

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
October 8, 2020**

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:00 PM, on Thursday, October 8, 2020. The meeting was held via Zoom video/teleconference.

Members present: Stephen Seder (Chairman), Scott Barber (Vice Chairman), Nancy Taylor, Manny Misarski.

Members absent: Steve Gural, Steve Coit (alt.), Seymour Adelman (alt.), Frank Driscoll (alt.).

Others present: Carl Zorn (First Selectman), Glenn Pianka (Board of Selectmen), Katey DeCarli (ZEO/WEO/CHA Assoc.), Sam Alexander (Town Planner/SCCOG), Ralph Fargo Jr. (Applicant), Merek Kement (Anchor Engineering).

Chairman Steve Seder called the meeting to order at 7:00 PM.

1. Review and approve the minutes of the September 10, 2020 regular meeting.

Scott Barber made a motion to accept the September 10 minutes as presented. Manny Misarski seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

Sam Alexander (Town Planner) noted each of the application documents related to agenda item 4a. Sam Alexander noted that the Inland Wetlands and Conservation Commission found that they did not have jurisdiction over the activity.

3. Hear the report of the Zoning Enforcement Officer.

Katey DeCarli, P.E. (ZEO/WEO) discussed a number of on-going enforcement issues and other inquiries: inquiry about a hotdog cart on Fitchville Road; inquiry about a property at 2 Wawecus Hill Road; hair salon to potentially be a tenant at 44 Lebanon Road; enforcement letter sent to 314 Bozrah Street; agent approvals for accessory structures and lot line adjustments.

Sam Alexander discussed the current proposal regarding the issue of Short-term Rentals. After meeting with the Town Attorney, staff will begin drafting a general purpose ordinance to regulate and register Short-term Rentals (e.g.: Airbnb) in Bozrah. An ordinance would require all existing and new owners of Short-term Rentals to obtain a license from the Board of Selectmen. The Town will have the ability to create standards for nuisances and revoke licenses with cause.

4. New Business:

a. App. #09-00-20: Ralph Fargo, 8 Commerce Park Road, Bozrah CT: Two-lot subdivision at 68 Scott Hill Road, Bozrah CT. RU-1 Zone. Map 10, Lot 50-B.

Marek Kement, P.E./L.S., Anchor Engineering discussed the proposal by Ralph Fargo Jr. to divide a 4.8ac. lot that was created in a recent free-split. Marek Kement went over plans with the Commission and noted the potential location for two single-family homes, septic systems, wells, and driveways. The lots are almost entirely clear and gently sloping. The Commission asked questions and discussed the proposal.

Town Planner, Sam Alexander had no outstanding questions. Scott Barber made a motion to approve the application for subdivision. Nancy Taylor seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

5. Old Business.

a. Affordable Housing Plan Grant.

Mr. Alexander stated that he provided a draft survey to Commissioners and agreed to resend the draft survey for more comments. The survey will be posted online for residents of Bozrah to offer their thoughts on housing needs.

6. Public Comment Period

There was none.

7. Review general correspondence.

Sam Alexander discussed a report of recent building activity provided by the Building Official. The Commission asked that such a report be reoccurring. Sam Alexander briefed the Commission on the status of legal action related to a past zoning enforcement.

8. Such other business as the Commission may vote to hear.

Scott Barber made a motion to adjourn the meeting. Manny Misarski seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

The meeting was adjourned at 7:34 PM.

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