

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

March 10, 2022

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:00pm, on Thursday, March 10, 2022. The meeting was at Bozrah Town Hall, 1 River Road, Bozrah, Connecticut.

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

Others present: Glenn Pianka (First Selectmen), Sam Alexander, AICP (Town Planner/SCCOG), Carolyn Dziengiel (resident), Ray Barber (resident), Pete Parent, P.E. (CHA Companies), Matt Quigley.

1. Review and approval of minutes:

a. February 10th.

Scott Barber made a motion to approve the minutes as presented. Nancy Taylor seconded the motion.

VOTE: UNANIMOUS – MOTION CARRIED

2. Review correspondence pertaining to agenda items.

Sam Alexander (Town Planner) noted that additional review comments pertaining to agenda item 4b were received from the Town Engineer that day. Sam Alexander reviewed other items of correspondence pertaining to agenda item 4b previously provided to the Commission.

3. Hear the report of the Zoning Enforcement Officer.

A new shared Zoning Enforcement Officer will begin working soon for the Southeastern Connecticut Council of Governments.

4. New Business:

a. Bashon Hill Farms, LLC, 211 Bashon Hill Road: Excavation. Modification of an existing Special Exception.

The applicant was not present. The Town Planner briefly discussed the purpose of the application. The Commission felt it was necessary to schedule a special meeting to accommodate the public hearing. Scott Barber made a motion to schedule the public hearing for March 24th [note: the hearing later needed to be rescheduled to March 31st], at 7:00pm. Nancy Taylor seconded the motion.

VOTE: UNANIMOUS – MOTION CARRIED

b. Steven Coit, 28 Stockhouse Road: Commercial Site Plan. Construct a 9,600sf building, parking, drainage and other site improvements; Conduct rock removal and grading.

Steve Coit recused himself and left the room. Frank Driscoll sat as a regular member.

Sam Alexander commented that there are outstanding comments by the Town Engineer and explained briefly what they were. Pete Parent, P.E. (CHA Companies) presented the site plan and answered questions from the Commission. There was discussion about the amount of rock removed and proposed height of the remaining ledge wall; it will be about 130 feet high with 20-foot terraces. Material will be processed on site. The final use of the building will be the same as the existing Coit property to the north.

There was discussion about past subdivision plans and devised improvements to the town drainage system. There was extensive discussion about blasting, which will need to occur to achieve the final grades. The Commission discussed steps that were taken during the site preparation to develop the property to the north. Blasting will need to be monitored and coordinated with the Fire Marshall. There was discussion of charging the applicant for the use of the Fire Marshall.

5. Fee Ordinance Review Subcommittee.

Sam Alexander explained that the Fee Ordinance Review Subcommittee has prepared a draft working fee ordinance, which will be referred to the Board of Selectmen. Chairman Seder and Scott Barber briefly explained the purpose of updating the fees and asked that questions and comments be sent to them.

6. Affordable Housing Plan.

Sam Alexander remarked on the draft "Affordable Housing Plan" and the law that requires plans be adopted by June 1, 2022. There was discussion about the purpose and the content of the plan and the necessity of adopting the plan. It was recommended that the Commission discuss the plan at the April meeting. The town planner will return a list of all nearby towns' progress on their plans.

7. Public comment period.

Matt Quigley asked about the process for subdividing a property on Hough Road. There was discussion about the number of lots and disposition of the existing lots. Mr. Quigley will contact the town planner.

8. Review general correspondence.

Referral from the Town of Lebanon

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

There was none. Scott Barber made a motion to adjourn. Nancy Taylor seconded the motion. The meeting was adjourned at 8:38pm.

Respectfully submitted,

Samuel Alexander
Town Planner/SCCOG