

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
September 12, 2019**

Chairman Stephen Seder 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, September 12, 2019.

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

Members absent: Nancy Taylor, Frank Driscoll (alt.)

Others present: Glenn Pianka (First Selectman), Tom Weber (Building Official), Emily Perko (ZEO/WEO), Sam Alexander (Town Planner/SCCOG), Ray Barber (resident), Mark Reynolds (Reynolds Engineering Services - applicant's engineer), Jordan Hyde (resident).

Chairman Stephen Seder called the meeting to order at 7:30pm. Stephen Seder seated Steve Coit in place of Nancy Taylor.

1. Review and approve the minutes of the August 8, 2019 regular meeting.

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

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

There was none.

3. Recognize the new Zoning Enforcement Officer.

Stephen Seder recognized Emily Perko of CME Associates, who has been selected to serve as the new Zoning Enforcement Officer and Wetlands Enforcement Officer. Emily Perko introduced herself and announced that she will be working, on average, six hours per week, broken up between Monday mornings (typically 9am to 12pm) and Thursday evenings (typically 3pm to 6pm and commission meetings).

Steve Gural made a motion to appoint Emily Perko as Zoning Enforcement Officer for the Town of Bozrah Planning & Zoning Commission. Scott Barber seconded the motion. There was discussion as to whether or not a formal motion was necessary. It was determined that a formal motion was necessary.

VOTE UNANIMOUS – MOTION APPROVED

4. Hear the report of the Zoning Enforcement Officer.

Tom Weber (Building Official) passed out a permit report. Tom Weber explained that Elm Brook Senior Living will be issued a temporary certificate of occupancy shortly after an inspection by the Uncas Health District.

Scott Barber asked about outstanding bonds and driveway permits. Staff will ensure all bonds are released once associated work is completed and the site is inspected.

Glenn Pianka (First Selectman) explained an issue causing delay in construction of the final portion of the Salem Turnpike (Route 82) water main.

Glenn Pianka stated that he has heard complaints about lack of mowing at Elm Brook Senior Living, but stated that the subject field is covered with a conservation easement and should only be mowed once or twice annually.

Glenn Pianka spoke about dust control at Hillendale Farms and explained that Emily Perko will be following up on the matter.

The Commission discussed other potential zoning enforcement issues in town.

5. New Business.

a. Kurt Reynolds, Gifford Lane (08/005-B): Discuss (and/or receive) upcoming application for a Resubdivision. Applicant wishes to reconfigure a reserved drainage area to make a vacant lot buildable.

Mark Reynolds (Reynolds Engineering Services) introduced himself and presented an application for resubdivision, which concerns a parcel of land on Gifford Lane (Map 8, Lot 5-B) between house numbers 47 and 31. Mark Reynolds described the property, which is approximately 4.8 acres and received a variance from the Zoning Board of Appeals in 2007 for reduced frontage. Test pits show adequate soils. The topography of the land is mostly on both sides of the Bentley Brook, which traversed the back of the property. The front of the property, where a single-family home is proposed is mostly flat.

Mark Reynolds further discussed the history of the property and the presence of a town-owned drainage easement from the original subdivision in 1989. The drainage easement makes the lot unbuildable. Mark Reynolds explained how the resubdivision proposes to create two new drainage easements that, in his opinion, make more sense given the topography of the land and potential for street runoff.

The Commission asked questions regarding the history of the land. Commissioners recalled that the owners came in for pre-application discussions in the past and never filed an application.

The Commission discussed drainage and the purpose of the original easement. The Commission determined that it could not make a decision until they receive proof that the proposed drainage easements will work better than the extant drainage easement.

Sam Alexander (Town Planner) explained the timeline for a resubdivision application and the need for a public hearing. The Commission chose to hold a public hearing in November to allow time for completion of a hydrology report at the expense of the applicant.

Scott Barber made a motion to hold a public hearing on November 14th, at 7:00pm, at Bozrah Town Hall, prior to the regular meeting.

VOTE UNANIMOUS – MOTION APPROVED

b. Discussion regarding Collins and Jewell: Collins & Jewell is planning to construct a new building on Rachel Drive.

Stephen Seder explained that he and Sam Alexander met with Chris Jewell of Collins and Jewell, project engineer Janet Blanchette (J&D Engineering), and Brian Worsham of Pelletier Builders regarding Collins and Jewell’s plans to construct an approximately 100,000-square-foot building adjacent to their current facility on Rachel Drive. Collins & Jewell plans to use this facility for crane construction. Stephen Seder explained that plans are in-flux and dependent on the tonnage of cranes and needs of their clients. The building may be constructed in two or four phases.

Stephen Seder explained that Collins & Jewell would first be seeking a zoning text amendment to increase the maximum allowable height of buildings in the I-80 industrial zone, since the proposed building will be slightly more than 50 feet high. Staff will be available to assist with the zoning text amendment.

6. Public comment period.

Glenn Pianka noted various other potential zoning enforcement issues in town and discussed an issue regarding contractual sewage capacity purchased from Norwich Public Utilities. The Commission discussed whether or not it was prudent to petition for more sewage capacity above its 12,000 gallons-per-day agreement.

Ray Barber (resident) and Glenn Pianka both discussed utilities in the Stockhouse Road area of town. Ray Barber stated there is an on-going design of sewer facilities for Stockhouse Road. Glenn Pianka explained that the town expects to apply for a United States Department of Agriculture grant to install sewer mains.

7. Review general correspondence.

Sam Alexander stated that zoning text amendments were received from the Town of Salem, which amount to minor and administrative changes. Sam Alexander also noted that the Cease and Desist Order to Ryan Haugh, Hebron, Connecticut, regarding his use of land on Fitchville Pond, was received.

The Commission discussed the zoning violation on Fitchville Pond as well as other potential zoning violations, and instructed the new Zoning Enforcement Officer to look into such matters.

Steve Gural made a motion to adjourn the meeting. Scott Barber seconded the motion. The meeting was adjourned at 9:22pm.

Respectfully submitted,

Samuel Alexander (acting secretary)
Town Planner/SCCOG