

**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING & ZONING COMMISSION  
October 13, 2016**

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, October 13, 2016.

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

Alternate members present: Ralph Fargo.

Regular members absent: None.

Alternate members absent: Manny Misarski.

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

- 1) Review and approve the minutes of the August 11, 2016 regular meeting.

A motion to approve the minutes of the August 11, 2016 Regular Meeting was made by Stephen Seder and seconded by Scott Barber.

**VOTE UNANIMOUS – MOTION APPROVED.**

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

- 3) Hear the report of the Zoning Enforcement Officer.

Tom Weber stated that a letter of inquiry has been received from Janice Wells, Brush Hill Rd. regarding several land use activities in town. The Commission responded that the item will be discussed under “general correspondence”. Tom also stated that two additional Change of Use applications have been received which the commission may add to the agenda. Additionally he mentioned that the IWWC approved the Revelation Church application at their meeting last week. S. Barber inquired about construction activity on several residences on Fitchville Road east of the Moose Lodge. Mr. Weber has permits for those activities.

- 4) Revelation Church, Bishop Road. Site Plan application for Church construction including associated parking.

The Pastor of Revelation Church presented the site plan and discussed the changes from an earlier layout. The Commission discussed the review of the proposed Drainage System by the Town Engineer and his final approval of the design. The Commission reviewed the proposed layout and access. S. Seder inquired as to whether the Church had consulted with their closest Bishop Road neighbor regarding the necessity of adding screening between that property and the parking lot. Pastor Matt was unaware of any consultation but will pursue it.

After some further plan review a motion to approve the application was made by Nancy Taylor and seconded by Stephen Seder. **VOTE UNANIMOUS – MOTION APPROVED.**

- 5) Benny Mei, 435 Salem Turnpike. Change of use application expanding restaurant to include former Dry Cleaner space. Mr. Mei presented a floor layout of his proposal to renovate the existing restaurant space and expand into the adjacent Dry Cleaner space. It will be an Asian & Japanese Restaurant. The Commission discussed the water supply quality issues as well as the potential septic system concerns at this location. The Commission questioned whether the Uncas Health District had reviewed this proposal, and were informed that they had not. To move forward with this proposal the Commission would like the Uncas Health District to respond as to the adequacy of the water and septic systems. Mr. Mei will contact the Uncas Health District.

A motion to **table** this application was made by Stephen Gural and seconded by Scott Barber. **VOTE UNANIMOUS – MOTION APPROVED.**

At this time Chairman Adelman made a motion to add the two change of use application mentioned by Tom Weber during his report. The motion was seconded by Scott Barber. **VOTE UNANIMOUS – MOTION APPROVED.**

- 6) Security Supply, Inc., 435 Salem Turnpike. Change of Use application. Tom Reilly discussed his business which is selling security equipment to installers. The activity will include an Office and equipment storage. After some discussion on the electronic method of the company's operation a motion to approve this application was made by Stephen Seder and seconded by Nancy Taylor. **VOTE UNANIMOUS – MOTION APPROVED.**
- 7) DME Company, 426 Salem Turnpike. Change of Use application. This activity is a medical specialty business which makes custom medical garments for patients. There are no evening or weekend hours of operation and at present the employees consist of the two owners. After some further discussion a motion to approve this application was made by Scott Barber and seconded by Nancy Taylor. **VOTE UNANIMOUS – MOTION APPROVED.**

8) Review general correspondence.

At this time the letter of inquiry from Janice Wells was discussed. One of the items was the site plan approval for Steve Coit on Stockhouse Road. This proposal required extensive site work which has been continuing for the past 3 years. There was much discussion regarding the blasting that continues on this site and the stage of plan completion. The general consensus was that this will continue to be monitored and that the applicant has 2 years remaining on his approval and at that time the Commission would hope to see building construction.

The Commission also discussed the Hillendale Farm construction activity on Brush Hill Road. Tom Weber stated that he inspects the site as needed and has found the construction to be in accordance with the approval and Hillendale Farm Manager to be responsive to any concerns.

The Commission briefly discussed the Gilman property on Brush Hill Road and the fact that an access way has been created and felt that was the property owners right for personal use.

9) Such other business as the Commission may vote to hear.

First Selectman Pianka informed the Commission that the Norwich Bulletin will be doing an article on the Hillendale Farm operation and adjacent smaller agriculture operations. It is expected that the article will highlight the difference between large scale Agri-Business activities and the smaller local Agri-Business activities.

R. Serra handed out an invitation to a housing forum from the Southeastern Ct. Housing Alliance to Commissioners. The forum will be held on October 26, 2016 at 6:00 pm at Three Rivers Community College.

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

**VOTE UNANIMOUS – MOTION APPROVED.**

Meeting adjourned and 8:33 p.m.

Respectfully Submitted for the Commission

Richard C. Serra  
Acting Secretary