeting to accommodate the public hearing, which will need to be held within 65 days of the date of receipt. Dates and locations were discussed.

Nancy Taylor made a motion to schedule a special meeting and public hearing for September 15th, 7pm, at Fields Memorial School gymnasium. Manny Misarski seconded the motion. Glenn Pianka (Board of Selectmen) remarked on new masking guidance in Town Hall and how this may evolve.

VOTE UNANIMOUS – MOTION APPROVED

d. CGS 8-24 Referral: Town application for CT DEEP open space funding to acquire Glemboski/Ous property on South Road. Board of Selectmen to take action on decision to move forward with grant application.

Sam Alexander explained that the Board of Selectmen is considering a resolution to apply for funding under the Open Space and Watershed Land Acquisition (OSWA) program, to partially fund the acquisition of the “Glemboski/Ous” property in Bozrah and Montville. A referral is required to the Planning & Zoning Commission under CGS §8-24. The Commission must make a finding of consistency or inconsistency with the Plan of Conservation and Development.

The Commission discussed the proposal. The property is 160 acres, 105 in Bozrah and 55 in Montville. The property fronts on South Road with opportunity for access and parking. Glenn Pianka remarked on the involvement of Avalonia Land Conservancy, Norwich Public Utilities, and the Town of Montville.

Nancy Taylor made a motion to find that conservation of the Glemboski/Ous property is consistent with the Plan of Conservation and Development. Scott Barber seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

5. Old Business:

a. Revelation Church: Special Permit - Excavation. 166 Bishop Road. Applicant proposes to remove surface stones and boulders from 26.6 acres on the subject property.

Sam Alexander explained that a public hearing will need to be held in September; this is an application for a Special Exception. This can be done at the regular meeting.

Scott Barber made a motion to hold a public hearing on September 9th, at 7pm, prior to the regular meeting of the Commission. Manny Misarski seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

Sam Alexander asked the Commission to consider a request from Pastor Matt Grohocki of Revelation Church, for relief from the standing Cease and Correct Order, to allow harvested rocks in the staging area to be trucked away. The Commission discussed the request and determined on consensus not to grant the request.

6. Affordable Housing Plan.

There was no update to be given. The Commission should review the draft plan.

7. Public Comment Period.

- Evelyn Brown (Hough Road) had a number of comments on the GotSpace Data Partners, LLC application. She was asked to hold them until the public hearing.
- Ray Barber (Goshen Road) asked about the on-going court case related to an enforcement action on Route 2/Fitchville Pond. The item is still waiting for a court date. Mr. Barber remarked on the importance of moving the stone walls away from the right-of-way if a land dedication is made for the Bashon Hill Road subdivision. Mr. Barber discussed the availability of public water for the subdivision. Scott Barber stated that the homes should be connected to water if it's available.
- Jordan Hyde (Bozrah Street) noted that there is little room to park on South Road for the Glemboski/Ous property. He was concerned with creating a safety issue.

8. Review general correspondence.

Two items of correspondence were received from the Connecticut Siting Council. They both regard antennae replacement on existing towers.

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

Scott Barber made a motion to adjourn. Steve Coit seconded the motion. The meeting was adjourned at 8:42pm.

VOTE UNANIMOUS – MOTION APPROVED

Respectfully submitted,

Samuel Alexander
Town Planner/SCCOG

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Notice of Public Hearing

The Bozrah Planning & Zoning Commission will hold a public hearing Thursday, September 9, 2021, beginning 7:00PM, at the Bozrah Town Hall, 1 River Road, Bozrah, CT:

Revelation Church, 166 Bishop Road, Bozrah: Special Exception – Excavation.

At this hearing interested persons may appear and be heard and written correspondence received. A copy of the application is on file and available for review in the Town Clerk's Office in the Bozrah Town Hall.

FOR THE COMMISSION

Stephen Seder, Chairman
Planning & Zoning Commission