

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

**BOZRAH PLANNING & ZONING COMMISSION**

AGENDA

Thursday, March 10, 2016  
Bozrah Town Hall, 7:30 p.m.

**The regular scheduled meeting for March 10, 2016 has been cancelled due to lack of agenda items.**

Seymour Adelman, Chairman  
Planning & Zoning Commission

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

**BOZRAH PLANNING & ZONING COMMISSION**

AGENDA

Thursday, June 9, 2016  
Bozrah Town Hall, 7:30 p.m.

The Bozrah Planning & Zoning Commission will hold a regular meeting on June 9, 2016 at 7:30 pm in the Bozrah Town Hall meeting room.

1. Review and approve the minutes of the April 14, 2016 regular meeting.
2. Review correspondence pertaining to agenda items.
3. Hear the Report of the Zoning Enforcement Officer.
4. Marrotte Trucking, 171 Fitchville Road, former Poland Springs Building.  
Change of use.
5. Hillandale Farms, 17 Schwartz Road. Application to construct 11 new coops and associated Administration Building at the Schwartz Road farm.
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, October 13, 2016  
Bozrah Town Hall, 7:30 p.m.

The Bozrah Planning & Zoning Commission will hold a regular meeting on October 13, 2016 at 7:30 pm in the Bozrah Town Hall meeting room.

1. Review and approve the minutes of the August 11, 2016 regular meeting.
2. Review correspondence pertaining to agenda items.
3. Hear the Report of the Zoning Enforcement Officer.
4. Revelation Church, Bishop Road. Site Plan application for Church construction including associated parking area.
5. Benny Mei, 435 Salem Turnpike. Change of use. Expand restaurant in former restaurant and Dry Cleaner space.
6. Review general correspondence.
7. Such other business as the commission may vote to hear.

Seymour Adelman, Chairman  
Planning & Zoning Commission

**TOWN OF BOZRAH  
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BOZRAH, CONNECTICUT 06334**

**BOZRAH PLANNING & ZONING COMMISSION**

AGENDA

Thursday, November 10, 2016  
Bozrah Town Hall, 7:30 p.m.

The Bozrah Planning & Zoning Commission will hold a regular meeting on November 10, 2016 at 7:30 pm in the Bozrah Town Hall meeting room.

1. Review and approve the minutes of the October 13, 2016 regular meeting.
2. Review correspondence pertaining to agenda items.
3. Hear the Report of the Zoning Enforcement Officer.
4. Town of Bozrah Recreation Commission. Proposed ice skating rink at Riverwalk, Stockhouse Road. CGS 8-24 review.
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**

**The regular meeting scheduled for Thursday, December 8, 2016 has been cancelled  
due to lack of agenda items.**

**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING & ZONING COMMISSION  
April 14, 2016**

Chairman Seymour Adelman called the regular meeting of the Bozrah Planning & Zoning Commission to order at 7:32 pm in the Bozrah Town Hall on Thursday, April 14, 2016.

Regular members present: Seymour Adelman, Stephen Seder, and Scott Barber.

Alternate members present: Ralph Fargo.

Regular members absent: Stephen Gural, Nancy Taylor

Alternate members absent: Manny Misarsk.

Others present: Town Planner Richard Serra, ZEO Tom Weber, First Selectman Glenn Pianka and 6 members of the public.

Ralph Fargo was seated as a voting member.

- 1) Review and approve the minutes of the February 11, 2016 regular meeting.

A motion to approve the minutes of the February 11, 2016 Regular Meeting as written was made by Scott Barber and seconded by Steve Seder.

**VOTE UNANIMOUS – MOTION APPROVED.**

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

Tom Weber stated that the representative from Casey 3 Enterprises was here for the agenda application and that the town received a zoning regulation referral from the Town of Colchester Planning & Zoning Commission. The proposed regulation amendments would not negatively impact Bozrah.

Chairman Adelman inquired about the letter of violation for 107 Fitchville Road which involved junk material as well as residential use of the garage. Mr. Weber stated that the owner of the property was notified and that the violations have been corrected.

Steve Seder inquired about the blasting done by Steve Coit on Stockhouse Road and whether he is complying with the pre-blast notifications that he agreed to as part of

the approved site plan. A discussion ensued regarding the activity and the impact on the surrounding area due to the blasting.

Terry Smith of Fitchville Road also commented regarding the lack of pre-blast notification and the size of the charges used.

A general discussion continued with regard to this activity and the requirements that were stipulated with the site plan approval. After much discussion the Commission directed Tom Weber to inspect the site for site plan compliance. Additionally, First Selectman Pianka will also discuss this situation with Mr. Coit.

- 4) Casey 3 Enterprises, 300 (308) Fitchville Road. Application to convert a 6 bedroom single-family structure into two residential units; a two-bedroom and a one-bedroom unit.

The Project Manager presented a layout plan of the property with the existing structures and drives and parking. He discussed the intent to convert the single-family structure into two units and presented a floor plan. Commissioner's discussed various aspects of the proposal involving drainage, parking, drive surface and septic requirements. The zoning designation was also discussed. With regard to this application the R-2 requirements would be appropriate as they permit two-family dwellings.

After much discussion a motion to approve the application as submitted was made by Steve Seder and seconded by Ralph Fargo. The applicant was informed that a septic suitability statement from Uncas Health District should be submitted to Tom Weber prior to obtaining a zoning permit.

**VOTE UNANIMOUS – MOTION APPROVED.**

- 5) Discuss ConnDOT permit for 45 Bozrah Street (Maples Farm Park).

Mr. Serra stated that, as with previous curb cut applications to ConnDOT, a letter from the town stating whether any zoning issues exist with a property is needed by ConnDOT. The Commission discussed the location of the new curb cut and concurred that the property or activity did not have any zoning issues and Conn DOT should be notified accordingly. No motion is necessary.

- 6) Dwayne Grant, GW Paving, 116 Stockhouse Road. Site Plan modification.

Mr. Grant presented a site layout which showed the previously approved building location and the new proposed location which is closer to Stockhouse Road but within the required building setback lines. There was discussion regarding building design and use.

A motion was made by Scott Taylor and seconded by Steve Seder to approve the revised site plan as submitted.

**VOTE UNANIMOUS – MOTION APPROVED.**

7) Review general correspondence.

Chairman Adelman notified the Commission that Don Kniss had resigned from the Commission after the February 11, 2016 meeting and then read a letter addressed to Mr. Kniss from the First Selectman thanking him for his years of service. The Commission concurred with the First Selectman's letter.

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

There were several items to be discussed:

- 1) An individual interested in purchasing 184 Fitchville Road wanted the Commission to clarify the use at this address as it is zoned Industrial and has a residence on it. Mr. Serra and the Commission stated that the residential use is non-conforming and can continue as such. The existence of the Village Overlay Zone was also discussed. After some discussion it was suggested that the Bank Officer could call Mr. Serra and he could explain it directly.
- 2) The former Polar Springs property on Fitchville Road was discussed and the fact that a "Change of Use" permit was required for the activity from the Commission. Mr. Weber will notify them. It was also mentioned that the "Consignment Shop" on Route 82 also needed a "Change of Use" permit.
- 3) Janice Wells of 42 Brush Hill Road wanted to discuss with the Commission the proposal of Hillendale Farms to construct 11 coops on Swartz Road. The proposal is presently in front of the Bozrah IWWC. She mentioned the various concerns she has regarding this activity which involves odors and flies. As there is no application to the Commission at present the Commission made note of her concerns.
- 4) Mr. Seder mentioned the concept of "Tiny Houses" and a general discussion ensued with regard to this use and the fact that the present regulations do not permit this use. Future discussion may be something that the Commission may want to consider.

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

**VOTE UNANIMOUS – MOTION APPROVED.**

Meeting adjourned and 8:46 p.m.

Respectfully Submitted for the Commission

Richard C. Serra  
Acting Secretary



**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING & ZONING COMMISSION  
June 9, 2016**

Chairman Seymour Adelman called the regular meeting of the Bozrah Planning & Zoning Commission to order at 7:33 pm in the Bozrah Town Hall on Thursday, June 9, 2016.

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

Alternate members absent: Manny Misarsk and Ralph Fargo.

Others present: Town Planner Richard Serra, ZEO Tom Weber, First Selectman Glenn Pianka, Agenda Applicants, and a member of the public.

- 1) Review and approve the minutes of the April 14, 2016 regular meeting.

Scott Barber made note that on page 2, item 6 the motion was made by Scott Barber and not Scott Taylor as listed.

A motion to approve the minutes of the April 14, 2016 Regular Meeting with the noted correction was made by Stephen Seder and seconded by Scott Barber.

**VOTE UNANIMOUS – MOTION APPROVED.**

- 2) Review correspondence pertaining to agenda items.

A June 7, 2016 Petition regarding the Hillandale Farms application was noted and will be read and reviewed under that Agenda item.

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

Tom Weber stated that the owner of the activity in the Former Poland Springs building on Fitchville Road was here for a “Change of Use” and “Sign Permit”. Additionally a new restaurant is considering locating at that the Lake Road Plaza on Rt. 82 and will require a “change of use” permit. Also the Consignment Shop on Rt. 82 is now closed. Mr. Weber also mentioned that a Site Plan has been submitted this evening from the Revelation Church to construct a Church building on Bishop Road. It will be on the Commission’s July Agenda.

- 4) Marrotte Trucking, 171 Fitchville Road. Application for a Change of Use.

Mr. Marrotte explained his trucking operation that is utilizing the property and showed the rendering of his proposed sign. The Commission asked questions

regarding vehicle maintenance on-site and the type of products that are hauled. Mr. Marrotte explained that he does vehicle maintenance on his vehicles only and that all proper procedures regarding disposal of waste products are followed. The products that are hauled are primarily machinery. No hazardous materials are involved.

After some discussion a motion to approve the Change of Use as submitted was made by Scott Barber and seconded by Nancy Taylor.

**VOTE UNANIMOUS – MOTION APPROVED.**

- 5) Hillandale Farms, 17 Schwartz Road. Application to construct 11 new coops and associated Administration Building at 17 Schwartz Road.

Ken Pause of Hillandale Farms, Rob Newton and Mike Feldman of benesch engineers were present. Mr. Pause presented the proposal and explained the intent to modernize the operation with state-of-the art facilities. The new coops will replace the existing older coops. There are presently 14 existing coops. He explained the operation in general and the manure storage and hauling as well as the functioning of the new coops housing the birds. He outlined the time-line of construction stating that the Administration/Processing Building will be constructed first with the new coops being built following that construction. Five of the old coops will be vacated in the first year. He also generally explained the drainage system proposed and the fact that it is designed for a 100 year storm and there will be zero increase in storm water runoff. The Plan has been submitted to the Uncas Health District which has given preliminary approval for the septic system. Additionally it was mentioned that the plan has been approved by the IWWC after several months of review by the Town Engineer.

At this time Mr. Serra read the June 7, 2016 petition submitted to the Commission. The petition was in opposition to the proposal due to the perceived impact on adjacent property and Fitchville Center. The concerns stated involved odor, traffic, and potential overall environmental impact, pollution from the exhaust fans on the coops, negative impact on property values, and impact of blasting during construction. The petition was signed by 61 individuals.

A lengthy discussion followed regarding the various concerns mentioned in the petition. Questions regarding fire protection, water supply, manure disposal, truck traffic, the construction materials used, the existing number of birds and the proposed number – which will increase from 1.2 million to 2 million, air quality, as well as operational transition from the old coops to the new coops were discussed. Additionally there was discussion regarding the various other Federal and State permits that may be required from the U.S. Army Corp, Ct. D.E.E.P., and Department of Agriculture. The applicant is in the process of obtaining all required reviews and approvals.

After further discussion and review of the proposed plan a motion was made as follows:

Motion to Approve the application with conditions that all requirements of the Fire Marshall and Uncas Health District be complied with and that the utility lines be shown on the plan was made by Stephen Seder. The motion was seconded by Scott Barber.

**VOTE UNANIMOUS – MOTION APPROVED.**

6) Review general correspondence.

NONE

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

There was one item to discuss.

The possibility of amending the Commission's Agenda format to include an item to allow for Public Comment was brought up by Mr. Serra and First Selectman Pianka.

Commission members discussed the pros and cons of including such an agenda item and after much discussion it was concluded that such an item could be counter-productive and that a better procedure would be to require a public hearing on significant proposals realizing that any public hearing on standard applications would have to be held, concluded, and action taken within the statutory 65 day time period versus the extended public hearing time period of Special Exceptions.

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 9:05 p.m.

Respectfully Submitted for the Commission

Richard C. Serra  
Acting Secretary

**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING & ZONING COMMISSION  
October 13, 2016**

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, October 13, 2016.

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

Alternate members present: Ralph Fargo.

Regular members absent: None.

Alternate members absent: Manny Misarski.

Others present: Town Planner Richard Serra, ZEO Tom Weber, First Selectman Glenn Pianka and members of the public.

- 1) Review and approve the minutes of the August 11, 2016 regular meeting.

A motion to approve the minutes of the August 11, 2016 Regular Meeting was made by Stephen Seder and seconded by Scott Barber.

**VOTE UNANIMOUS – MOTION APPROVED.**

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

Tom Weber stated that a letter of inquiry has been received from Janice Wells, Brush Hill Rd. regarding several land use activities in town. The Commission responded that the item will be discussed under “general correspondence”. Tom also stated that two additional Change of Use applications have been received which the commission may add to the agenda. Additionally he mentioned that the IWWC approved the Revelation Church application at their meeting last week. S. Barber inquired about construction activity on several residences on Fitchville Road east of the Moose Lodge. Mr. Weber has permits for those activities.

- 4) Revelation Church, Bishop Road. Site Plan application for Church construction including associated parking.

The Pastor of Revelation Church presented the site plan and discussed the changes from an earlier layout. The Commission discussed the review of the proposed Drainage System by the Town Engineer and his final approval of the design. The Commission reviewed the proposed layout and access. S. Seder inquired as to whether the Church had consulted with their closest Bishop Road neighbor regarding the necessity of adding screening between that property and the parking lot. Pastor Matt was unaware of any consultation but will pursue it.

After some further plan review a motion to approve the application was made by Nancy Taylor and seconded by Stephen Seder. **VOTE UNANIMOUS – MOTION APPROVED.**

- 5) Benny Mei, 435 Salem Turnpike. Change of use application expanding restaurant to include former Dry Cleaner space. Mr. Mei presented a floor layout of his proposal to renovate the existing restaurant space and expand into the adjacent Dry Cleaner space. It will be an Asian & Japanese Restaurant. The Commission discussed the water supply quality issues as well as the potential septic system concerns at this location. The Commission questioned whether the Uncas Health District had reviewed this proposal, and were informed that they had not. To move forward with this proposal the Commission would like the Uncas Health District to respond as to the adequacy of the water and septic systems. Mr. Mei will contact the Uncas Health District.

A motion to **table** this application was made by Stephen Gural and seconded by Scott Barber. **VOTE UNANIMOUS – MOTION APPROVED.**

At this time Chairman Adelman made a motion to add the two change of use application mentioned by Tom Weber during his report. The motion was seconded by Scott Barber. **VOTE UNANIMOUS – MOTION APPROVED.**

- 6) Security Supply, Inc., 435 Salem Turnpike. Change of Use application. Tom Reilly discussed his business which is selling security equipment to installers. The activity will include an Office and equipment storage. After some discussion on the electronic method of the company's operation a motion to approve this application was made by Stephen Seder and seconded by Nancy Taylor. **VOTE UNANIMOUS – MOTION APPROVED.**
- 7) DME Company, 426 Salem Turnpike. Change of Use application. This activity is a medical specialty business which makes custom medical garments for patients. There are no evening or weekend hours of operation and at present the employees consist of the two owners. After some further discussion a motion to approve this application was made by Scott Barber and seconded by Nancy Taylor. **VOTE UNANIMOUS – MOTION APPROVED.**

8) Review general correspondence.

At this time the letter of inquiry from Janice Wells was discussed. One of the items was the site plan approval for Steve Coit on Stockhouse Road. This proposal required extensive site work which has been continuing for the past 3 years. There was much discussion regarding the blasting that continues on this site and the stage of plan completion. The general consensus was that this will continue to be monitored and that the applicant has 2 years remaining on his approval and at that time the Commission would hope to see building construction.

The Commission also discussed the Hillendale Farm construction activity on Brush Hill Road. Tom Weber stated that he inspects the site as needed and has found the construction to be in accordance with the approval and Hillendale Farm Manager to be responsive to any concerns.

The Commission briefly discussed the Gilman property on Brush Hill Road and the fact that an access way has been created and felt that was the property owners right for personal use.

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

First Selectman Pianka informed the Commission that the Norwich Bulletin will be doing an article on the Hillendale Farm operation and adjacent smaller agriculture operations. It is expected that the article will highlight the difference between large scale Agri-Business activities and the smaller local Agri-Business activities.

R. Serra handed out an invitation to a housing forum from the Southeastern Ct. Housing Alliance to Commissioners. The forum will be held on October 26, 2016 at 6:00 pm at Three Rivers Community College.

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

**VOTE UNANIMOUS – MOTION APPROVED.**

Meeting adjourned and 8:33 p.m.

Respectfully Submitted for the Commission

Richard C. Serra  
Acting Secretary

**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING & ZONING COMMISSION  
November 10, 2016**

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.

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

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.

Others present: Town Planner Richard Serra, ZEO Tom Weber, First Selectman Glenn Pianka and Ray 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