

To: Town of Bozrah Planning & Zoning Commission
From: Katey DeCarli, Zoning Agent (CHA)
Date: October 8th, 2020
Subject: Zoning Agent Activity Report

Below is a brief summary of the various zoning inquiries, permitting, and enforcement activities since my last report:

- Inquiry regarding Hot Dog Cart at Fitchville Auto for spring/summer 2021. Owner, Frank Shepherd, has the Health Dept. cart inspection and all employees have Serve Safe training. Will submit Trade Name Certificate to Town Clerk.
- 2-4 Wawecus Hill Road (46 acres): Discussion with owner on possible subdivision (perhaps free split depending on deed research). The current owner wants to sell the property with existing house to his son, but because of Route 82 frontage, the bank will not issue a residential mortgage. One possible solution is to subdivide the lot to separate the Route 82 frontage from house, followed by a Zoning Map change application for the lot with the house to RU-1 which matches the abutting lots. I recommended the owner come to the November meeting with a sketch for a pre-subdivision meeting.
- 44 Lebanon Road: Inquiry regarding new Salon as a tenant in an existing commercial building. The parcel is zoned I-30 and beauty salon is a listed use. I recommended the salon owner attend the November Planning & Zoning meeting for an informal discussion. She has already begun the permitting process with Uncas Health. The previous use was a yoga studio.
- 68 Scott Hill Road: application for two-lot subdivision submitted as previously discussed
- 314 Bozrah Street: Sent letter to property owner to cease use of mobile home/camper as a residence. I have not received the confirmation receipt yet.
- Administrative (agent) approvals issued:
 - Accessory structure at 267 Old Salem Road
 - Accessory structure at 111 Scott Hill Road (Senecal opted to combine the two lots)
 - 510 Fitchville Road Lot Line Adjustment

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