

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

**BOZRAH PLANNING & ZONING COMMISSION**

AGENDA

Thursday, August 8, 2019  
Bozrah Town Hall, 7:30 p.m.

The Bozrah Planning & Zoning Commission will hold its regular meeting on Thursday, August 8, 2019 in the Bozrah Town Hall meeting room at 7:30 p.m.

1. Review and approve the minutes of the July 11, 2019 regular meeting.
2. Review correspondence pertaining to agenda items.
3. Hear the report of the Zoning Enforcement Officer.
4. Old Business.
  - a. **Bozrah Pizza:** Three and an Apple, LLC, 409 Salem Turnpike. Site Plan application. Construction of a restaurant and office building, parking, and other site improvements.
5. Public comment period.
6. Review general correspondence.
7. 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  
July 11, 2019**

Chairman Seymour Adelman called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:30 PM, at the Bozrah Town Hall, on Thursday, July 11, 2019.

Members present: Seymour Adelman, Stephen Seder, Scott Barber, Nancy Taylor, Steve Coit (alt.), Frank Discroll (alt.), Manny Misarski (alt.).

Members absent: Stephen Gural.

Others present: Glenn Pianka (First Selectman), Sam Alexander (Town Planner/SCCOG), Ray Barber (resident), Jordan Hyde (resident).

Chairman Seymour Adelman called the meeting to order at 7:30pm. S. Adelman seated Manny Misarski in place of Stephen Gural.

1. Review and approve the minutes of the May 9, 2019 regular meeting.

Nancy Taylor made a motion to approve the minutes with one correction: replace “application” for “applicant” under last bullet of item #4. Scott Barber seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

2. Review correspondence pertaining to agenda items.

First Selectman, Glenn Pianka distributed a letter from a concerned resident, which spoke about a blighted rental property. The Commission will discuss blight later in the meeting.

Town Planner, Sam Alexander reviewed a letter from the Connecticut Department of Transportation (CT DOT) District 2. The letter contained a review and comments of Bozrah Pizza’s application for an encroachment permit. S. Alexander explained CT DOT’s comments and reported that the project engineer believes the comments can be addressed.

3. Hear the report of the Zoning Enforcement Officer.

The Commission discussed the now-vacant Zoning Enforcement Officer position. G. Pianka reported that the Inland Wetlands & Conservation Commission (IWCC) chairman, along with the Town Planner, are expected to undertake some wetlands enforcement responsibilities.

G. Pianka explained that CME Associates (or another firm) could possibly be contracted for enforcement in the future, but the Board of Selectmen, along with the Town of Franklin are actively looking for replacements.

4. Old Business.

a. Bozrah Pizza: Three and an Apple, LLC, 409 Salem Turnpike. Site Plan application. Construction of a restaurant, parking, and other site improvements.

S. Alexander discussed items remaining to be addressed on the Bozrah Pizza application and answered questions from commissioners. S. Alexander stated that the Town Engineer has reviewed the application and provided his comments, and that new plans are expected the following week. S. Alexander explained that the Connecticut Department of Public Health (CT DPH) is still reviewing the septic system. The applicant is operating under two extensions from the Commission.

- S. Barber requested that the S. Alexander prepare a visual checklist for the Commission for the next meeting.
- S. Adelman requested that all approvals (e.g.: CT DPH) be noted on the final plans.

5. CGS 8-24 Referral.

a. Purchase water and sewer utilities along Salem Turnpike (Route 82) between the Norwich town line and Noble Hill Road; Extend water main from Noble Hill Road to South Road, along Salem Turnpike.

S. Alexander explained that CGS §8-24 requires a “report” from the Planning (& Zoning) Commission prior to major capital projects, such as utility line extensions.

G. Pianka explained that the current referral would contain an advisory opinion from the Commission for the purchase of water and sewer lines recently installed, as well as future extensions of water (and possibly sewer) lines on South Road. The Commission reviewed plans prepared for water line extensions.

S. Alexander explained that he prepared a memo outlining ways in which water and sewer extensions on Salem Turnpike are positively related to the Plan of Conservation and Development:

- *Page 24: “According to survey response the preferred area of town for future Commercial development is Route 82/Salem Turnpike.”*
- *Page 25: “Promote the expansion of public utilities in areas deemed appropriate by this plan.”*
- *Page 25: “Provide municipal facilities and services adequate to meet the needs of all Bozrah’s residents.”*
- *Page 27: “...the Salem Turnpike (Route 82) area of town contains a mix of commercial and residential development. This area has the potential to access both public water supply and sewer service from the City of Norwich. Presently, this infrastructure exists at the Bozrah/Norwich town line. A high percentage of responses to the POCD questionnaire felt that this area was the preferred location of commercial growth...”*
- *Page 30: [Figure 7: Future Land Use Map - Salem Turnpike is designated as appropriate for “Business, other high-density uses”].*

The Commission generally agreed that utility line extensions in the area of Salem Turnpike was a positive and needed benefit to the town. S. Barber made a motion to provide a positive report to the Board of Selectmen. N. Taylor seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

G. Pianka discussed on-going advancement in contacting for water main extension between Elm Brook Village at Bozrah and Noble Hill Road.

6. Discuss appointments/officers.

S. Adelman discussed his plan to step down as Chairman and offered to serve as an alternate going forward. The Commission believed it was appropriate at this time to choose a new Chairman and Vice Chairman. The Board of Selectman will appoint a new regular member.

The Commission determined to elevate Stephen Seder to Chairman and Scott Barber to Vice Chairman, and provide a recommendation to the Board of Selectman to make Seymour Adelman an alternate and elevate Manny Misarski to regular member. N. Taylor made a motion to approve the stated proposal. M. Misarski seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

The commissioners and all present emphatically thanked S. Adelman for his 40 years of service to the Planning & Zoning Commission and commitment to the Town of Bozrah.

7. Discuss blight ordinances.

S. Alexander explained that in May, commissioner Frank Driscoll suggested discussing blight ordinances in light of the Town of Griswold recently amending its blight ordinance. S. Alexander provided a copy of the ordinance and a ten-page primer on blight ordinances from the Connecticut Office of Legislative Research.

The Commission discussed the possibility of adopting a blight ordinance. Members expressed concern over the need for enforcement. The Commission chose to revisit the topic at a future meeting.

8. Public comment period.

Former First Selectman Ray Barber shared a story about appointing Seymour Adelman to the Planning & Zoning Commission forty years ago. R. Barber shared a newspaper article about the appointment. R. Barber discussed Seymour Adelman's accomplishments both as member and Chairman and the major projects that would not have happened if not for Seymour Adelman.

Individual members, G. Pianka, and R. Barber shared additional stories about Seymour Adelman's tenure on the Commission and the Commission's numerous accomplishments under his leadership.

G. Pianka presented Seymour Adelman with a plaque commemorating his forty-year tenure as a member of the Commission, many of those years as Chairman.

9. Review general correspondence.

None.

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

S. Adelman and S. Seder agreed to both attend the Regional Planning Commission (RPC) meeting at the Southeastern Connecticut Council of Governments on July 22.

S. Barber made a motion to adjourn the meeting. Manny Misarski seconded the motion. The meeting was adjourned at 8:36 PM.

Respectfully submitted,

Samuel Alexander (acting secretary)  
Town Planner/SCCOG