

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
November 12, 2020**

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:03 PM, on Thursday, November 12, 2020. The meeting was held via Zoom video/teleconference.

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

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

Others present: Glenn Pianka (Board of Selectmen), Katey DeCarli (ZEO/WEO/CHA Assoc.), Sam Alexander (Town Planner/SCCOG), Gina Richards (prospective business owner), Michelle Webb (business owner), Kevin McDermott (property owner).

Chairman Steve Seder called the meeting to order at 7:03 PM.

1. Review and approve the minutes of the October 8, 2020 regular meeting.

Scott Barber asked about the open space set aside for the Fargo subdivision application. The subdivision was statutorily exempt from providing open space or fee in lieu of open space because both parcels will be conveyed to direct family. Scott Barber made a motion to accept the October 8 minutes as presented. Nancy Taylor seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

There was none.

3. Hear the report of the Zoning Enforcement Officer.

Katey DeCarli, P.E. (ZEO/WEO) discussed her staff report and Commissioners were able to ask questions. Katey DeCarli discussed next steps in Town of Bozrah v. Haugh, which is progressing slowly through the courts due to COVID-19. There was discussion about the “peddler’s ordinance” and the legality of a hot dog cart wishing to locate temporarily on Fitchville Road.

4. New Business:

- a. Change of use: Proposed salon, 44 Lebanon Road (Rt. 87).

Gina Richards spoke about her plans to open a salon in a multi-tenant commercial building at 44 Lebanon Road. The Commission had questions about adequacy of parking, which the Town Planner will look into. Gina Richards will have two chairs and generally no more than two customers at a time.

b. Pre-application discussion: Kevin McDermott, 2 Wawecus Hill Road. Subdivision and Zoning Map Amendment.

Kevin McDermott (owner, 2 Wawecus Hill Road) spoke about his plans to subdivide the property in order to accommodate a residential mortgage. Previously, Mr. McDermott expected to also request a zoning map amendment for the property, but no longer believes this is necessary. Kevin McDermott explained his intention to divide two or three acres, which would include the residence and all outbuildings, from the 46-acre parcel. The Commission discussed options of future commercial subdivisions along Salem Turnpike (Route 82), from the remaining land.

The Affordable Housing Plan survey will be posted to the town website.

c. Planner's proposed modification to the Subdivision Regulations.

Sam Alexander discussed a memo in which he proposed modifications to the subdivision regulations that would eliminate the requirement for all subdivision applicants to notify abutters of their application. The modification would only require abutters' notifications on applications for which there was a public hearing. The Commission felt that the change was not necessary.

5. Old Business.

a. Affordable Housing Plan: Demographic multipliers data.

Sam Alexander discussed two interim reports that will aid in the Affordable Housing Plan. The reports discusses the types of households occupied by seniors and school-aged children. "Demographic multipliers" is a calculation showing how many persons of a particular age group are likely to occupy certain types of homes; more specifically, like renter- and owner-occupied homes with different numbers of bedrooms.

6. Public Comment Period

There was discussion regarding an ordinance on Short-term Rentals. The Town Planner is working with the chairman, vice chairman, Zoning Enforcement Officer, and Town Attorney to draft an ordinance regulating Short-term Rentals. The ordinance would eventually need to be passed at town meeting. Interim materials can be provided to the Commission at a future date.

Scott Barber suggested that the ordinance incorporate inspection fees to be applied for building and fire inspections for Short-term Rentals.

7. Review general correspondence.

Two zoning referrals for text amendments were received from Salem and Norwich. Sam Alexander spoke about both referrals. Sam Alexander explained that the intent of the Salem referral was to allow a private event facility on Gardner Lake, which would host weddings and other events.

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

Scott Barber made a motion to adjourn the meeting. Nancy Taylor seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

The meeting was adjourned at 8:24 PM.

Respectfully submitted,
Samuel Alexander (acting secretary)
Town Planner/SCCOG