Chairman Seymour Adelman called the meeting to order at 7:30 P.M.

Regular members present: Seymour Adelman, Stephen Gural, Stephen Seder, Nancy Taylor and Scott Barber

Regular Members absent: None

Alternate members present: Ralph Fargo

Alternate Members absent: Manny Misarski

Others present: Town Planner Richard Serra, ZEO Tom Weber, First Selectman Glenn Pianka and four members of the public

1) Review and approve the minutes of the January 14, 2015 Regular Meeting

   Minutes of the 01/14/16 meeting needed to have the word “hazardous” removed since that word was not recalled as being used in reference to some excess asphalt material being used to patch a driveway according to Tom Weber.

   Nancy Taylor made a motion to approve the minutes as amended. Scott Barber seconded the motion. VOTE UNANIMOUS- MOTION CARRIED.

2) Review correspondence pertaining to agenda items

   None

3) Hear the report of the Zoning Enforcement Officer
Informational referral received from the Town of Montville regarding proposed zoning changes to their regulations. No impact on the Town of Bozrah notated.

4) **Hillandale Farms** 17 Schwartz Road. Site Plan application to construct three new coops on Brush Hill Road (Continued from January 14, 2016 meeting)

Ken Pauze presented copies of site plan maps to the commission and notated that the tree line barrier/cover on the Brush Hill Road frontage side had been added per request of the commission.

Motion by Scott Barber to approve the plans dated January 4, 2016 as presented, seconded by Stephen Seder. **VOTE UNANIMOUS-MOTION CARRIED**

5) **Electro Mechanical Specialists** 6 Commerce Park Road application for change of use.

David Weller (Manager of Programs) and owner Merwin Parre II presented an oral history of the company’s growth and their desire to move from 35 Connecticut Avenue in the Norwich Industrial Park. That a seven year lease had been signed, employing approx. 18 -20. This space represents about triple the space that they currently occupy.

Discussion ensued over the requirements for change of use vs. change of occupant. Although a similar business is replacing the exiting business the P&Z Commission should review the change regardless.

Motion by Scott Barber that the change of use application is necessary, that the action should be approved, and that the fees should be waived. Seconded by Stephen Seder. **VOTE UNANIMOUS-MOTION CARRIED.**

6) Review general correspondence

None

7) Such other business as the commission may vote to hear:

At this time Steve Gural stepped down from the Commission and Ralph Fargo became a voting member.

Steve Gural presented a State DOT driveway permit for Bozrah Street Map 14, Lot 12-01 (Wendy and Dennis Paparella) requesting that to comply with DOT request
that the Town ZEO send a letter to DOT stating that town zoning regulations are not compromised. Motion by Stephen Seder, seconded by Nancy Taylor. **VOTE UNANIMOUS—MOTION CARRIED.**

At this time Steve Gural replace Ralph Fargo as a voting member.

Motion made by Scott Barber/seconded by Stephen Seder that Tom Weber send a letter to the new Bozrah Consignment shop in the Rte. 82/Bozrah Pizza Plaza building concerning their occupancy/change of use.

Motion to adjourn by Scott Barber/seconded by Steve Gural. **VOTE UNANIMOUS—MOTION CARRIED.** Meeting adjourned at 8:16 P.M.

Respectfully Submitted for the commission,

Glenn S. Pianka/ First Selectman