

**TOWN OF BOZRAH  
INLAND WETLANDS AND CONSERVATION COMMISSION  
BOZRAH TOWN HALL  
1 RIVER ROAD  
BOZRAH, CT 06334**

December 5, 2019

The regular meeting of the Bozrah Inland Wetlands Commission was called to order by Chairman Scott Taylor at 7:04 P.M. in the meeting room of the Bozrah Town Hall.

Regular members present: Scott Taylor, Charlene Lathrop, James Sipperly, and Chuck Mandel.

Regular members absent: Tom Main, Steve Brunetti, and Evelyn Brown

Alternate members present: Jessica Carson

Alternate members absent: B. MacFadden

Members from the public present: Sam Alexander, SCCOG/Town Planner, Carl Zorn First Selectman, Janet Blanchett Engineer with J&D Civil Engineer, LLC, and Christopher Jewell Principal, Collins and Jewell.

S. Taylor seated Jessica Carson as a regular voting member of the commission.

1. Review and approve minutes:
  - a. November 7th Regular Meeting.

C. Mandell made a motion to approve the November 7th Regular Meeting minutes.

J. Sipperly seconded the motion.

**VOTE – MOTION CARRIED**

2. Hear the report of Wetland Enforcement Officer.

In the absence of E. Perko Wetland Enforcement Officer S. Alexander provided her report on the progress of Elmbrook village, the Siting Council work on Hough Road and her activity log for the last month. E. Perko will research the thirteen open permits that have not expired and provide a report for our next meeting.

The commission discussed E. Perko contract hours, schedule and asked C. Zorn to provide that information for our next meeting.

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3. Review correspondence pertaining to agenda items.

Correspondence was the site plan and application for Collins and Jewell

4. New Business:
  - a. Collins & Jewell Company, 5 Rachel Drive. Phased construction of 105,600 sf manufacturing building, associated parking, and other site improvements (Map 04, Lot 057-02).

Janet Blanchette Engineer from J & D Civil Engineers, LLC provided the presentation of the Collins & Jewell project. The nineteen-acre parcel soils are well drained which the test pits revealed graveled soils. This will be a four phased project consisting of parking for seventy-seven vehicles, loading docks, trailer parking on a gravel area and 105,600 square foot industrial buildings adjacent to their current headquarters.

Susquetonscut Brook and Driskell Brook boarder the property and this project will not impacted either stream.

C. Mandel made a motion to approve the application as a not regulated activity.

J. Sipperly seconded the motion

**VOTE – MOTION CARRIED**

5. Old Business:
  - a. On-going discussion of conversation

S. Alexander provide a Proposed Plan of Work for the Town of Bozrah Open Space Plan, with Objectives and a Timeline.

J. Sipperly suggested we look at open space areas to purchase and pursue additional funding sources. We should also reach out to the town Agricultural Commission.

6. Review general correspondence.

Received an updated Soil Scientist Registry

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7. Such other business as the commission may vote to her.

Reviewed the meeting schedule for 2020.

J. Sipperly made a motion to accept the schedule

S. Taylor seconded the motion.

VOTE – MOTION CARRIED

8. Public comment period.

No public comment

J. Carson made a motion to adjourn

J. Sipperly seconded the motion

VOTE – MOTION CARRIED

Meeting adjourned at 8:10 P.M.

Respectfully Submitted  
Charlene Lathrop  
Recording Secretary Town of Bozrah

MIDDLETOWN Open Space Evaluation Criteria – *provided by Jim Sipperly*

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1. Easily developable – at risk
2. Agricultural land/preserve agricultural heritage
3. Contiguous with already designated open space parcel or open space corridor
4. Regions of the city with less designated open space or urban area
5. Protects class I or II watershed land
6. Suitable for recreation, fishing, forestry, conservation of wildlife or natural resources
7. Acquisition protects naturally occurring feature (trap rock ridge, etc)
8. Acquisition protects animal/plant habitat if the organism is endangered, threatened or of special concern
9. Enhances/conserves water quality of lake, river, stream, wetland
10. Multiple values – overlapping categories – i.e. recreational, preserving natural resources, developable, etc.
11. Scenic views
12. Size of parcel

Small	0-5	Acres
Med	5-10	Acres
Large	10-20	Acres
V. Large	20-40	Acres
Ex. Large	40+	Acres
13. Trails – already existing or potential to exist
14. River corridor
15. Historical/Archaeological value
16. Proximity to densely populated area

Each criterion is ranked as “High”, “Medium”, “Low” or “N/A”. Each category is then tallied and then all categories are totaled.

BOZRAH Open Space Evaluation Criteria – “first cut”, to be determined by IWCC

- Adapted from Middletown criteria

- Separated by end goal of the property

**Mainly passive recreation, preservation of habitat and natural/cultural features:**

Score: 0 - 3

1. At-risk of development/easily developable \_\_\_\_\_
2. Low cost of completion (trail building, remediation, invasives, etc.) \_\_\_\_\_
3. Contributes to an existing/planned corridor \_\_\_\_\_
4. Adjacent to important body of water \_\_\_\_\_
5. Protects aquifers or wetlands \_\_\_\_\_
6. Is a scenic area/area of natural significance \_\_\_\_\_
7. Contains a historic/cultural resource \_\_\_\_\_
8. Important habitat (NDDB, core forest, etc.) \_\_\_\_\_
9. Will help preserve the character of its district \_\_\_\_\_
10. Size of parcel (1 = <5ac., 2 = 5 - 50ac., 3 = >50ac.) \_\_\_\_\_
11. Other: \_\_\_\_\_

**TOTAL:** \_\_\_\_\_/33

**Farmland preservation:**

Score: 0 - 3

1. At-risk of development/easily developable \_\_\_\_\_
2. Is in active use/can easily be put back into active use \_\_\_\_\_
3. Farmland soils (Prime/Statewide Important/other) \_\_\_\_\_
4. Historic/cultural significance \_\_\_\_\_
5. Will help preserve the character of its district \_\_\_\_\_
6. Intersecting considerations (water quality, habitat, scenic, etc.) \_\_\_\_\_
7. Size of parcel (1 = <5ac., 2 = 5 - 50ac., 3 = >50ac.) \_\_\_\_\_
8. Other: \_\_\_\_\_

**TOTAL:** \_\_\_\_\_/24

**Active recreation:**

Score: 0 - 3

1. Low cost of completion (equipment, construction, remediation, etc.) \_\_\_\_\_
2. Fills a community need \_\_\_\_\_
3. Adjacent to population, schools, etc. \_\_\_\_\_
4. Historic/cultural significance \_\_\_\_\_
5. Will help preserve the character of its district \_\_\_\_\_
6. Size of parcel (1 = <1ac., 2 = 1 - 5ac., 3 = >5ac.) \_\_\_\_\_
7. Other: \_\_\_\_\_

**TOTAL:** \_\_\_\_\_/21

# Town of Bozrah Open Space Plan:

## Revised/proposed schedule as of 9/24/2020

*From the outset, we intended for this plan to be short and concise. The value of the plan lies in the Commission's recommendations and future focus areas for conservation efforts. This schedule assumes Zoom meetings in place of in-person meetings.*

### Work Completed To-date:

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- Narrative section (Bozrah's Natural Context) drafted, shared with commissioners.
- Existing conditions maps drafted, shared with commissioners.
- Survey shared with public and other commissions.

### Plan Layout – subject to change:

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1. Introduction: Explains what the plan is, why we're doing it, and the preparation process.
2. History of Open Space Planning/Conservation: Explains interplay between POCD and Open Space Plan, discusses 1969 Open Space Plan, discusses existing open space in town.
3. Bozrah's Natural Context: Draft completed. Discusses natural existing conditions and processes that led to them.
4. Open Space Strategy:
  - a. Areas of Interest: Geographic areas that represent good conservation priorities.
  - b. Corridors: Corridors that are a high priority for wildlife, trails, water access, etc.
  - c. Acquisition Priorities: What are the wants/needs when assessing future open space? What criteria do we consider?
  - d. Future Efforts: Action items that may be taken to help advance this plan.
5. Funding – Discussion of funding sources.

### Revised/Proposed Schedule

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<i>November</i>	Commission workshop on Acquisition Priorities, Middletown's priorities may be used as a template/model practice.
<i>December</i>	Commission workshop on Areas of Interest and Corridors.
<i>January</i>	Hold public Zoom session to discuss Acquisition Priorities, Areas of Interest, Corridors.
<i>February</i>	Review draft plan.
<i>March</i>	Finalize draft plan
<i>April</i>	Hold public hearing
<i>May</i>	Adopt plan

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Telephone 860.889.2689 Fax 860.887.5449

The Bozrah Inland Wetlands and Conservation Commission will hold its regular meeting on **Thursday, November 5<sup>th</sup>**, 2020, at 7:00 pm via Zoom video/teleconference (*instructions below*).

1. Review and approve minutes:
  - a. March 5<sup>th</sup> regular meeting.
  - b. October 1<sup>st</sup> regular meeting.
  - c. October 4<sup>th</sup> site walk.
2. Hear the report of the Wetlands Enforcement Officer.
3. Review correspondence pertaining to agenda items.
4. Open Space Plan:
  - a. Discuss parcel evaluation criteria
  - b. Recap site visit: Mineral Spring
5. Review general correspondence.
6. Such other business as the commission may vote to hear.
7. Public comment period.

Scott Taylor  
Chairman

<p style="text-align:center"><b>Zoom instructions – No password required for web. Meeting ID required for dial-in.</b></p> <p>URL: <a href="https://us02web.zoom.us/j/82356297848">https://us02web.zoom.us/j/82356297848</a></p> <p>Meeting ID: 823 5629 7848</p> <p>Dial in: +1 929 205 6099 US (New York)</p>
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