

**PUBLIC HEARING/REGULAR MEETING
TOWN OF BOZRAH
PLANNING & ZONING COMMISSION
January 12, 2017**

Vice-Chairman Stephen Seder Chaired this evenings meeting due to the absence of Chairman Adelman. He called the Public Hearing of the Bozrah Planning & Zoning Commission to order at 7:30 pm in the Bozrah Town Hall on Thursday, March 9, 2017.

Regular members present: Stephen Seder, Stephen Gural. Nancy Taylor.

Alternate members present: Ralph Fargo, Manny Misarski.

Regular members absent: Seymour Adelman, Scott Barber.

Alternate members absent: None.

Vice-Chairman Seder appointed Manny Misarki and Ralph Fargo to sit as a regular members in place of Seymour Adelman and Scott Barber.

Vice-Chairman Seder read the call of the Public Hearing.

177 Fitchville Road, LLC. Re-subdivision application to create 2 additional building lots, resulting in a total of 3 lots, at 177 Fitchville Road. The proposed lots will utilize the dimensional requirements of the Village Overlay District. The property is zoned Industrial.

Jim McNally of Boundaries LLC presented the re-subdivision plan. At this time he submitted the Certified Mail Receipts of notification of the hearing to abutters. He discussed the layout of the re-subdivision stating that the two additional lots utilize the dimensional requirements of the Village Overlay District and as such will connect to public water and meet all other requirements of that District when developed. He also discussed the ConnDOT letter submitted approving the access drives onto Fitchville Road.

Planner R. Serra stated that the requirements of the zoning and subdivision regulations have been met and that Uncas Health District has approved the site suitable for subsurface sewage disposal. The remaining item the Commission should consider is requiring fee-in-lieu of Open Space.

ZEO Tom Weber stated that the IWWC has determined the application to be not-regulated and he had no concerns regarding the proposal.

Vice-Chair Seder asked if anyone wanted to speak in-favor of the application.

Richard Gilman stated that he was in-favor of the proposal and that it was a positive for the development of Fitchville Village and the Town.

Vice-Chair Seder asked if anyone wanted to speak in opposition to the proposal. There were no speakers in opposition.

There being no other comments or questions from members of the public or the Commission the public hearing was closed at 7:38 pm.

The Regular Meeting of the Bozrah Planning & Zoning Commission was called to order by Vice- Chair Seder at 7:39 pm.

All those present for the public hearing were present for the regular meeting.

- 1) Review and approve the minutes of the January 12, 2017 regular meeting.

A motion to approve the minutes of the January 12, 2017 Regular Meeting was made by Nancy Taylor and seconded by Stephen Gural.

VOTE UNANIMOUS – MOTION APPROVED.

- 2) Review correspondence pertaining to agenda items. – A letter submitted with questions regarding development on Stockhouse Road and Brush Hill Road was noted and will be discussed under Other Business.
- 3) Hear the report of the Zoning Enforcement Officer.

Tom Weber informed the Commission that he had received three zoning amendment referrals. Two from the Town of Franklin and one from the Town of Salem. He had no issues with the proposals. Tom also distributed his building report and discussed the report. There was no further discussion.

- 4) 177 Fitchville Road LLC, c/o Scott Barber. Re-subdivision application to create two additional building lots at 177 Fitchville Road. This property is zoned Industrial.

The Commission discussed the application and felt it complied with the regulations and all required information had been submitted. There was some discussion regarding the fee-in-lieu of Open Space and it was noted that the fee is \$1,800.00 per new lot and that the fee will be submitted as the two new lots are sold.

A motion was made by Stephen Gural and seconded by Nancy Taylor to Approve the application with the condition that Fee-in-lieu of Open Space will be required in the amount of \$1,800.00 per the two new lots.

VOTE UNANIMOUS – MOTION APPROVED.

5) Lake Road Asian Restaurant, 435 Salem Tpk. Change of use at Lake Road Plaza.

The applicant submitted a floor plan for the proposed restaurant and a letter from the Uncas Health District approving the activity. Tom Weber stated that he had not reviewed the proposal in detail for compliance with the Building Code but that any changes would be to the interior of the building. The Commission questioned the amount of parking spaces available. The applicant stated that there were 30 spaces and the parking lot had been recently re-paved.

The Commission discussed the desire to have a plot plan along with the floor plan. The applicant will submit a plot plan to Tom Weber. The property configuration has not changed nor has the building size or layout on the site.

After some further discussion a motion to approve this application with the condition that a plot plan be submitted to Tom Weber and that further review for Building Code compliance will be conducted by Mr. Weber was made by Stephen Gural and seconded by Ralph Fargo.

VOTE UNANIMOUS – MOTION APPROVED.

6) Review general correspondence.

At this time a letter dated March 9, 2017 submitted by Janice Wells of Brush Hill Road was read by Planner Serra. The letter had three overall questions for the Commission summarized as follows:

- 1) When is Mr. Coit going to construct his building on Stockhouse Road along with concerns regarding the blasting and disturbance created by the activity?

The Commission stated that this has been discussed by them several times over the past months. The site plan approval is valid for five years and the expiration date as well as site activity is being monitored by the ZEO for approval compliance and that the monitoring will continue.

- 2) The HillenDale Egg Farm activity on Brush Hill is causing pollution to neighboring properties from its operation and new coop construction.

The Commission stated that it was aware of neighbor concerns from this activity and that Tom Weber has been monitoring it as well. Commission members discussed their knowledge of the activity and some members have driven by the site several times and have not noticed the same concerns as neighbors but that Tom Weber will continue his inspections of the property.

- 3) The noise is deafening from the new HillanDale Egg Farm building which contains electric and water supply equipment.

The Commission is aware that tests were run regarding this equipment and felt that those test runs could have resulted in the high noise levels. Again ZEO Tom Weber will monitor this situation.

- 7) Such other business as the Commission may vote to hear. **None.**

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

VOTE UNANIMOUS – MOTION APPROVED.

Meeting adjourned and 8:00 p.m.

Respectfully Submitted for the Commission

Richard C. Serra
Acting Secretary