REGULAR MEETING
TOWN OF BOZRAH
PLANNING & ZONING COMMISSION
January 12, 2017

Chairman Adelman called the regular meeting of the Bozrah Planning & Zoning Commission to
order at 7:30 pm in the Bozrah Town Hall on Thursday, January 12, 2017.

arrived at 7:35 pm.

Alternate members present: Manny Misarski.

Regular members absent: Scott Barber.

Alternate members absent: Ralph Fargo.

Chairman Adelman appointed Manny Misarski to sit as a regular member in place of Scott Barber.

Others present: Town Planner Richard Serra, ZEO Tom Weber, Jim McNally of Boundaries
LLC, and Ray Barber.

1) Review and approve the minutes of the November 10, 2016 regular meeting.

A motion to approve the minutes of the November 10, 2016 Regular Meeting was made by
Stephen Gural and seconded by Manny Misarski.

VOTE UNANIMOUS – MOTION APPROVED.

2) Review correspondence pertaining to agenda items. – None.

3) Hear the report of the Zoning Enforcement Officer.

Tom Weber informed the Commission that he had received two zoning amendment referrals
from the Town of Montville. One proposes to allow the keeping of chickens on properties
smaller than 5 acres and the other to allow Manufactured Home Parks in R-120 Residential
Districts by Special Exception. The Commission discussed both of these proposals and found
no impact to the Town of Bozrah.

Tom also informed the Commission that he had met with Steve Coit on his Stockhouse Road
site and reviewed the site work done to date in relation to the approved site plan. Tom found
that in general the plan is being followed. Mr. Coit expects to be completed prior to the
expiration of his 5 year approval period. Specifically Tom found that the required fencing at
the top grade of the excavation is being installed, the final shelf cut to top of grade is coming
to completion, drainage pond is installed and all piping to complete the drainage system is on
site, storage of excess material is being done on the northeast portion of the property, and that
there has been no disturbance of any regulated wetland area.

The Commission discussed various aspects of the approval and Tom’s status report including
the blasting aspects of the activity. It was noted that blast notification are being made to
property owners.
4) 177 Fitchville Road LLC, c/o Scott Barber. Re-subdivision application to create two additional building lots at 177 Fitchville Road. This property is zoned Industrial.

R. Serra summarized the proposal mentioning that the two additional lots proposed are utilizing the dimensional standards of the Village Overlay District and as such will be required to utilize public water supply when developed. The application has been approved by the Town’s IWWC, and Uncas Health District regarding the suitability of the property for subsurface septic systems. ConnDOT District II is presently reviewing the plan for appropriate driveway sight distance. As a re-subdivision a public hearing is required during which the Commission can discuss open space or fee-in-lieu of open space.

Jim McNally of Boundaries LLC, representing the application, presented the specifics of the plan. At this time the proposal only involves creating the new lots and no specific development is proposed. When that occurs the appropriate required plans will be submitted to the Commission for review and action. All notifications required will be made prior to the public hearing.

The Commission discussed several aspects of the plan with Mr. McNally regarding driveway sightline and proposed property line location.

A motion was made by Nancy Taylor to hold a public hearing on this proposed re-subdivision on Thursday, February 9, 2017 at 7:30 pm. The motion was seconded by Stephen Seder.

**VOTE UNANIMOUS – MOTION APPROVED.**

5) Review general correspondence. None.

6) Such other business as the Commission may vote to hear. None.

There being no other business a motion to adjourn was made by Stephen Gural and seconded by Nancy Taylor.

**VOTE UNANIMOUS – MOTION APPROVED.**

Meeting adjourned and 7:59 p.m.

Respectfully Submitted for the Commission

Richard C. Serra
Acting Secretary