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

**BOZRAH PLANNING & ZONING COMMISSION**

AGENDA

Thursday, February 10, 2022, 7:00 p.m.

The Bozrah Planning & Zoning Commission will hold its regular meeting on Thursday, February 10, 2022, at 7:00 p.m., at the Bozrah Town Hall, 1 River Road, Bozrah, CT 06334.

1. Public Hearings:

- a. Bozrah Planning & Zoning Commission: Opt out of a provision of Public Act 21-29 affecting the Commission's authority to impose parking requirements on certain residential dwellings.
- b. Bozrah Planning & Zoning Commission: Opt out of a provision of Public Act 21-29 allowing as-of-right accessory dwelling units on lots with single-family homes.
- c. Bozrah Planning & Zoning Commission: Regulation amendments, New Section 9.1.7, allowing "Cultivator" and "Micro-cultivator" Cannabis Establishments in the I-80 and I-30 zoning districts; Amend Section 10.20, clarifying that Cannabis Establishments other than Cultivators and Micro-cultivators are prohibited.
- b. Bozrah Planning & Zoning Commission: Regulation amendments, Amend Section 11.7. requiring annual renewal of excavation permits; Amend Section 11.7.11 affecting bonding requirements of excavations.

2. Old business:

- a. Bozrah Planning & Zoning Commission: Opt out of a provision of Public Act 21-29 affecting the Commission's authority to impose parking requirements on certain residential dwellings.
- b. Bozrah Planning & Zoning Commission: Opt out of a provision of Public Act 21-29 allowing as-of-right accessory dwelling units on lots with single-family homes.
- c. Bozrah Planning & Zoning Commission: Regulation amendments, New Section 9.1.7, allowing "Cultivator" and "Micro-cultivator" Cannabis Establishments in the I-80 and I-30 zoning districts; Amend Section 10.20, clarifying that Cannabis Establishments other than Cultivators and Micro-cultivators are prohibited.
- b. Bozrah Planning & Zoning Commission: Regulation amendments, Amend Section 11.7. requiring annual renewal of excavation permits; Amend Section 11.7.11 affecting bonding requirements of excavations.

3. Review and approve minutes:

- a. January 13<sup>th</sup>.

4. Review correspondence pertaining to agenda items.

5. Hear the report of the Zoning Enforcement Officer.

6. Affordable Housing Plan

7. Public comment period.

8. Review general correspondence.

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

Stephen Seder, Chairman  
Planning & Zoning Commission

**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING AND ZONING COMMISSION**

**January 13, 2022**

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:00pm, on Thursday, January 13, 2022. The meeting was held via Zoom.

Members present: Stephen Seder (Chairman), Scott Barber (Vice Chairman), Steve Coit, Frank Driscoll (alt.).  
Members absent: Nancy Taylor, Manny Misarski, Seymour Adelman (alt.), Steve Gural (alt.).  
Others present: Glenn Pianka (First Selectmen), Sam Alexander, AICP (Town Planner/SCCOG), Carolyn Dziengiel.

Frank Driscoll was seated as a regular member.

1. Review and approval of minutes:

a. December 9<sup>th</sup>.

Scott Barber made a motion to approve the minutes as presented. Steve Coit seconded the motion.

**VOTE: UNANIMOUS – MOTION CARRIED**

2. Review correspondence pertaining to agenda items.

There was none.

3. Hear the report of the Zoning Enforcement Officer.

The Commission discussed an enforcement issue related to heavy truck traffic on Bashon Hill Road, coming from the newly approved Bashon Hill Farms excavation operation. The owner is expected to seek a modification of the approved Special Exception. The Commission agreed that the issue of increasing allowed truck traffic will need a very close and considerate review.

The chairman visited Revelation Church with the Wetlands Enforcement Officer, Bob Russo. No activity has taken place on the site.

4. New business:

a. Bozrah Planning & Zoning Commission: Opt out of a provision of Public Act 21-29 affecting the Commission's authority to impose parking requirements on certain residential dwellings.

Sam Alexander (Town Planner) briefly reviewed the proposed "opt-out", which is allowed under Public Act 21-29.

b. Bozrah Planning & Zoning Commission: Opt out of a provision of Public Act 21-29 allowing as-of-right accessory dwelling units on lots with single-family homes.

Sam Alexander briefly reviewed the proposed “opt-out”, which is allowed under Public Act 21-29.

c. Bozrah Planning & Zoning Commission: Regulation amendments, New Section 9.1.7, allowing “Cultivator” and “Micro-cultivator” Cannabis Establishments in the I-80 and I-30 zoning districts; Amend Section 10.20, clarifying that Cannabis Establishments other than Cultivators and Micro-cultivators are prohibited.

Sam Alexander briefly commented on “Micro-cultivators”, answering a question from the December meeting: Micro-cultivators may do deliveries but may not have a retail component on-site. The Commission requested detailed definitions of both uses be brought to the public hearing.

d. Bozrah Planning & Zoning Commission: Regulation amendments, Amend Section 11.7, requiring annual renewal of excavation permits; Amend Section 11.7.11 affecting bonding requirements of excavations.

Sam Alexander briefly commented on practices in other towns. The Commission determined to amend the application so that it requires two-year reviews of excavations instead of one-year reviews; this was in-line with most other towns in the region. The application will be amended prior to the public hearing.

The Commission asked Sam Alexander to produce a list of active excavation permits.

Scott Barber made a motion to bring the four applications to public hearings. All public hearings will be held on February 10<sup>th</sup>. Frank Driscoll seconded the motion.

**VOTE: UNANIMOUS – MOTION CARRIED**

The public hearings will be held in-person or over Zoom, as circumstances permit.

5. Revelation Church.

Chairman Seder remarked on the boulder pile at Revelation Church. Chairman Seder was interested to see if the Commission had thoughts on allowing the church to move the pile. There was discussion. The Town Planner was unsuccessful in contacting the church the day of the meeting, but if the church plans to move ahead with the planned excavation, the pile could simply be removed after permit conditions are met and the operation begins.

The majority of the Commission felt that the relief wasn’t necessary, understanding that the operation will begin at some point. The Town Planner will venture to get a response from the applicant and a timeline.

6. Affordable Housing Plan.

Sam Alexander spoke briefly about the requirement to adopt an Affordable Housing Plan by June 2022; Bozrah has completed a draft plan. The Commission discussed a senior housing development in Salem. It was determined that the development was not “affordable” by definition.

7. Public comment period.

Carolyn Dziengel commented on the speed of truck traffic on Bashon Hill Road.

Glenn Pianka (First Selectman) is serving on the SCCOG Legislative Committee, which is taking up issues related to zoning enforcement and short-term rentals.

8. Review general correspondence.

There was none.

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

There was none. Scott Barber made a motion to adjourn. Frank Driscoll seconded the motion. The meeting was adjourned at 7:59pm.

Respectfully submitted,  
Samuel Alexander  
Town Planner/SCCOG

**TOWN OF BOZRAH PLANNING & ZONING COMMISSION  
TOWN HALL, 1 RIVER ROAD, BOZRAH, CONNECTICUT 06334**

Notice of Public Hearing

The Bozrah Planning & Zoning Commission will hold four (4) public hearings Thursday, February 10, 2022, 7:00PM, at the Bozrah Town Hall, 1 River Road, Bozrah, CT.

(1) Bozrah Planning & Zoning Commission: Opt out of a provision of Public Act 21-29 affecting the Commission's authority to impose parking requirements on certain residential dwellings;

(2) Bozrah Planning & Zoning Commission: Opt out of a provision of Public Act 21-29 allowing as-of-right accessory dwelling units on lots with single-family homes.

(3) Bozrah Planning & Zoning Commission: Regulation amendments, New Section 9.1.7, allowing "Cultivator" and "Micro-cultivator" Cannabis Establishments in the I-80 and I-30 zoning districts; Amend Section 10.20, clarifying that Cannabis Establishments other than Cultivators and Micro-cultivators are prohibited.

(4) Bozrah Planning & Zoning Commission: Regulation amendments, Amend Section 11.7. requiring annual renewal of excavation permits; Amend Section 11.7.11 affecting bonding requirements of excavations.

At these hearings interested persons may appear and be heard and written correspondence received. A copy of the application is on file and available for review in the Town Clerk's office in the Bozrah Town Hall.

FOR THE COMMISSION

Stephen Seder, Chairman