The Bozrah Planning & Zoning Commission will hold its regular meeting on Thursday, July 9, 2020 via Zoom teleconference/videoconference, at 7:00 p.m.

1. Review and approve the minutes of the January 9, 2020 regular meeting.

2. Review correspondence pertaining to agenda items.

3. Hear the report of the Zoning Enforcement Officer.

4. New Business:
   a. App. #06-00-20: Michael Fowler, 35 Lake Road. Construction of a 416sqft. Family Apartment. Property is single-family in the RU-1 Zone.
   b. CGS 8-24 Referral: Fitchville Road Sidewalk Project. The Town may submit an application under the Local Transportation Capital Improvements Program (LOTCIP) to fund construction of sidewalks along Fitchville Road (Post Office to Haughton Road).

5. Public comment period.

6. Review general correspondence.

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

Stephen Seder, Chairman
Planning & Zoning Commission

Join Zoom Meeting
https://us02web.zoom.us/j/89480316463
Meeting ID: 894 8031 6463
Call-in
+1 (929) 205-6099
To Planning + Zoning Commission - Town of Bozrah

I, Michael L. Fowler of 35 Lake Road, Bozrah Ct, would like to build a Inlaw Apartment Addition on the back of Existing Garage/House at 35 Lake Road Bozrah Ct. Inlaw Apartment would be approx: 416 square ft-16' x 24'.

1. Floor Plan - Attached
2. Structure Plan - Attached
3. Septic Information - Attached
4. Pictures of Original House Plans - Attached
5. General Contractor Info - Below
6. (Some of the work I will complete as Home Owner)

Attention Sam Alexander - Planning/Zoning - Bozrah

Please put this on the agenda June/July 2020

Thank you

Michael L. Fowler

Contact No's - 860-886-0271 - House 860-885-8307 - Cell

C.M. Reguin
General Contracting
We take pride in your home
574 Norwich Ave
Colchester, CT. 06415
regcm69@comcast.net
CT Lic. # HIC 0568664

Quality Work Fully Licensed and insured
Commercial * Residential * Industrial
Design 2947
Square Footage: 1,850
LD

• This charming, one-story traditional home greets visitors with a covered porch. A galley-style kitchen shares a snack bar with the spacious gathering room where a fireplace is the focal point. An ample master suite includes a luxury bath with a whirlpool tub and a separate dressing room. Two additional bedrooms, with one that could double as a study, are located at the front of the home.

California Engineered Plans and California Stock Plans are available for this home. Call 1-800-521-6797 for more information.
2" X 10" Rafter 16" on center
covered with ¾" and 30 year architectural shingles
and R-30 insulation until ceiling joist

2" X 6" Ceiling joist 16" on center
With ½" sheetrock and 22" of blown in insulation

2" X 6" exterior wall 16" on center with
2" X 10" header where necessary covered
¾" plywood, house wrap and vinyl siding
With R-21 insulation with ½" sheetrock and
5/8" sheetrock against existing garage

11" I joist 16" on center covered with ¾" plywood
With R-21 insulation between joist

10" X 24" footing with a
8" foundation wall to be 42" below grade
and a 3" to 4" slab for vapor barrier

Structure Plan for Proposed Taklaw Apartment
35 Lake Road, Bozrah
Michael L. Foulien 6/17/20
AREA OF PROPOSED INLAW APARTMENT
Back or Garage

Michael L. Fowlen
35 Lake Road
Bozrah, CT 06334
LOT #4
AREA = 116,794.3 S.F.
OR 2.88 ACRES
SEE NOTE #4

Existing Septic
35 Lake Road + 05.6
6/17/20
Michael L. Fowler

Proposed 3 BR House
Top of PDN - 411.5
+ 409.6
LOT #4
AREA = 116,794.3 S.F.
OR 2.68 ACRES
SEE NOTE #4

PROPOSED SILT FENCE
& LIMIT OF CLEARING

1,250 Gal. Min.
Septic Tank

4" Schedule 40 PVC

Proposed
4/BR House
Top of FDN
El. 413.5

Reserve Area

18106 W
18222 W

SBD 125.5 W
18222 W

18206 W

JDTH A. COR

Original Survey Map 1997
Pat Quinn - Subdivision -
35 Lake Road - Bozrah Ct.
LOT 3 SEPTIC DATA

WITH A PERC. RATE OF 1-10 MIN. PER INCH
CTIVE AREA OF 495 S.F. PROVIDED BY 56 L.F.
IES WITH AN E.A. 9.2 S.F./L.F. = 515 S.F.
O % RESERVE AREA. USE A MINIMUM OF 1,000
NK.

RIES = EL. 395.75
RIES = EL. 399.00
OUT = EL. 399.75
IN = EL. 400.00
DN. = EL. 400.55

IF SEPTIC SYSTEM CALCULATION
DEPTH TO REST. LAYER = 39"

X (FT) 1.5 = 39' = M.L.S.S

ERFORMED MARCH 13, 1997
TIONS : DAMP

PERCOLATION TEST #3
DEPTH = 32" REFERENCE MARK AT 14"
PRE SOAK AT 10:50 A.M.

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<th>TIME</th>
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NOTES CONTINUED FROM
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WETLAND

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<th>Test Hole #9</th>
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<tr>
<td>10 - 32&quot; Fine Sandy Loam Subsoil</td>
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<tr>
<td>32 - 95&quot; Medium Silty Sand &amp; Stone, Moderately Compact</td>
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<td>Mottled at 32&quot;</td>
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<tr>
<td>Water at 55&quot;</td>
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<td>No Ledge</td>
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<tr>
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<tr>
<td>32 - 95&quot; Silty Sand and Stone, Moderately Compact</td>
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</tr>
<tr>
<td>Mottled at 35&quot;</td>
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<tr>
<td>Water at 50&quot;</td>
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<tbody>
<tr>
<td>12 - 32&quot; Fine Sandy Loam Subsoil</td>
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</tr>
<tr>
<td>32 - 72&quot; Compact Coarse Silty Sand and Stone</td>
<td></td>
</tr>
<tr>
<td>72 - 102&quot; Medium Sand with Some Silt, Grey</td>
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<tr>
<td>Possible Mottled at 39&quot;</td>
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<tr>
<td>No Water</td>
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<td>No Ledge</td>
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<td>Soils Dry</td>
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<th>10&quot; Topsoil</th>
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<tbody>
<tr>
<td>10 - 28&quot; Fine Sandy Loam Subsoil</td>
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<tr>
<td>28 - 58&quot; Medium Sand and Stone, Moderately Compact</td>
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<tr>
<td>58 - 102&quot; Fine Sand with Some Silt</td>
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<tr>
<td>Possible Faint Mottled at 40&quot;</td>
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<td>Soils Dry</td>
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**Percolation Test #1**
Depth = 24"  Reference Mark at 2'
Pre Soak at 10:25 A.M.

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<td>12:23</td>
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<td>12:36</td>
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<td>12:49</td>
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<td>15 1/4</td>
<td>1.25&quot;</td>
<td>14</td>
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<tr>
<td>1:15</td>
<td>16 1/2</td>
<td>0.875&quot;</td>
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<tr>
<td>1:28</td>
<td>17 3/8</td>
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**Percolation Test #2**
Depth = 29"  Reference Mark at 2'
Pre Soak at 10:31 A.M.

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<th>Diff. Tnk</th>
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<td>5.375&quot;</td>
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<tr>
<td>12:25</td>
<td>17 1/2</td>
<td>2.75&quot;</td>
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<tr>
<td>12:30</td>
<td>20 1/4</td>
<td>2.0&quot;</td>
<td>12</td>
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<tr>
<td>12:50</td>
<td>22 1/8</td>
<td>1.5&quot;</td>
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<td>1:03</td>
<td>23 5/8</td>
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<td>1:04</td>
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<td>4.0&quot;</td>
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<tr>
<td>1:30</td>
<td>19 7/8</td>
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35 Lake Rondel Bozrah Ct.
Michael L. Fowken
**MINIMUM LENGTH OF SEPTIC SYSTEM CALCULATIONS**

- Gradient = 4.6%
- Depth to Rest. Layer = 32"

**H.F. = 28**
- P.F. = 1.5
- F.F. = 2

\[(\text{HF}) \times (\text{PF}) \times (\text{FF}) = 84' = \text{MLSS}\]

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**DURATION TEST, PERFORMED MARCH 13, 1997**

**SOIL CONDITIONS: DAMP**

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<tr>
<th>ST.</th>
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**PERCLOSATION TEST #3**

- Depth = 32"
- Reference Mark at 14"
- Pre soak at 10:50 A.M.

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<tr>
<th>TIME</th>
<th>READING</th>
<th>DIFF. HGT.</th>
<th>DIFF. TIME</th>
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<td>12:54</td>
<td>11 3/8</td>
<td>2.875</td>
<td>13</td>
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<tr>
<td>1:07</td>
<td>14 1/4</td>
<td>DRY</td>
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</table>

**MARK AT 2"**

**PERCLOSATION TEST #4**

- Depth = 32"
- Reference Mark at 17"
- Pre soak at 11:00 A.M.

<table>
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<tr>
<th>TIME</th>
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<th>DIFF. TIME</th>
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<td>12:32</td>
<td>7</td>
<td>0.75</td>
<td>12</td>
<td>16</td>
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<td>12:44</td>
<td>8 1/4</td>
<td>1.00</td>
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<td>12</td>
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<td>12:56</td>
<td>9 1/4</td>
<td>0.875</td>
<td>14</td>
<td>16</td>
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<td>1:24</td>
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**NOTES CONTINUED FROM SHEET 1:**

7) SOILS TYPES FROM NEW I

- UPLAND = Wyb = WOODSFINE SANDY L
- SLOPES
- WETLANDS = Rn = RIDGE
- WHITMAN EXTR
- LOAMS.

8) PROPOSED PROPERTY CO.

UPON SUBDIVISION APPR.

---

**SPECIFIC INFO**

**35 LANE ROAD**

**POURAIN, CT.**

**MICHAEL L. FOWLER**

**6/17/20**
TO: Bozrah Planning & Zoning Commission
FROM: Samuel Alexander, AICP, Town Planner/SCCOG
CC: Carl Zorn, First Selectman
Katey DeCarli, P.E., ZEO/WEO
Michael Fowler, Applicant
DATE: July 2, 2020

Planner Review – App. #06-00-20: Family Apartment, 15 Lake Road.
ZEO, Katey DeCarli, P.E. and I have reviewed the above-referenced application for completeness and consistency with the regulations.

This property is located at 15 Lake Road, in the RU-1 zone, and is owned by the applicant, Mr. Michael Fowler. The property is 2.68 acres and was created as part of a 1997 subdivision. Per section 10.18, family apartments are allowed in all residential zones, subject to certain requirements, and following approval by the Commission.

Zoning requirements
☑ 25-foot required side yard. Side yard will remain about 45 +/- feet.
☑ Section 10.18.3 – The apartment will be 416 sqft. (16x24), which is under the 600 sqft. Maximum.
☑ Section 10.18.4 – There is no other family apartment attached to the home.
☑ Section 10.18.5 – There is sufficient parking for the additional dwelling.
☐ Section 10.18.8 – The applicant has applied to Uncas Health District to review the proposal for septic/well adequacy.

Approvals/reviews remaining:
☐ This has been referred to Uncas Health District for septic/well adequacy and is awaiting approval.

Required Submittals upon approval
☐ Section 10.18.9 – Following approval, the applicant will need to file an affidavit on the land records attesting conformance with the regulations, including:
  ▪ Apartment will only be used family and not rented for income.
  ▪ The owner will occupy one of the dwellings.
  ▪ No more than two people shall occupy the dwelling.

---

If language assistance is needed, please contact SCCOG at 860-889-2324, office@seccog.org
Si necesita asistencia lingüística, por favor comuníquese a 860-889-2324, office@seccog.org.
如果您需要语言帮助，请致电860-889-2324或发送电子邮件至office@seccog.org.
Chairman Stephen Seder called the meeting to order at 7:00pm. Chairman Seder appointed Steve Coit (alt.) to sit in place of Nancy Taylor. Nancy Taylor arrived at 7:02pm and Steve Coit was unseated.

1. **Review and approve the minutes of the December 12, 2019 regular meeting.**

Manny Misarski made a motion to approve the minutes of the regular meeting. Scott Barber seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

2. **Review correspondence pertaining to agenda items.**

Sam Alexander (Town Planner) reviewed correspondence for the two active site plan applications. Sam Alexander listed the following new items of correspondence in the packets for Three & An Apple LLC (Bozrah Pizza): Updated site plan (1/9), Connecticut Department of Public Health septic approval letter (1/2), Planner report re: screening (1/2), Town Planner comments (12/17), Notices to Montville and Norwich (12/17), Connecticut Department of Transportation approval letter (12/11).

Sam Alexander listed the following new items of correspondence in the packets for Collins & Jewell Company: Updated site plan (1/9), Updated final bond estimate (1/9), Town Engineer final comments (1/9), Final stormwater report (1/7), Response to Town Engineer comments (1/7), Town Engineer comments (1/3), Lighting detail (12/26), E&S bond estimate (12/26), Stormwater O&M plan (12/26), Response to Planner comments (12/26), Notices to Franklin and Norwich (12/17), Fire Marshall comments (12/12).

3. **Hear the Report of the Zoning Enforcement Officer.**

The Commission reviewed the report provided by the Zoning Enforcement Officer.
The Commission discussed with the Carl Zorn (First Selectman) and amongst themselves the concern over the Zoning Enforcement Officer not being able to attend meetings, creating a situation where the Commission cannot follow up questions about the monthly report. Chairman Seder determined to get in contact with the Zoning Enforcement Officer to discuss her hours.

The Commission briefly discussed an upcoming appeal to the Zoning Board of Appeals, of an enforcement order by the Zoning Enforcement Officer, which will receive a public hearing on January 16.

The Commission asked about a Freedom of Information Act request, Carl Zorn explained that the Zoning Enforcement Officer was complying with a request for land use documentation for applications related to a certain business. The Commission asked about a drainage issue on Autumn Way mentioned in the report. Carl Zorn explained that a letter was sent to a homeowner about a sump pump drain or other drain discharging water into the road.

Scott Barber made a motion to accept the Zoning Enforcement Officer’s report. Nancy Taylor seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

4. **Old Business.**

a. #12-00-19. Three and an Apple, LLC (Bozrah Pizza), Salem Turnpike (19/007): Site Plan. Construction of 10,500sf building containing a restaurant and office space, parking, and other site improvements.

Mark Reynolds, P.E. (Reynolds Engineering Services) reviewed the updated plan for Bozrah Pizza. Mark Reynolds noted that Connecticut Department of Transportation (CT DOT) Encroachment Permit approval and Connecticut Department of Public Health (CT DPH) septic system approval were both received.

Mark Reynolds reviewed changes to the site plan regarding drainage: Slight grading is proposed along the western edge of the property. And in place of the original southeast entrance/exit, and serving in the case of overflow of the infiltration system, a small vegetated basin is proposed. Mark Reynolds explained that the CT DOT, by way of granting an encroachment permit, is comfortable with any drainage during a major storm potentially impacting the right-of-way.

Sam Alexander explained that the Town Engineer has not completed a final review and had outstanding comments. Sam Alexander stated that the Fire Marshall has no outstanding plan comments. Mark Reynolds stated that he will put a turning radius template on the plan. Mark Reynolds addressed other minor comments by the Town Planner and Town Engineer.

Chairman Seder asked about proposed screening. Mark Reynolds addressed a memo by the Town Planner pertaining to the removal of a stockade fence from the site plan, and urging the Commission to discuss proper site screening. Mark Reynolds stated that White Pine is proposed to be planted ten feet off-center along the eastern property line in place of a stockade fence. The Commission, Mark Reynolds, and Sam Alexander discussed the
issue and determined that as long as a low-growing and bushy variety of white pine is used, rather than the typical variety, which grows tall and provides little screening benefit, they are comfortable with the removal of the stockade fence. Mark Reynolds suggested planting trees at roughly six feet tall.

Nancy Taylor asked about groundwater monitoring. Mark Reynolds stated that he will be conducting groundwater monitoring prior to septic construction. Mark Reynolds explained that he expects an approval letter shortly from CT DPH for the public water system well. Mark Reynolds stated there will be a consent agreement covering well treatment and monitoring. There are no outstanding comments from CT DPH, but he is waiting on an approval letter. Scott Barber asked about water metering. Mark Reynolds answered that this is a typical requirement for septic systems for restaurants, and used to determine system design adequacy over time.

The Commission discussed approval conditions, including seeking a resolution to the vegetative buffer. Sam Alexander read his suggested approval conditions aloud:

- Applicant to comply with requests for documentation for the Town Engineer to complete a final review and applicant to address comments by the Town Engineer and pay any outstanding costs of review and incorporate any changes into final plans to be submitted for the application file, prior to the application of building permits.
- Applicant to provide Erosion and Sediment control bond in amount and form satisfactory to the Zoning Enforcement Officer, to cover the cost of installing, inspecting, and maintaining Erosion and Sediment control structures, prior to disturbing the site. The bond estimate will cover all Erosion and Sediment control structures contained on the final plans to be submitted for the application file.
- Applicant to submit proof of Public Water System well siting approval from the Connecticut Department of Public Health for the application file, prior to the application for building permits.
- Applicant to update plans to show a low-growing pine variety with adequate width to shield the neighboring property, the final variety to be approved the Commission or its agent, in place of the stockade fence shown on the original plans.

Scott Barber made a motion to approve the application with the stated conditions. Manny Misarski seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

Mark Reynolds thanked the Commission for their input.


Janet Blanchette, P.E. (J&D Civil Engineers), Rocco Sabatino (Pelletier Builders) reviewed changes to the site plan for Collins & Jewell Co. Janet Blanchette explained that the building size of the “phase 4” building component will be reduced to bring the overall building size to under 100,000sf. Janet Blanchette reviewed proposed pedestrian egress for the phase 4 building, as well as comments by the Town Engineer and Town Planner. Janet Blanchette reviewed the site layout, noting the parking and drainage areas. Rocco Sabatino briefly reviewed the draft building plans.
Sam Alexander stated that there are no outstanding comments by him, the Town Engineer, or the Fire Marshall. Chairman Seder asked if there were any other comments or questions by the Commissioners. Chairman Seder stated that the project team has done a great job and presented a good plan. Brian Dudek answered questions about trailer parking and the types of trucks used by Collins & Jewell.

Chairman Seder asked about the final comments by the Town Engineer. Sam Alexander stated that one comment necessitated a change of the plans, which was made by Janet Blanchette and incorporated into the current plans. Sam Alexander stated that there is a phased erosion and sediment control bond proposal. Janet Blanchette spoke about the proposed bond phasing. The Commission felt ready to act on the application.

Sam Alexander read his suggested approval condition aloud:

- Applicant to provide Erosion and Sediment control bonds for each project phase, as estimated, and in form satisfactory to the Zoning Enforcement Officer prior to disturbing the site.

Steve Gural made a motion to approve the application with the stated conditions. Scott Barber seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

Brian Dudek and Janet Blanchette thanked the Commission.

5. **Public comment period.**

Ray Barber (Goshen Road) urged Commissioners to attend as citizens the Zoning Board of Appeals public hearing regarding an appeal of an enforcement order. The public hearing is scheduled for January 16 and is in regards to a parked trailer and campers on a vacant piece of land abutting Route 2 and Fitchville Pond. The Commission determined to send a letter, signed by the Chairman, to the Zoning Board of Appeals, as testimony for the hearing. The Commission chose to outline in the letter the reasons the use of land is in violation of the regulation, and urge the Board to uphold the order.

Glenn Pianka (Board of Selectmen/Fitchville Road) urged the Commission to consider in the future the needs of an abutting property owner when considering plantings for a vegetative buffer. Glenn Pianka suggested that the abutting property owner may not require as much screening as the Commission is considering.

6. **Review general correspondence.**

There was none.

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

There was none. Scott Barber made a motion to adjourn the meeting. Nancy Taylor seconded the motion. The meeting was adjourned at 8:21pm.

Respectfully submitted,
Samuel Alexander (acting secretary)
Town Planner/SCCOG