PLANNING & ZONING COMMISSION
Town of Bozrah, 1 River Road
Bozrah, Connecticut 06334

ZONING APPLICATION

Date of Submission: 10/4/2018 Application Number: PZ-10-00-18

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:

Kerry Gross, Brian Sauvageau
187 Iron St.
Leeds, CT 06339 860-910-9373

280 Fitchville Rd., Bozrah, CT.

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

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

Zoning Map Amendment from a R-2 district to a C/R district for properties at

280, 272, 276, 290, 300-314 Fitchville Rd.

Kerry Gross
(B)oread Sauvageau
(Signature of Owner) (Signature of Applicant)

COMMISSION ACTION: ( ) Approved; ( ) Denied. Date: Initialed:
Submitted by:  
Kerry Gross  
Gross Sauvageau  
187 Iron St., Lehigh, CT 06375  
860-910-9873

10/4/2018
Kerry Gross  
Brian Sauvageau  
187 Iron Street Road  
Ledyard, CT 06339  

October 11, 2018  

Town of Bozrah  
Planning and Zoning Commission  
1 River Road  
Bozrah, CT 06334  

RE: Zoning Map Amendment Application of October 4, 2018  

Dear Commissioners:  
We are requesting a zoning map amendment for our properties located at 272, 276, 280, 290, and 300-314 Fitchville Road from the R-2 district to a Commercial/Residential (C/R) district.

1. The parcels are located within the Village Overlay District (VOD of Fitchville. If designated as Commercial/Residential (C/R) would allow additional uses supportive of the mixed-use village setting.
2. C/R designation for these parcels would expand the grand list when these single family homes convert to commercial applications.
3. The current single family homes on these properties are significantly impacted by commercial and industrial traffic patterns on Fitchville Road.
4. The area is experiencing commercial pressures and industrial capacities, which have increased significantly over the past decade making these properties less desirable and less marketable as single family homes.
5. It can be reasonably anticipated that commercial pressures and industrial activities within this VOD will continue to increase into the foreseeable future.
6. A municipal water supply can support commercial uses.
7. A C/R designation would be supportive of continuation of residential uses while allowing the commercial uses as well.
8. The single family homes located along the North side of Fitchville Road within this VOD are already zoned as commercial.

Sincerely,  

Kerry Gross  

Brian Sauvageau
October 11, 2018

Town of Bozrah
Planning and Zoning Commission
1 River Road
Bozrah, Connecticut 06334

RE: Zoning Map Amendment Application of October 4, 2018

Dear Commissioners:
We are writing to express our agreement with the proposed zoning map change, which would re-zone our property located at 276 Fitchville Road from an R-2 district to a C/R district.

Sincerely,

Richard E. Neuendorf
Elaine S. Neuendorf
Gary Arms  
Casey Enterprises LLC.  
61 Fielding Terrace  
Uncasville, CT  

10/11/18  

Town of Bozrah  
Planning and Zoning Commission  
1 River Road  
Bozrah, CT 06334  

RE: Zoning Map Amendment Application of October 4th, 2018  

Dear Commissioners:  

I am writing to express my agreement with the proposed zoning map change, which would re-zone the Casey 3 Enterprises LLC. property located at 300-314 Fitchville Road from an R-2 district to a C/R district.  

Sincerely,  

[Signature]  
Gary Arms  
Casey 3 Enterprises LLC.  

Cc: Tom Weber, Zoning Officer
October 11, 2018

Town of Bozrah
Planning and Zoning Commission
1 River Road
Bozrah, Connecticut 06334

RE: Zoning Map Amendment Application of October 4, 2018

Dear Commissioners:
I am writing to express my agreement with the proposed zoning map change, which would rezone my property located at 272 Fitchville Road from an R-2 district to a C/R district.

Sincerely,

Maureen McAuliffe

Maureen McAuliffe
October 9, 2018

Seymour Adelman, Chair
Bozrah Planning & Zoning Commission
1 River Road
Bozrah, CT 06334

RE: Elena Cecil
Application for Zoning Regulation Amendments

Dear Chairman Adelman:

As you know, this office represents Elena Cecil of 290 Fitchville Road. She had filed for a Home Occupation permit but that was withdrawn and we are now filing to request text amendments to the Bozrah Zoning Regulations. The attached proposed amendments are based upon suggestions from Sam Alexander although we have made some changes to his language. It is our understanding that Mr. Savageau is requesting a zone change of the property involved from R-2 to Commercial but that Mr. Alexander believes the zone change would be better as Commercial/Residential. We are comfortable with either change.

In proposing these amendments we have looked to the Bozran Plan of Conservation and Development for guidance. We note that after Agriculture, the next preferred land use for Bozrah found in response to the POCD survey is Commercial. Among Community Development Goals are the encouragement of economic development and the expansion of existing economic activities. The Plan’s Recommendations recognize the need to provide incentives for economic development, including a strategy to promote the Fitchville, Gilman and Route 82 areas of town...
for business and other high-density uses.

In considering opportunities for economic growth, The US Industry Market research Report for August 2018 states that: "The Pet Grooming and Boarding industry has nearly doubled over the past decade. Demand for pet grooming, boarding, training and walking is at an all-time high due to rising pet ownership, improved disposable income and changing consumer preferences regarding pet care."

2012 Pet Ownership & Demographic Sourcebook reports that 36.5% of households in the United States owned dogs as of that date with an average of 1.6 dogs per household. The Bozrah POCD utilized figures for the 2010 US Census which showed at that time 1059 housing units in Bozrah. Using the formula found in the Sourcebook, as of 2010 there would be approximately 386 households in Bozrah owning dogs and a dog population of approximately 617. That number has surely grown as of 2018. There is clearly a need for and opportunity for in Dog Daycare facilities in Bozrah and the proposed amendments are needed to provide orderly growth of this type of business within the Town.

We hope that you will consider these amendments and adopt them to facilitate Dog Daycare and economic growth in Fitchville as well as ther other areas of Town targeted for business.

Very truly yours,

Frank A. Manfredi

FAM:jle
CC: Elena Cecil