

TOWN OF BOZRAH
SPECIAL MEETING
BOARD OF SELECTMEN
ZOOM-VIDEO CONFERENCE
February 18, 2021

Item 1: First Selectman Carl Zorn called a Special Meeting of the Bozrah Board of Selectmen (BOS) to order via Zoom on February 18, 2021 at 7:04 p.m.

Members Present: First Selectman Carl Zorn, Second Selectman Bill Ballinger and Selectman Glenn Pianka.

Item 2: Public Comments

No public comments.

Item 3: Approval of the minutes from the regular meeting on January 16, 2021 - Attachment 1

MOTION 1; G. Pianka made a motion to accept the minutes from the regular meeting held January 16, 2021. B. Ballinger seconded the motion.

Vote unanimous - **MOTION CARRIED**

Item 4: COVID Increases in Bozrah

C.Zorn noted an increase in COVID cases in town. He noted vaccination appointments are being taken for those over 65 years and those with compromised immune systems.

Item 5: Monthly Reports for January 2021

- a) Troop K updates - Attachment 2
- b) Fire Marshal - Attachment 3
- c) Senior Center - Attachment 4
- d) Bozrah Food Bank - Attachment 5

Item 6: LOTCIP / Fitchville Sidewalk Update - Review proposal for additional required services by Lenard Engineering

Attachment 6

C. Zorn noted the process of approval was stuck in SCCOG. C.Zorn noted they need \$6,500 to revise the plans to meet the state comments, then they should receive full funding for the project.

Jim Ericson from Lenard Engineering noted the plans they sent into SCCOG were considered preliminary plans and need to be upgraded in order to be sent to LOTCIP for funding. J. Ericson presented the board with a proposal to upgrade the plans and specs to match the comments from the state so they can send in an application to LOTCIP for funding. Sam Alexander, Southeastern Connecticut Planner, noted the Department of Transportation will also have to review the proposal.

C. Zorn noted Lenard Engineering gave them an estimate of \$6,500 for the finalization of the plans. C. Zorn noted the Board of Selectmen will overspend the engineering line item in the budget.

G. Pianka noted when they first discussed this project they did not include street lighting due to low funds. He questioned if they could add that in now. J. Ericson noted Lenard Engineering does work with companies that do lighting and electric, if funding is available they can get estimates and bring that back to the Board. The \$6,500 estimate will go up with the addition of the lighting. C. Zorn noted they can pay Lenard Engineering the \$6,500 to correct the plans from the state's comments and then add on the lighting and pay Lenard Engineering for those plans at a later date.

MOTION 2: G. Pianka made a motion to appropriate the \$6,500 to Lenard Engineering to upgrade the plans for the Fitchville Sidewalk Project.C. Zorn seconded the motion.

Vote unanimous - **MOTION CARRIED**

Item 7: Bond estimate for right-of-way proposal for South Road Division

Attachment 7

S. Alexander noted regarding the sub-division between Bozrah Street and South Road, he and the project engineer discussed that the Town of Bozrah take a portion of the 3 lots that fronts the South Road entrance. S. Alexander noted the applicant is proposing to move and reconstruct a stone wall further back as well as clear and grub that area. S. Alexander noted in order to complete that work the applicant submitted an estimate for a surety bond. He noted the bond has to be referred to the Board of Selectmen before moving to the Planning and Zoning commission.

C. Zorn noted they are looking for approval from the Board of Selectmen to send this to the Planning and Zoning commission.

G. Pianka noted he went out to look at the stone wall the applicant plans on moving and reconstructing. He noted some sections of the wall are in good condition while other sections are not. G. Pianka noted the language in Attachment 7 should be more specific as to conserve the stone wall.

Brand Handfield from Yantic River Consultants LLC, noted the stone wall is on the private property side of the right-of-way. B. Handfield noted they estimate they can build a proper stone wall of about 200 ft long with the stones from the current stone wall. He noted they do not want to import stone to build the

new wall. B. Handfield noted he did not include the price of the stone wall in the bond because it does not fall under a public improvement.

MOTION 3: B. Ballinger made a motion to move this discussion to the Planning and Zoning Commission and the Inland Wetland Commission. G. Pianka seconded the motion.

Vote unanimous - **MOTION CARRIED**

Item 8: Maples Farm office space rental

Attachment 8

G. Pianka noted the Maples Farm Park Commission is looking to rent out spaces in the house. The final draft in Attachment 8 has been approved by the Town Attorney and the Maples Farm Park Commission. G. Pianka noted there are two interested parties to rent the two open spaces.

B. Ballinger noted they should check with the insurance carrier. G. Pianka noted rental insurance is a requirement.

MOTION 4: C. Zorn made a motion to approve the Maples Farm Park Office Space Rental Contract for the Maples Farm Park Commission. G. Pianka seconded the motion.

Vote unanimous - **MOTION CARRIED**

Item 9: Commission Reappointments / Request for changes to Planning and Zoning Board make up

a) Municipal Agent

Pamela Contino - 10/31/2020 - 11/01/2022

MOTION 5: B. Ballinger made a motion to reappoint Pamela Contino as Municipal Agent for the term 10/31/2020 to 11/01/22. G. Pianka seconded the motion.

Vote unanimous - **MOTION CARRIED**

b) Maples Farm Park Commission

Glenn Pianka - date correction of appointment from 2/15/2018 - 2/15/2021 to 12/15/2018 - 12/15/2021

MOTION 6: B. Ballinger made a motion to appoint Glenn Pianka to the Maples Farm Park commission for the term 12/15/2018 to 12/15/2021. C. Zorn seconded the motion.

Vote unanimous - **MOTION CARRIED**

c) Inland/Wetland Commission

Charlene Lathrop - 6/30/2020 - 6/3/2023

Evelyn Brown - 1/31/2021 - 1/31/2024

Charles Mandel - 6/30/2020 - 6/30/2023

James Sipperly - 1/31/2021 - 1/31/2024

MOTION 7: B. Ballinger made a motion to reappoint Charlene Lathrop to the Inland/Wetland commission for the term 6/30/2020 to 6/3/2023. G. Pianka seconded the motion.

Vote unanimous - **MOTION CARRIED**

MOTION 8: B. Ballinger made a motion to reappoint Evelyn Brown to the Inland/Wetland commission for the term 1/31/2021 to 1/31/2024. G. Pianka seconded the motion.

Vote unanimous - **MOTION CARRIED**

MOTION 9: B. Ballinger made a motion to reappoint Charles Mandel to the Inland/Wetland commission for the term 6/30/2020 to 6/30/2023. G. Pianka seconded the motion.

Vote unanimous - **MOTION CARRIED**

MOTION 10: B. Ballinger made a motion to reappoint James Sipperly to the Inland/Wetland commission for the term 1/31/2021 to 1/31/2024. G. Pianka seconded the motion.

Vote unanimous - **MOTION CARRIED**

d) Planning and Zoning Commission

Stephen Seder - 6/30/2020 - 6/30/2023

Manuel Misarski - 6/30/2020 - 6/30/2023

Nancy Taylor - 6/30/2020 - 6/30/2023

MOTION 11: G. Pianka made a motion to reappoint Stephen Seder to the Planning and Zoning commission for the term 6/30/2020 to 6/30/2023. B. Ballinger seconded the motion.

Vote unanimous - **MOTION CARRIED**

MOTION 12: G. Pianka made a motion to reappoint Manuel Misarski to the Planning and Zoning commission for the term 6/30/2020 to 6/30/2023. B. Ballinger seconded the motion.

Vote unanimous - **MOTION CARRIED**

MOTION 13: G. Pianka made a motion to reappoint Nancy Taylor to the Planning and Zoning commission for the term 6/30/2020 to 6/30/2023. B. Ballinger seconded the motion.

Vote unanimous - **MOTION CARRIED**

e) J. Stephen Gural to move to alternate Planning and Zoning to fill unexpired term of Stephen Coit 5/31/2020 - 5/31/2023

Stephen Coit to fill the regular position of J. Stephen Gural 6/30/2020 - 6/30/2023

MOTION 14: B. Ballinger made a motion to reappoint J. Stephen Gural as an alternate and Stephen Coit to the Planning and Zoning Commission for the term 6/30/2020 to 6/30/2023 contingent upon their resignation from former positions. G. Pianka seconded the motion.

Vote unanimous - **MOTION CARRIED**

Item 10: Discuss Short Term Rental Ordinance and Bozrah Cemetery Commission Ordinance. Discuss and act on possible town meeting date

a) Short Term Rental Ordinance

S. Alexander noted if they send the ordinance to a Town Meeting they will not be able to modify the Ordinance. He explained they could ask for public opinions at a Public Hearing and make changes based on that. S. Alexander noted the Town Attorney has approved the Ordinance.

C. Zorn noted they should send the Short Term Rental Ordinance to a Public Hearing

b) Bozrah Cemetery Commission Ordinance

G. Pianka noted the Bozrah Cemetery Commission Ordinance is ready to go to a Public Hearing as well. C. Zorn noted they can have a Public Hearing for both Ordinances.

Item 11: First Selectman Update

a) Backhoe repairs are in progress for antifreeze leaks and replacement of swing cylinders and bushings

C. Zorn noted the backhoe repairs should be completed soon.

b) Route 82 grass and slope stabilization not completed, don't expect progress until April

c) Truck wash and garage expansion (looking to add to long term projects, presentation with Matt Brown)

C. Zorn noted the garage expansion will be about 40 x 70 building similar to the salt shed. Matt Brown, of Barton and Loguidice Engineering, noted they put together a cost estimate for the garage expansion. M. Brown noted the building will be about 70 feet long and about 45 feet wide and about 25 feet high. M. Brown noted their current cost estimate is \$267,000. C. Zorn noted they are required to put in this building so the salt and oil does not go into the sewer drains. C. Zorn noted the town crew will do some of the site work which will reduce the cost by around \$30,000.

G. Pianka questioned how the building would handle weather. M. Brown noted the building plans and cost estimate does not include insulation or heating. M. Brown noted a forced hot air system can be installed for when the building is being used in the colder months. G. Pianka questioned the size of the holding tank. M. Brown noted the holding tank holds 1,000 gallons. B. Ballinger noted if the forced hot air system is necessary it should be added in to the plans and estimate. M. Brown noted he can prepare a plan that is available for the public and various commissions.

C. Zorn noted they should proceed with M. Brown for the \$5,000 site plan and update to the estimate in this fiscal year. B. Ballinger noted the engineering line item will be overspent and they should go to the Board of Finance to transfer money.

d) Looking for candidates for overlay when the asphalt plant opens

C. Zorn noted so far he believes they should do the portions on Caroline Road from 163 slightly past Seymour's facility where the pavement is split. C. Zorn also noted there are several sections along the side of Caroline Road that are breaking up. He noted Hough Road has a section that needs new substrate where the road is collapsing. C. Zorn noted sections of Cottage Road will need that same substrate replacement and compaction.

Item 12: Budget Workshop Schedule

C. Zorn noted he has prepared a budget for the next fiscal year to be reviewed. G. Pianka noted the Board should try to meet in person to discuss the budget.

The Board plans to meet on Wednesday, February 24, 2021 at 1:00 p.m. for a hybrid Board of Selectmen meeting.

Item 13: Public Comment

Raymond Barber, Goshen Road, commented on the Fitchville Sidewalk Update, the Short Term Rental Ordinance and the Bozrah Cemetery Commission Ordinance.

Deb Piere, Gager Road, commented on the Short Term Rental Ordinance and the approval process.

Ev Brown, Fitchville Road, commented on the budget meeting schedule and the Short Term Rental Ordinance.

Item 14: Adjourn

MOTION 15: G. Pianka made a motion to adjourn the meeting at 8:45 p.m. B. Ballinger seconded the motion.

Vote unanimous - **MOTION CARRIED**

Respectfully Submitted for the Board,

Heather Barber
Recording Secretary