

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
March 8, 2018**

Chairman Seymour Adelman called a regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:33PM, at the Bozrah Town Hall, on Thursday March 8, 2018.

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

Alternate members present: Steve Coit, Manny Misarski.

Regular members absent: Stephen Gural.

Others present: Glenn Pianka (First Selectman), Ray Barber (resident), Beth Coletti (Resident), Sam Alexander (Town Planner/SCCOG).

1. Review and approve the minutes of the December 14, 2017 Regular Meeting.

Chairman S. Adelman appointed alternate S. Coit to sit in place of S. Gural.

S. Seder made a motion to accept the December 14, 2017 Regular Meeting minutes as presented. S. Barber seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

None.

3. Hear the Report of the Zoning Enforcement Officer.

T. Weber explained that the Town of Franklin Planning & Zoning Commission is considering changes to their regulations, which address: signs, non-conformities, temporary health care structures, and make other minor modifications. T. Webber stated that a public hearing will be held April 17th.

T. Weber stated that Optimus Senior Living LLC has received approval of encroachment permits from Connecticut Department of Transportation (CT DOT) District 2, and that no building plans have been received yet.

T. Weber discussed the status of ongoing projects at other businesses in town, including an incoming Chinese restaurant and Hillendale Farms.

4. New Business

- a. Beth Coletti (resident) will discuss the possibility of opening an Antique Shop at 441 Salem Turnpike.

B. Coletti explained that she will be moving her business, Primitive Crow, from Woodstock to Bozrah, where she lives, and stated that she is renting a 1,500 square-foot retail space at 441 Salem Turnpike, which was formerly a yarn shop.

B. Coletti explained that she would not be selling large items from her store (e.g.: cars) and that she would not be making anything on-site.

S. Seder made a motion to approve the change of use of 441 Salem Turnpike, to accommodate an antique shop. N. Taylor seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

7. Review general correspondence.

None.

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

There was discussion about the applicability of application fees to minor changes of use that do not require approval by the Planning & Zoning Commission. The change of use to accommodate Ms. Coletti's antique shop may be handled administratively by the Zoning Enforcement Officer; however, it has been convention that new businesses are referred to the Planning & Zoning Commission for discussion. It was generally felt that applications such as Ms. Coletti's, which do not require Commission approval, should not be assessed a fee. The Commission also expressed a desire to encourage existing, new businesses that have not attended a meeting, to attend a meeting.

G. Pianka suggested that any time a minor change of use occurs in town, T. Weber should notify the Town Clerk and Assessor. T. Weber agreed.

S. Seder made a motion to waive any fees associated with Ms. Coletti's application for change of use to accommodate an antique shop. S. Barber seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

There was discussion about Optimus Senior Living LLC (380 Salem Turnpike). It was clarified that the approval period of the Site Plan is five years, after which Optimus Senior Living may apply for an extension, up to an additional five years. G. Pianka explained Norwich Public Utilities' (NPU) plans for extending water down Salem Turnpike. G. Pianka explained that NPU has indicated it will extend its main down Leffingwell Road, to access Salem Turnpike, and abandon a leg of the main that runs through undeveloped land. G. Pianka also explained that there is a desire by NPU and Optimus Senior Living to incorporate natural gas into the extension.

There was additional discussion about natural gas expansion and areas of town that could benefit from natural gas.

S. Barber made a motion to adjourn the meeting. S. Seder seconded the motion. The meeting was adjourned at 8:04PM.

Seymour Adelman, Chairman
Planning & Zoning Commission