

**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 a public hearing Thursday, November 10, 2022, 7:00PM, at the Bozrah Town Hall, 1 River Road, Bozrah, CT, for the following application: DWP Events, LLC, 410 Salem Turnpike, Bozrah: Zoning Regulation Amendments. Add NEW Sections 2.15.1, 8A.3.2, and 11.21 (11.21.1-11.21.5) allowing and regulating “Event Venues” in the Highway Commercial zone. At this hearing 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

PLEASE PUBLISH IN THE NORWICH BULLETIN

Thursday, October 27, 2022

and

Thursday, November 3, 2022

cc: First Selectman
Town Clerk
Bulletin Board
File

Planning & Zoning Commission
Town of Bozrah
1 River Road
Bozrah, CT 06334

Zoning Application

Date of Submission: _____

Application Number: _____

Fee Paid: \$510.00 (\$450.00 + \$60.00)

- | | |
|---|---|
| <input type="checkbox"/> Site Plan Approval | <input checked="" type="checkbox"/> Zoning Regulation Amendment |
| <input type="checkbox"/> Special Exception | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Other _____ | |

Name, Address and Phone Number of Applicant:

Applicant: DWP Events, LLC, 410 Salem Turnpike, Bozrah, CT 06334, (860) 949-4073

Agent: William R. Sweeney, Esq., TCORS, P.C., P.O. Box 58, New London, CT 06320, (860) 447-0335

Name and Address of Property Owner: (if different from above)


N/A

Describe in detail what is being requested by this application: (Attach all plans and sketches as required)

Request for Zoning Regulation Amendment to add Sections 2.15.1, 8A.3.2, and 11.21 (11.21.1 - 11.21.5) pertaining to Event Venues.

N/A

Signature of Owner



Signature of Applicant

Commission Action: Approved Denied Date: _____ Initialed: _____

SECTION 2 - DEFINITIONS

Words used in these Regulations shall have the definitions contained in this Section. All other words and phrases shall have commonly accepted meanings:

2.15.1 Event Venue. Any property or portion thereof used for hosting weddings, dinners, corporate gatherings, performances and other private special events and celebrations.

SECTION 8A - (HC) HIGHWAY COMMERCIAL

8A.3 Special Exceptions. The following uses may be permitted by the Commission subject to the provisions of Section 11 of these Regulations.

8A.3.1 Video game arcades.

8A.3.2 Event Venues.

SECTION 11 - SPECIAL EXCEPTIONS

11.21 Event Venues. Such uses shall be located on lots containing not less than 120,000 square feet.

11.21.1 Proposed events shall be reasonably accommodated at the site and shall be appropriate to the surrounding area. No event shall exceed one hundred seventy five (175) guests. The applicant shall submit information to the Commission detailing the proposed frequency, size, nature and management of events. On or before May 1st of each calendar year, the applicant shall submit to the Commission a schedule of events for the upcoming year, and such schedule shall be updated periodically over the course of the year as necessary.

11.21.2 Parking shall be provided at a rate of one (1) parking space for every four (4) guests. Parking may be provided onsite and/or offsite provided that such offsite parking is located within 600 feet of the site or shuttle service is otherwise provided. No onstreet parking shall be permitted. The applicant shall submit information to the Commission detailing the proposed arrangements for both guest and staff parking as well as handicapped accessible parking.

11.21.3 Event areas shall be reasonably screened from adjacent parcels. No temporary structure or parking shall be permitted in the required building setbacks for the underlying zoning district. The Commission shall require at least 25 feet of sufficiently dense vegetative screening or alternatively a combination of fencing and/or other buffers along any side or rear property line, to protect the integrity of adjacent properties and provide an effective auditory and visual barrier. The Commission may require additional buffering based on the context of a proposed event venue location.

11.21.4 Amplified music for events shall not be permitted before 12:00 PM or after 10:00 PM. No more than thirty (30) events with amplified music shall be permitted in any one calendar year.

11.21.5 Event venues shall provide suitable and adequate facilities for water and sewerage. Temporary and portable services, subject to the requirements of the Connecticut Public Health Code, are permitted to satisfy this requirement.