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, November 10, 2016.


Alternate members present: Ralph Fargo, Manny Misarski.

Regular members absent: Scott Barber.

Alternate members absent: None.

Chairman Adelman appointed Manny Misarki to sit as a regular member in place of Scott Barber.


1) Review and approve the minutes of the October 13, 2016 regular meeting.

A motion to approve the minutes of the October 13, 2016 Regular Meeting was made by Stephen Gural and seconded by Nancy Taylor.

VOTE UNANIMOUS – MOTION APPROVED.

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

3) Hear the report of the Zoning Enforcement Officer.

Tom Weber had no new items to report at this time.

4) Town of Bozrah, Recreation Commission. Proposed ice skating rink at Riverwalk Park, Stockhouse Road. CGS 8-24 review.

Ray Barber presented the proposal for the Recreation Commission. The recreation Commission has activities for the spring, summer, and fall seasons of the year but does not have any for the winter season. As such they have developed a proposal to build an ice skating rink at Riverwalk Park. The rink would be 100’ by 100’ and contain 6 to 8 inches of water that would freeze as winter temperature allow. The construction would basically be a plastic liner with the sides being tubular sand bags. The
Recreation Commission is aware of the 100 year flood zone and this activity would be placed outside of that area. This proposal has been presented to the IWWC and they have classified it as a non-regulated activity as it involves recreation. While this property is located within an Industrial Zone it is municipally owned and used for recreation and the logical and appropriate review would be CGS 8-24.

The Commission discussed the size, location and construction aspects of the proposal. There was some discussion regarding the various recreation properties in town and the distribution of different activities.

Planner R. Serra distributed copies of CGS 8-24 which requires action by the Commission for municipal improvements which include recreation.

After some further discussion a Motion was made by Stephen Seder to approve this proposal in accordance with the Connecticut General Statutes Section 8-24 – Municipal Improvements – as it is consistent with the Town’s 2015 POCD and the Commission recommends implementation of the proposal. The motion was seconded by Nancy Taylor. VOTE UNANIMOUS – MOTION APPROVED.

5) Review general correspondence. None.

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

Planner R. Serra informed the Commission that the SCCOG is applying for a Farm Viability Grant to allow interested towns to explore amending zoning regulations to expand agriculture related activities on agriculture properties. There was some discussion regarding the potential of this grant proposal and the fact that the town has submitted a letter of support.

There being no other business a motion to adjourn was made by Stephen Seder and seconded by Stephen Gural. VOTE UNANIMOUS – MOTION APPROVED.

Meeting adjourned and 7:57 p.m.

Respectfully Submitted for the Commission

Richard C. Serra
Acting Secretary