

TOWN OF BOZRAH
REGULAR MEETING
PLANNING AND ZONING COMMISSION
BOZRAH TOWN HALL
May 11, 2023

Chairman Steve Seder called the Regular Meeting of the Bozrah Planning and Zoning Commission to order at the Bozrah Town Hall on May 11, 2023 at 7:00p.m.

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

Others Present: Glenn Pianka (First Selectman), Sam Alexander (SCCOG/Town Planner), Jennifer Lindo (SCCOG/Zoning Enforcement Officer), Debra White-Palmer (DWP Events), Brian Palmer, Barbara Speerli, Stephen Gural, Warren Strong

Item 1: Review and Approve Minutes of the Regular Meeting April 13, 2023

MOTION 1: S. Barber made a motion to approve the minutes from the Planning and Zoning Commission regular meeting held April 13, 2023. N. Taylor seconded the motion.

Vote unanimous - **MOTION CARRIED**

Item 2: Review Correspondence Pertaining to Agenda Items

S. Alexander presented the Board with the correspondence pertaining to the agenda items.

Item 3: Hear the Report from the Zoning Enforcement Officer

J. Lindo presented the Commission with the Zoning Enforcement Officer's report.

J. Lindo noted she is in the process of contacting the owners of the abandoned house on 349 Salem Turnpike. J. Lindo explained she has been in contact with lawyers to find the owners. J. Lindo also noted the taxes for the property have been paid through 2022. S. Barber noted the house should be condemned due to safety hazards.

J. Lindo noted the ongoing issue of the potential of year round residency at Acorn Acres Campground. J. Lindo noted some campers at Acorn Acres are registered to vote in Bozrah as residents although in the Acorn Acres lease agreement it is written that campers cannot establish residency. J. Lindo explained they need to come up with a definition of what makes a resident. J. Lindo will set up a meeting in the future with the Town Attorney to regulate this issue.

J. Lindo noted a complaint of unregistered vehicles and trailers on 53 Bozrah Street Extension. J. Lindo will move forward with this.

J. Lindo updated the Commission on the status of 290 South Road, noting the owner has boarded the windows to prevent access as the property is not safe.

J. Lindo noted any special expectations on properties have not been recorded with the description of the property only on the maps. J. Lindo noted that for the applicants to add the special exceptions to the description of the properties is \$60 for the first page and an additional \$10 for each page beyond that. S. Barber suggested any fees be waived for the previously recorded properties.

Item 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.

S. Alexander noted the Inlands/Wetlands Commission has not acted on this Site Plan Modification yet and the Commission has until June 15, 2023 to take action.

J. Lindo noted a letter was sent to Steve Coit noting he can not do anything on the property until approval from inland wetlands. S. Seder noted Steve Coit should be allowed to install E&S controls as recommended by Bob Russo at the last correspondence.

Item 5: Discussion

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

S. Alexander noted while the Commission discusses the regulations on event venues they could have an interim policy for the active event venues. S. Alexander also presented the Commission with other town’s event venue regulations.

J. Lindo presented the Commission with the interim policy for all town residents. J. Lindo noted the policy allows residents to let the town know of events in town. S. Barber noted the policy should include the Planning and Zoning Commission’s input, the events should be reviewed by the commission. N. Taylor agreed the Commission should have input on the events. S. Seder noted the First Selectman would be informed of town events through this policy temporarily until regulations are created.

Item 6: Public Comment Period

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

Item 7: Review General Correspondence

No general correspondence.

Item 8: Executive Session: To Discuss On-going Litigation Concerning 211 Bashon Hill Road

MOTION 2: N. Taylor made a motion to enter the executive session at 8:38 p.m. M. Misarki seconded the motion.

Vote unanimous - **MOTION CARRIED**

The Commission exited the executive session at 9:20 p.m.

Item 9: Other Business as the Board May Vote to Hear

No other business.

Item 10 Adjourn

MOTION 3: S. Barber made a motion to adjourn the meeting at 9:20 p.m. N. Taylor seconded the motion.

Vote unanimous - **MOTION CARRIED**

Respectfully submitted for the Board,

Heather Provost
Recording Secretary