

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

BOZRAH PLANNING & ZONING COMMISSION

AGENDA

Thursday, April 11, 2019
Bozrah Town Hall, 7:30 p.m.

The Bozrah Planning & Zoning Commission will hold its regular meeting on Thursday, April 11, 2019 in the Bozrah Town Hall meeting room at 7:30 p.m.

1. Review and approve the minutes of the February 14, 2019 regular meeting.
2. Review correspondence pertaining to agenda items.
3. Hear the report of the Zoning Enforcement Officer.
4. New Business.
 - a. **Bozrah Pizza:** Three and an Apple, LLC, 409 Salem Turnpike. Site Plan application. Construction of a restaurant, parking, and other site improvements.
5. Public comment period.
6. Review general correspondence.
7. Such other business as the commission may vote to hear.

Seymour Adelman, Chairman
Planning & Zoning Commission



Land Use Commissioner Training

Bozrah, CT

The University of Connecticut Center for Land Use Education and Research,
Land Use Academy

- Presenter:** Bruce Hyde, AICP, Land Use Academy Director
Where: Bozrah Town Hall, 1 River Road, Bozrah, CT
When: 7:00 pm. Wednesday, May 1, 2019
Who: Land use commissioners (PZC, IWCC, ZBA) and other interested commissioners (Agriculture, Maples Farm Park, etc.)

Topics Covered:

- Function of land use commissions (PZC, IWCC, ZBA)
- Overlapping Areas
 - Public Hearings
 - Public Visibility
 - Alternates
 - General Behavior
 - Parliamentary Procedure
 - Conflicts of Interest
 - Predisposition/Ex Parte Communication
 - Notice

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
February 14, 2019**

Acting Chairman Stephen Seder called a regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:30 PM, at the Bozrah Town Hall, on Thursday February 14, 2019.

Members present: Stephen Seder, Stephen Gural, Scott Barber, Steve Coit (alt.), Manny Misarski (alt.).

Members absent: Seymour Adelman, Nancy Taylor.

Others present: Tom Weber (Zoning Enforcement Officer, Wetlands Agent, Building Official), Sam Alexander (Town Planner/SCCOG), Ray Barber (resident), Erica Treaster (Wild Earth Studio), Paul Papathanasiou (Bozrah Pizza), Sarah Papathanasiou (Bozrah Pizza).

Stephen Seder acted as chairman in place of Seymour Adelman. S. Seder called the meeting to order at 7:30pm. S. Seder seated alternates Manny Misarski and Steve Coit.

1. Review and approve the minutes of the January 10, 2019 regular meeting.

Scott Barber made a motion to approve the minutes as presented. Stephen Gural seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

There was none.

3. Hear the report of the Zoning Enforcement Officer.

Zoning Enforcement Officer (ZEO), Tom Weber stated that comprehensive subdivision regulation amendments were referred from the Town of Montville. T. Weber also gave updates regarding the status of construction at Bozrah Senior Living (Elm Brook), and operations of local businesses.

4. New Business.

- a. Erica Treaster/Wild Earth Studio: Informal discussion regarding change of occupancy, Yoga Studio. 441 Salem Turnpike.

Erica Treaster spoke about her yoga studio in the plaza at 441 Salem Turnpike (Route 82), and answered questions from the Commission. E. Treaster's yoga studio is roughly 350 square feet and offers yoga, hot yoga, "paint-night", and arts and crafts programs for children. There will be no structural changes to the interior of the building. E. Treaster scheduled an inspection with T. Weber. The use is permitted in the Highway-Commercial zone.

b. Bozrah Pizza: Pre-application meeting regarding plans to construct a building on vacant land. Salem Turnpike (13-19/007).

Paul and Sarah Papathanasiou spoke regarding plans to construct a new building on Salem Turnpike, directly east of the Bestway Station, down the road from Bozrah Pizza's current location. P. and S. Papathanasiou answered questions from the Commission and distributed preliminary plans, a location map, a summary of proposed improvements, and a letter from the Connecticut Department of Public Health regarding a public drinking water well.

The proposed Bozrah Pizza building will have seats for 70 people, parking for 53 cars, a back office and garage, and outdoor seating. The Commission informed P. and S. Papathanasiou that in addition to other requirements, final plans will need to show proposed lighting, signage, adequate fire access, and property boundary markers. The applicants will work with the Town Planner to finalize application materials, with a goal of having an application for the March meeting.

5. Public comment period.

There were no public comments.

5. Review general correspondence.

Sam Alexander (Town Planner) distributed a flyer and informed the Commission that the Southeastern Connecticut Council of Government is hosting land use training for Planning & Zoning Commissions on April 30th and May 23rd. S. Alexander also stated that the Bozrah Inland Wetlands & Conservation Commission is interested in having land use training held at town hall for all three land use commissions. The Commission was generally interested in scheduling training at Town Hall on a date to be determined.

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

S. Alexander stated that he was contacted by a potential buyer of 223 Lake Road. S. Alexander discussed the potential buyer's intentions, which were to subdivide the property for additional single-family homes in addition to constructing a horse barn and offering an equine therapy service. S. Alexander stated that he has not received detailed information yet regarding the proposed business, but wanted to make the Commission aware. The Commission felt that, while commercial horse stables (a seemingly similar use) are allowed in the RU-1 zone, more information would be needed to determine the applicability of those zoning regulations to the proposed use.

S. Barber made a motion to adjourn the meeting. M. Misarski seconded the motion. The meeting was adjourned at 8:06 PM.

Respectfully submitted,
Samuel Alexander (acting secretary)
Town Planner/SCCOG