

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING & ZONING COMMISSION
November 9, 2017**

Chairman Seymour Adelman called the regular meeting of the Bozrah Planning & Zoning Commission to order at 7:33pm in the Bozrah Town Hall on Thursday, November 9, 2017.

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

Alternate members present: Steven Coit, Manuel Misarski.

Regular members absent: None

Alternate members absent: None

Others present: Town Planner Richard Serra, First Selectman Glenn Pianka, Raymond Barber, Eng. Matt Brown, and representatives for BC Properties, and Zejak Realty, LLC.

- 1) Review and approve the minutes of the October 12, 2017 Regular Meeting.

A motion was made by Nancy Taylor and seconded by Scott Barber to approve the October 12, 2017 minutes as written.

VOTE UNANIMOUS – MOTION APPROVED.

- 2) Review correspondence pertaining to agenda items.

None.

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

None. Mr. Weber is on medical leave.

- 4) BC properties, LLC, 35 Stanton Road, Gilman, Ct. Modifications to previously approved site development plan on Stockhouse Road. Modifications include expansion of the business facility building and other site improvements. This property is zoned Industrial.

John Faulise of Boundaries LLC presented the proposal. The application proposes to modify a site plan approval issued in the spring of this year. The modifications are to increase the size of the building from the earlier approved 8,000 square feet to 12,000

square feet and to add a Caretakers Apartment as allowed by Section 8.1.5 of the Zoning Regulations. Due to the increase in building size the drainage system will be modified also. The Drainage report has been reviewed by Matt Brown of Anchor Engineers for the town. The Bozrah IWWC has approved the proposal as a not-regulated activity.

A discussion ensued regarding the site layout including vehicle and material storage. The septic system location and sanitary requirements were also discussed. The proposed system has been approved by Uncas Health District. At this time Matt Brown of Anchor Engineering discussed his review of the drainage system. There are a few minor items that he has requested information on and which had been submitted this afternoon. He does not anticipate any issues with the drainage system as proposed. A discussion continued with regard to the Stockhouse Road culvert which crosses from the site and the potential impact from this site. The drainage design should handle this situation as best as possible.

The Commission discussed the proposed Caretakers Apartment and its size. The regulations do not stipulate a maximum size while the Health Code requires the minimum septic system size be designed for a two-bedroom unit. The applicant does not intend the apartment to be utilized by a family.

The Commission discussed other aspects of the plan including the elimination of the previously approved loading dock and lighting.

A motion to approve the application as submitted was made by Stephen Gural and seconded by Scott Barber. **VOTE UNANIMOUS – MOTION APPROVED.**

- 5) Zejak Realty, LLC, 48 Stockhouse Road. Site development plan to construct a 38,400 s.f. building with associated parking and site improvements. This property is zoned Industrial.

Richard Strouse of CME Engineers presented the proposal which is to construct an approximate 38,000 square foot manufacturing building behind the existing Mid-City Steel building site. The building will be 25' high and is a steel building similar to the existing Mid-City Steel buildings. The activity within the building will be the same as presently conducted in the existing buildings. There will be no truck maintenance on-site. The building and associated parking will be located on approximately 14.5 acres. It will be served by public water and a private septic system. The proposal will require the removal of approximately 225,000 cubic yards of material which is intended to be completed within 15 months after the start date. A drainage system is proposed which will handle all run-off from the site. The drainage design and report is being reviewed by Matt Brown of Anchor engineering for the town. As of this evening there has been an exchange of review comments between CME and Matt Brown. The Bozrah IWWC, while stating that they did not see any issues of concern, will conduct a site walk of the property before their next month's meeting.

At this time Commissioner's discussed the type of fabrication to be conducted in the building as well as the site access which will be the present gated curb cut on Stockhouse Road. Other specifics of the proposal regarding the drainage system and building elevation in relation to the road elevation were also discussed.

As the application requires the IWWC action as well as final comments from Uncas Health District and Anchor Engineering a motion to table this application until next month's meeting was made by Scott Barber and seconded by Nancy Taylor. **VOTE UNANIMOUS – APPLICATION TABLED.**

6) Review general correspondence.

None.

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

At this time the Commission discussed several items.

The status of the conditions of approval with regard to Bozrah Senior Living. Matt Brown of Anchor Eng. discussed the CAD program review of the approved plan with regard to Fire Truck access and found that there should not be any issues. Ray Barber, in attendance, asked about the width of the access in comparison to vehicle width. The 24' travel lanes on-site should not present a problem. With regard to a WB-62 Trailer, the site presents maneuver constraints and those sized vehicles cannot enter the site. Discussion ensued regarding the public water and sewer systems to be extended from Norwich. While that activity is waiting on some contractor specifics the activity is progressing. Also, the State OSTA traffic review is on-going.

Stephen Seder asked about what seems to be new tenants at the Gorin's Furniture site and whether they had come to the Commission for a change of use permit. A discussion ensued regarding the vehicles parked at this site and possible usage. The Commission agreed to direct ZEO Tom Weber to contact Mr. Gorin and have any new tenant submit a change of use application to present to the Commission.

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

VOTE UNANIMOUS – MOTION APPROVED.

Meeting adjourned and 8:16p.m.

Respectfully Submitted for the Commission

Richard C. Serra
Acting Secretary