The Bozrah Planning & Zoning Commission will hold its regular meeting on Thursday, December 12, 2019 in the Bozrah Town Hall meeting room, at 7:30 p.m.

1. Review and approve the minutes of the November 14, 2019 regular meeting and public hearings.

2. Review correspondence pertaining to agenda items.

3. Hear the report of the Zoning Enforcement Officer.

4. Old Business.
   a. #09-00-19. Kurt Reynolds, Gifford Lane (08/005-B): Application for Resubdivision (one lot). Applicant wishes to reconfigure a reserved drainage area to make a vacant lot buildable.

5. New Business.
   a. #12-00-19. Three and an Apple, LLC (Bozrah Pizza), Salem Turnpike (19/007): Site Plan. Construction of 10,500sf building containing a restaurant and office space, parking, and other site improvements.


6. Approve 2020 meeting schedule.

7. Public comment period.

8. Review general correspondence.

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

Stephen Seder, Chairman
Planning & Zoning Commission
PLANNING & ZONING COMMISSION
Town of Bozrah, 1 River Road
Bozrah, Connecticut 06334

ZONING APPLICATION

Date of Submission: 12/4/19  Application Number: PZ-12-01-19

Fee Paid: $200

☑️ Site Plan Approval  ( ) Zoning Regulation Amendment
( ) Special Exception  ( ) Zoning Map Amendment
( ) Home Occupation  ( ) Change of Use
( ) Other

Name, address and phone number of applicant:
Collins & Jewell Company
5 Rachel Drive
Bozrah, CT 06334
860-287-8813

Name and address of property owner: (If different than above)
DJ Commercial Realty, LLC
5 Rachel Drive
Bozrah, CT 06334

Describe in detail what is being requested by this application: (Attach all plans and sketches as required)
SITE PLAN APPROVAL FOR 4-PHASE INDUSTRIAL
BUILDING ON 5 RACHEL DRIVE IN THE I-80
ZONE. MAP 4, LOT 057-02. PLANS & STORM- WATER MANAGEMENT REPORT WILL BE
SUBMITTED.

(Signature of Owner)

(Signature of Applicant)

COMMISSION ACTION: ( ) Approved; ( ) Denied. Date: _______ Initialed: _______
**TO:** Bozrah P 12 Commission

We are sending you: **Attached** □ Under Separate Cover via the following items:
- □ Shop Drawings □ Plans □ Samples □ Specifications
- □ Copy of Letter □ Change Order □

<table>
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<th>COPIES</th>
<th>DATE</th>
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<th>DESCRIPTION</th>
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<td>Fullsize stamped plans</td>
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<td>Uncash H.D. Septic Approval Letter</td>
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<td>$260 Check for Town 1 State</td>
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<td>12/2/19</td>
<td>1-7</td>
<td>11&quot; x 17&quot; Plans</td>
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</tbody>
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**THESE ARE TRANSMITTED** as checked below:
- [X] For Approval □ Approval as submitted □ Resubmit copies for approval
- □ For your use □ Approved as noted □ Submit copies for distribution
- □ As requested □ Returned for corrections □ Return corrected prints
- □ For review and comment □ ___________________________ □ PRINTS RETURNED AFTER LOAN TO US

**REMARKS:**

Note: The Stormwater Report was emailed directly to Sam Alexander

**COPY TO:**

**SIGNED:** Janet J. Alexander
PLANNING & ZONING COMMISSION
Town of Bozrah, 1 River Road
Bozrah, Connecticut 06334

ZONING APPLICATION

Date of Submission: 11/20/19  Application Number: 

Fee Paid: 

( ) Site Plan Approval  ( ) Zoning Regulation Amendment
( ) Special Exception  ( ) Zoning Map Amendment
( ) Home Occupation  ( ) Change of Use
( ) Other 

Name, address and phone number of applicant:

Three and an Apple, LLC
12 Brewster Road  Apt B
Glastonbury, CT 06033  

Name and address of property owner: (if different than above)

Michael C. Bolton
4 6S Waverus St
Bozrah, CT 06334

Describe in detail what is being requested by this application: (attach all plans and sketches as required)

NEW RESTAURANT/OFFICE BUILDING WITH ASSOCIATED PARKING, @ 409 Salem Turnpike (Rt 82)
Bozrah, CT

(Signature of Owner)  (Signature of Applicant)

COMMISSION ACTION: ( ) Approved; ( ) Denied. Date: Initialed: 


November 27, 2019

Subject: 3 Rachel Drive, Bozrah, CT review of engineered plans for a commercial subsurface sewage disposal system for Collins & Jewell Company, dated November 12, 2018.

To: Janet Blanchette
Date received: November 18, 2019
From: Brianna Britos-Swain, Uncas Health District Sanitarian
Engineer: Janet Blanchette, P.E., of J & D Civil Engineers, LLC

Reason for submission:
- [ ] Minimum perc rate faster than 1 min/inch
- [ ] High maximum ground water level
- [x] New construction
- [ ] Repair w-Renovation on existing building

Design specifications: Building Use for Manufacturing Plant, Design Flow Rate = 25 GPD/Employee X 75 Employee = 1875 GPD. Application rate based on Table 8 of CT Technical Standards for Subsurface Sewage Disposal Systems.

Design perc rate: 1.33 Min/Inch
Septic tank: 2,000 Gallons  MLSS: N/A; Provided 144 LF
Leaching system: 2 Rows of 72' of 48" concrete galleries, 9.2 s.f./LF
Required ELA: 1,250 s.f.  Provided ELA: 1,348 s.f.
Drains: None within 100' of the proposed leaching system  Water supply: Public Water

Plan review only, not approval to construct:
- [x] Approved with comments.
- [ ] Approved with modifications or provisions noted.
- [ ] Conditional approval subject to further testing as noted (additional test holes are required).
- [ ] Conditional approval with modifications or provisions noted (revised plan required).
- [ ] Approval denied, revise as noted (revised plan required).
- [ ] Approval denied, insufficient information on plan (revised plan required).
- [ ] Approval denied, further site investigation required.

Comments:

1] A stable benchmark must be set in the area of the system.

2] Prior to start of construction, the system is to be staked by a licensed surveyor.

401 West Thames Street Suite #106, Norwich, CT 06360-5450
Telephone No. (860) 823-1189 ext. 120  FAX No. (860) 887-7898
E-Mail: bbswaing@uncashd.org
Internet: http://www.uncashd.org
The Planning & Zoning Commission will conduct regular meetings on the dates below, every 2nd Thursday of the month. Meetings will take place at 7:30pm, at the Bozrah Town Hall: 1 River Road, Bozrah, CT.

January 9, 2020
February 13, 2020
March 12, 2020
April 9, 2020
May 14, 2020
June 11, 2020
July 9, 2020
August 13, 2020
September 10, 2020
October 8, 2020
November 12, 2020
December 10, 2020
January 14, 2021