

**TOWN OF BOZRAH
BOZRAH TOWN HALL, 1 RIVER ROAD
BOZRAH, CONNECTICUT 06334**

BOZRAH PLANNING & ZONING COMMISSION

AGENDA

Thursday, January 12, 2017
Bozrah Town Hall, 7:30 p.m.

The Bozrah Planning & Zoning Commission will hold a regular meeting on January 12, 2017 at 7:30 pm in the Bozrah Town Hall meeting room.

1. Review and approve the minutes of the November 10, 2016 regular meeting.
2. Review correspondence pertaining to agenda items.
3. Hear the Report of the Zoning Enforcement Officer.
4. 177 Fitchville Road, LLC, c/o Scott Barber. Re-subdivision application to create 2 additional lots, resulting in a total of 3 lots, on 177 Fitchville Road utilizing the Village Overlay District dimensional standards for 2 lots. This property is zoned Industrial.
6. Review general correspondence.
7. Such other business as the commission may vote to hear.

Seymour Adelman, Chairman
Planning & Zoning Commission

**TOWN OF BOZRAH
BOZRAH TOWN HALL, 1 RIVER ROAD
BOZRAH, CONNECTICUT 06334**

BOZRAH PLANNING & ZONING COMMISSION

AGENDA

Thursday, April 13, 2017
Bozrah Town Hall, 7:30 p.m.

The Bozrah Planning & Zoning Commission will hold its regular meeting on Thursday, April 13, 2017 in the Bozrah Town Hall meeting room at 7:30 p.m.

1. Review and approve the minutes of the March 9, 2017 public hearing and regular meeting.
2. Review correspondence pertaining to agenda items.
3. Hear the Report of the Zoning Enforcement Officer.
4. Lawrence M. Gilman 1988 Trust, 40 Gilman Road, Gilman, Ct. Re-Subdivision application for property on Fitchville & Stockhouse Road which creates two additional building lots. Property is zoned Commercial/Village Overlay District and Industrial.
5. BC Properties, LLC, 35 Stanton Road, Gilman, Ct. Site Development Plan proposing a 7900 sq. ft. business facility with associated site work on Stockhouse Road. The property is zoned Industrial.
6. Review general correspondence.
7. Such other business as the commission may vote to hear.

Seymour Adelman, Chairman
Planning & Zoning Commission

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

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, January 12, 2017.

Regular members present: Seymour Adelman, Stephen Seder, Stephen Gural. Nancy Taylor arrived at 7:35 pm.

Alternate members present: Manny Misarski.

Regular members absent: Scott Barber.

Alternate members absent: Ralph Fargo.

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

Others present: Town Planner Richard Serra, ZEO Tom Weber, Jim McNally of Boundaries LLC, and Ray Barber.

- 1) Review and approve the minutes of the November 10, 2016 regular meeting.

A motion to approve the minutes of the November 10, 2016 Regular Meeting was made by Stephen Gural and seconded by Manny Misarski.

VOTE UNANIMOUS – MOTION APPROVED.

- 2) Review correspondence pertaining to agenda items. – **None.**
- 3) Hear the report of the Zoning Enforcement Officer.

Tom Weber informed the Commission that he had received two zoning amendment referrals from the Town of Montville. One proposes to allow the keeping of chickens on properties smaller than 5 acres and the other to allow Manufactured Home Parks in R-120 Residential Districts by Special Exception. The Commission discussed both of these proposals and found no impact to the Town of Bozrah.

Tom also informed the Commission that he had met with Steve Coit on his Stockhouse Road site and reviewed the site work done to date in relation to the approved site plan. Tom found that in general the plan is being followed. Mr. Coit expects to be completed prior to the expiration of his 5 year approval period. Specifically Tom found that the required fencing at the top grade of the excavation is being installed, the final shelf cut to top of grade is coming to completion, drainage pond is installed and all piping to complete the drainage system is on site, storage of excess material is being done on the northeast portion of the property, and that there has been no disturbance of any regulated wetland area.

The Commission discussed various aspects of the approval and Tom's status report including the blasting aspects of the activity. It was noted that blast notification are being made to property owners.

- 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.

R. Serra summarized the proposal mentioning that the two additional lots proposed are utilizing the dimensional standards of the Village Overlay District and as such will be required to utilize public water supply when developed. The application has been approved by the Town's IWWC, and Uncas Health District regarding the suitability of the property for subsurface septic systems. ConnDOT District II is presently reviewing the plan for appropriate driveway sight distance. As a re-subdivision a public hearing is required during which the Commission can discuss open space or fee-in-lieu of open space.

Jim McNally of Boundaries LLC, representing the application, presented the specifics of the plan. At this time the proposal only involves creating the new lots and no specific development is proposed. When that occurs the appropriate required plans will be submitted to the Commission for review and action. All notifications required will be made prior to the public hearing.

The Commission discussed several aspects of the plan with Mr. McNally regarding driveway sightline and proposed property line location.

A motion was made by Nancy Taylor to hold a public hearing on this proposed re-subdivision on Thursday, February 9, 2017 at 7:30 pm. The motion was seconded by Stephen Seder.

VOTE UNANIMOUS – MOTION APPROVED.

- 5) Review general correspondence. **None.**
- 6) Such other business as the Commission may vote to hear. **None.**

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

VOTE UNANIMOUS – MOTION APPROVED.

Meeting adjourned and 7:59 p.m.

Respectfully Submitted for the Commission

Richard C. Serra
Acting Secretary

**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

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING & ZONING COMMISSION
April 13, 2017**

Chairman Seymour Adelman called the Regular Meeting of the Bozrah Planning & Zoning Commission to order at 7:30 pm in the Bozrah Town Hall on Thursday, April 13, 2017.

Regular members present: Seymour Adelman, Stephen Seder, Stephen Gural, Nancy Taylor, Scott Barber

Alternate members present: Ralph Fargo

Alternate members absent: Don Kniss, Manuel Misarski

Staff present: Glenn Pianka (First Selectman), Tom Weber (ZEO), Sam Alexander (SCCOG)

Chairman Adelman appointed Ralph Fargo to sit as a regular members in place of Nancy Taylor.

Nancy Taylor arrived to the meeting and was seated in-place of Mr. Fargo.

- 1) Review and approve the minutes of the March 9, 2017 public hearing and regular meeting

There was discussion of the March 9 Public Hearing and Regular Meeting minutes. Scott Barber suggested that the first paragraph under item 4 (discussion of 177 Fitchville Road Re-subdivision application) of the Regular Meeting minutes be amended to read "...\$1,800 per new lot *prior to the signing of the mylar.*"

Ms. Taylor made a motion to approve the Regular Meeting and Public Hearing minutes as amended. Stephen Gural seconded the motion. The motion carried with two abstentions.

- 2) Review correspondence pertaining to agenda items

Chairman Adelman reviewed correspondence. There was none

- 3) Hear the Report of the Zoning Enforcement Officer

Tom Weber reported that the Inland Wetlands and Watercourses Commission had reviewed the Re-subdivision plan for Fitchville & Stockhouse Road and the Site Plan

for BC Properties, LLC, at Stockhouse Road, and has determined that the proposed activities are not regulated.

Mr. Weber reported on Hillandale Farms and stated that their retention basin is working properly. There was commission discussion about Hillandale Farms.

- 4) Lawrence M. Gilman 1988 Trust, 40 Gilman Road, Gilman, Ct. Re-Subdivision application for property on Fitchville & Stockhouse Road which creates two additional building lots. Property is zoned Commercial/Village Overlay District and Industrial

Jim McNally of Boundaries, LLC presented the re-subdivision plan to create two additional building lots at 177 Fitchville Road. Mr. McNally answered commission questions regarding utility easements, water connection, dimensional requirements, and needed documentation. Mr. McNally stated that Uncas Health District results of a percolation test are included in the meeting packet and that approval from CT DOT regarding a driveway on Fitchville Road will be forthcoming.

Mr. Barber made a motion to schedule a public hearing on the proposed Re-subdivision for Thursday, May 11th, at 7:30pm, at the Bozrah Town Hall. Ms. Taylor seconded the motion. The motion carried unanimously.

- 5) BC Properties, LLC, 35 Stanton Road, Gilman, Ct. Site Development Plan proposing a 7900 sq. ft. business facility with associated site work on Stockhouse Road. The property is zoned Industrial

Mr. McNally reviewed the Site Plan for BC Properties, LLC, to be located at proposed lot 03/44-4. Mr. McNally described all aspects of the Site Plan and answered questions from the commission regarding site layout, drainage, stormwater filtration systems, maintenance, utility connections, and lighting.

Ms. Taylor noted that, according to dimensions noted on the Site Plan, the lot may not have the 150' of required frontage.

- 6) Review general correspondence

Stephen Sedar asked Mr. Weber about Hillandale Egg Farm's plan to build additional coops. Mr. Weber stated that they are not yet ready to build additional buildings on Brush Hill Road.

- 7) Such other business as the commission may vote to hear

There was none.

Mr. Barber made a motion to adjourn the meeting. Mr. Sedar seconded the motion.

Meeting adjourned and 8:30 p.m.

Respectfully Submitted for the Commission

Richard C. Serra
Acting Secretary

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING & ZONING COMMISSION
November 9, 2017**

Chairman Seymour Adelman called the regular meeting of the Bozrah Planning & Zoning Commission to order at 7:33pm in the Bozrah Town Hall on Thursday, November 9, 2017.

Regular members present: Seymour Adelman, Scott Barber, Stephen Gural, Stephen Seder, Nancy Taylor.

Alternate members present: Steven Coit, Manuel Misarski.

Regular members absent: None

Alternate members absent: None

Others present: Town Planner Richard Serra, First Selectman Glenn Pianka, Raymond Barber, Eng. Matt Brown, and representatives for BC Properties, and Zejak Realty, LLC.

- 1) Review and approve the minutes of the October 12, 2017 Regular Meeting.

A motion was made by Nancy Taylor and seconded by Scott Barber to approve the October 12, 2017 minutes as written.

VOTE UNANIMOUS – MOTION APPROVED.

- 2) Review correspondence pertaining to agenda items.

None.

- 3) Hear the report of the Zoning Enforcement Officer.

None. Mr. Weber is on medical leave.

- 4) BC properties, LLC, 35 Stanton Road, Gilman, Ct. Modifications to previously approved site development plan on Stockhouse Road. Modifications include expansion of the business facility building and other site improvements. This property is zoned Industrial.

John Faulise of Boundaries LLC presented the proposal. The application proposes to modify a site plan approval issued in the spring of this year. The modifications are to increase the size of the building from the earlier approved 8,000 square feet to 12,000

square feet and to add a Caretakers Apartment as allowed by Section 8.1.5 of the Zoning Regulations. Due to the increase in building size the drainage system will be modified also. The Drainage report has been reviewed by Matt Brown of Anchor Engineers for the town. The Bozrah IWWC has approved the proposal as a not-regulated activity.

A discussion ensued regarding the site layout including vehicle and material storage. The septic system location and sanitary requirements were also discussed. The proposed system has been approved by Uncas Health District. At this time Matt Brown of Anchor Engineering discussed his review of the drainage system. There are a few minor items that he has requested information on and which had been submitted this afternoon. He does not anticipate any issues with the drainage system as proposed. A discussion continued with regard to the Stockhouse Road culvert which crosses from the site and the potential impact from this site. The drainage design should handle this situation as best as possible.

The Commission discussed the proposed Caretakers Apartment and its size. The regulations do not stipulate a maximum size while the Health Code requires the minimum septic system size be designed for a two-bedroom unit. The applicant does not intend the apartment to be utilized by a family.

The Commission discussed other aspects of the plan including the elimination of the previously approved loading dock and lighting.

A motion to approve the application as submitted was made by Stephen Gural and seconded by Scott Barber. **VOTE UNANIMOUS – MOTION APPROVED.**

- 5) Zejak Realty, LLC, 48 Stockhouse Road. Site development plan to construct a 38,400 s.f. building with associated parking and site improvements. This property is zoned Industrial.

Richard Strouse of CME Engineers presented the proposal which is to construct an approximate 38,000 square foot manufacturing building behind the existing Mid-City Steel building site. The building will be 25' high and is a steel building similar to the existing Mid-City Steel buildings. The activity within the building will be the same as presently conducted in the existing buildings. There will be no truck maintenance on-site. The building and associated parking will be located on approximately 14.5 acres. It will be served by public water and a private septic system. The proposal will require the removal of approximately 225,000 cubic yards of material which is intended to be completed within 15 months after the start date. A drainage system is proposed which will handle all run-off from the site. The drainage design and report is being reviewed by Matt Brown of Anchor engineering for the town. As of this evening there has been an exchange of review comments between CME and Matt Brown. The Bozrah IWWC, while stating that they did not see any issues of concern, will conduct a site walk of the property before their next month's meeting.

At this time Commissioner's discussed the type of fabrication to be conducted in the building as well as the site access which will be the present gated curb cut on Stockhouse Road. Other specifics of the proposal regarding the drainage system and building elevation in relation to the road elevation were also discussed.

As the application requires the IWWC action as well as final comments from Uncas Health District and Anchor Engineering a motion to table this application until next month's meeting was made by Scott Barber and seconded by Nancy Taylor. **VOTE UNANIMOUS – APPLICATION TABLED.**

6) Review general correspondence.

None.

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

At this time the Commission discussed several items.

The status of the conditions of approval with regard to Bozrah Senior Living. Matt Brown of Anchor Eng. discussed the CAD program review of the approved plan with regard to Fire Truck access and found that there should not be any issues. Ray Barber, in attendance, asked about the width of the access in comparison to vehicle width. The 24' travel lanes on-site should not present a problem. With regard to a WB-62 Trailer, the site presents maneuver constraints and those sized vehicles cannot enter the site. Discussion ensued regarding the public water and sewer systems to be extended from Norwich. While that activity is waiting on some contractor specifics the activity is progressing. Also, the State OSTA traffic review is on-going.

Stephen Seder asked about what seems to be new tenants at the Gorin's Furniture site and whether they had come to the Commission for a change of use permit. A discussion ensued regarding the vehicles parked at this site and possible usage. The Commission agreed to direct ZEO Tom Weber to contact Mr. Gorin and have any new tenant submit a change of use application to present to the Commission.

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

VOTE UNANIMOUS – MOTION APPROVED.

Meeting adjourned and 8:16p.m.

Respectfully Submitted for the Commission

Richard C. Serra
Acting Secretary