

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

BOZRAH PLANNING & ZONING COMMISSION

AGENDA

Thursday, May 11, 2023, 7:00pm

The Bozrah Planning & Zoning Commission will hold its regular meeting on Thursday, May 11, 2023, at 7:00pm, at the Bozrah Town Hall, 1 River Road, Bozrah, CT.

1. Review and approve minutes:

a. April 13th

2. Review correspondence pertaining to agenda items.

3. Hear the report of the Zoning Enforcement Officer.

4. Old Business.

a. Steven J. Coit: Site Plan Modification to a plan approved 4/14/22. Additional material stockpile accessed by Brush Hill Road. Property at approx. 28 Stockhouse Road (Map 03, Lot 044) with secondary access from Brush Hill Road.

5. Discussion.

a. Commission-initiated regulation amendments relative to “Event Venues” and similar uses.

6. Public comment period.

7. Review general correspondence.

8. Executive Session: To discuss on-going litigation concerning 211 Bashon Hill Road.

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

Stephen Seder, Chairman
Planning & Zoning Commission

TOWN OF BOZRAH
REGULAR MEETING
PLANNING AND ZONING COMMISSION
BOZRAH TOWN HALL
April 13, 2023

Chairman Steve Seder called the Regular Meeting of the Bozrah Planning and Zoning Commission to order at the Bozrah Town Hall on April 13, 2023 at 7:00p.m.

Members Present: Chair Steve Seder, Scott Barber, Nancy Taylor, Steve Coit, Seymour Adelman

Others Present: Glenn Pianka (First Selectman), Sam Alexander (SCCOG/Town Planner), Jennifer Lindo (SCCOG/Zoning Enforcement Officer), Debra White-Palmer (DWP Events), Brian Palmer, Ray Barber, Robert Ladd, Barbara Speerli, Dale Speerli

Item 1: Review and Approve Minutes

Regular Meeting - February 9, 2023

MOTION 1: S. Barber made a motion to approve the minutes from the regular meeting held February 9, 2023 with a correction to item 5 noting the regulations were not complete. S. Coit seconded the motion.

Vote unanimous - **MOTION CARRIED**

Item 2: Review Correspondence Pertaining to Agenda Items

No correspondence pertaining to agenda items.

Item 3: Hear the Report of the Zoning Enforcement Officer

Attachment - ZEO Report

Jennifer Lindo presented the Commission with the Zoning Enforcement Officer report.

S. Barber noted item 3 of the report, questioning if 349 Salem Turnpike should be condemned for public safety. J. Lindo noted upon her last visit there were no signs of the building collapsing and to condemn the building would be up to the building official.

J. Lindo discussed item 7 of the report, Goulart Drive, noting a half acre parcel that was a part of the original subdivision but not built upon pre-existing zoning. J. Lindo noted the party interested in the parcel on Goulart Drive is working with an attorney to do a title search.

Item 4: Discussion - Event Venues

S. Seder noted the Commission needs to discuss regulations for event venues and look at surrounding town's event venue regulations.

S. Alexander noted regulations for the event venues could include commercial property and non-commercial property but they may be approached separately. S. Alexander also commented on Maples Farm Park, noting the impact of the regulations on the events held there.

S. Barber commented that Ledyard, Stonington, and Salem have regulations for event venues that the Commission can use as a starting point.

Robert Ladd , Fitchville Road, commented on the impact of the regulations on the current event venues in town such as the Moose Club, campgrounds and Maples Farm Park.

Item 5: New Business - Receipt of New Applications

Pete Parent presented to the Commission a site development plan for permit application for Steve Coit on Brush Hill Road. P. Parent noted an active stockpile of sandy gravel material on the site. S. Seder expressed concerns on the active stockpile of material, noting that is not a permitted use.

S. Alexander questioned the impact on the drainage of the area. P. Parent noted they will look into the drainage impact.

S. Seder noted the owner of the property is in violation and will receive an informal letter of violation. S. Seder noted the site plan will be discussed at the Inland/Wetland Commission meeting before further action is taken by the Commission.

Item 6: Public Comment Period

Barbara Speerli, Goshen Road, commented on 211 Bashon Hill Road new driveway.

Item 7: Review General Correspondence

No general correspondence.

MOTION 2: S. Barber made a motion to amend the agenda to Item 8: Such Other Business as the Commission may Vote to Hear and Item 9: Executive Session. N. Taylor seconded the motion. Vote unanimous - **MOTION CARRIED**

Item 8: Such Other Business as the Commission may Vote to Hear

No other business.

Item 9: Executive Session: Regarding Ongoing Litigation (211 Bashon Hill Road)

MOTION 3: S. Barber made a motion to enter executive session at 7:45 regarding the ongoing litigation of 211 Bashon Hill Road with G. Pianka and J. Lindo. N. Taylor seconded the motion.

Vote unanimous - **MOTION CARRIED**

MOTION 4: S. Barber made a motion to exit the executive session at 8:15 p.m. No action was taken. S. Seder seconded the motion.

Vote unanimous - **MOTION CARRIED**

MOTION 5: S. Barber made a motion to adjourn the meeting at 8:15 p.m. S. Seder seconded the motion.

Vote unanimous - **MOTION CARRIED**

Respectfully Submitted for the Commission,

Heather Provost
Recording Secretary

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

5 Connecticut Avenue, Norwich, Connecticut 06360

(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

To: Town Bozrah Planning and Zoning Commission

From: Jennifer Lindo, AZT, Municipal Land Use Specialist, SCCOG (Bozrah ZEO)

Date: April 13, 2023

Re: Zoning Enforcement Officers Report

Since the last meeting in February, I have issued several permits for new houses in various locations:

102 Hough Rd
19 South Rd
21 Stanton Hill Rd (trailer for residence during fire reconstruction)

I have received several zoning complaints from members of the public and the commission. Their status is as follows:

1. 139 Fitchville Rd: Complaint about a junkyard, automotive parts and garbage, resolved 3/14/23
2. 8 Goshen Rd: Zoning Compliance based on a complaint. Non-conforming use that involved a prior law suit and settlement. I finally reached the property owner who cleaned up the majority of the property and put up a fence as requested over Easter weekend. There are some remaining issues we are working on to bring it into compliance.
3. 349 Salem Turnpike: Abandoned single family dwelling in state of disrepair, trying to reach owner.
4. Acorn Acres: established through the tax collector and registrar of voters that occupants are establishing residency and will need to address this with the campground owners, have discussed with Town Attorney.
5. 53 Bozrah St; complaint regarding the number of unregistered and inoperable vehicles and trailer, potential junkyard. Letter sent to owner 4/6/23.
6. South Road; complaint regarding abandoned house and property, trying to establish ownership.
7. Goulart Rd; verification of a lot as an existing lot of record/building lot, working with Town Attorney and interested parties attorney.
8. Stockhouse Road/Brush Hill: February 2023 expansion of activity from approved site plan without proper approval in violation of Zoning Regulations (application submitted this evening). Any continued activity will result in a violation.

Member Municipalities:

Bozrah * Colchester * East Lyme * Franklin * Griswold * Borough of Jewett City * City of Groton * Town of Groton * Lebanon * Ledyard * Lisbon * Montville * New London * North Stonington * Norwich * Preston * Salem * Sprague * Stonington * Stonington Borough * Waterford * Windham