

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

BOZRAH PLANNING & ZONING COMMISSION

AGENDA

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

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

1. Review and approve the minutes of the May 9, 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. 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.
6. Discuss appointments/officers.
7. Discuss blight ordinances.
8. Public comment period.
9. Review general correspondence.
10. Such other business as the commission may vote to hear.

Seymour Adelman, Chairman
Planning & Zoning Commission

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
May 9, 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, May 9, 2019.

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

Members absent: Manny Misarski (alt.).

Others present: Glenn Pianka (First Selectman), Tom Weber (Zoning Enforcement Officer, Wetlands Agent, Building Official), Sam Alexander (Town Planner/SCCOG), Ray Barber (resident), Paul Papatthasiou (Bozrah Pizza), Stephan Nousiopoulos (SGN Associates), Mark Reynolds (Reynolds Engineering Services), Patricia Goff (resident).

Stephen Seder acted as chairman in place of Seymour Adelman. S. Seder called the meeting to order at 7:30pm. S. Seder introduced new alternate, Frank Driscoll.

1. Review and approve the minutes of the April 11, 2019 regular meeting.

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

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

Town Planner, Sam Alexander stated that the Inland Wetlands and Conservation Commission approved the application for Bozrah Pizza, finding that it was not a regulated activity and there was no expected impact to wetlands or watercourses.

3. Hear the report of the Zoning Enforcement Officer.

Zoning Enforcement Officer (ZEO), Tom Weber explained that he visited with The Animal Experts and reported that business operations are in-line with zoning regulations. T. Weber will instruct them to come in with an application. T. Weber also explained that they will be expanding to Groton.

T. Weber answered questions from the Commission about potential zoning violations in town.

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.

Mark Reynolds, P.E. (Reynolds Engineering Services) presented the site plan for the application by Bozrah Pizza (Three and an Apple, LLC) and noted changes since the last meeting. M. Reynolds answered question from the Commission.

- M. Reynolds stated that changes were mostly minor and based on staff comments, Planning & Zoning Commission comments at the April meeting, and input from the Inland Wetlands and Conservation commission.
- Lighting was added in the southern portion of the lot and building-mounted lights were added to the plan.
- A propane tank, pad, and bollards were added to the eastern portion of the site.
- M. Reynolds requested that the dumpster location remain because of adequate screening and grade separation from the adjacent residence.
- Fire access is adequate.
- A mock sign was added but with no detail of sign content at this time. Sign will be externally lit, most likely downcast lighting.
- Stephan Nousiopoulos, AIA (SGN Associates), architect, spoke about the building façade. S. Nousiopoulos stated that the lower portion of the façade will be cultured stone and the upper portion will be stucco that will be stamped and painted to mimic red brick. The turrets will have gray shingles. The flat roof will be finished with corrugated metal.
- Plans will be revised to show non-kitchen drains bypassing grease trap. An area will be shown on the plan for a grease dumpster if a system other than an underground grease trap is not used, following discussion with Uncas Health District.
- The Connecticut Department of Public Health has approved the well location pending approval by the Commission; the Connecticut Department of Transportation District 2 has not given final approval for highway encroachments; Uncas Health District has not given final approval for the subsurface disposal system; the drainage report and erosion and sediment control plan will be reviewed by the town engineer; the application will provide an erosion and sediment control bond estimate.

The Commission chose to wait before acting on the application.

5. Public comment period.

Patricia Goff (400 Salem Turnpike) raised the issue of requiring common access between Bozrah Pizza and the Bestway gas station, which is a goal of the Highway Commercial zone. The topic was discussed and it was clarified that it would not be possible at this time because a strip of land separated the two lots; however, it should be considered for future development.

6. Review general correspondence.

There was none.

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

F. Driscoll stated that he recently shared the Town of Griswold's new blight ordinance with the Board of Selectmen. The Commission chose to make discussion of blight ordinances a topic for the next meeting.

S. Barber made a motion to adjourn the meeting. S. Gural seconded the motion. The meeting was adjourned at 8:22 PM.

Respectfully submitted,

Samuel Alexander (acting secretary)
Town Planner/SCCOG

May 29, 2019

Board of Selectmen

Town of Bozrah

1 River Road

Bozrah, CT 06334

RE: Planning & Zoning

Dear Board Members,

The past forty odd years it has been my pleasure to both serve and Chair the Planning and Zoning Board for the Town of Bozrah. I find that it is now time to turn over the reins.

Effective July 1, 2019 I will no longer serve on the Planning and Zoning Board for the Town of Bozrah. The June meeting will be my last attendance.

Thank you for your trust in my guidance these past years and I wish the P & Z Board well.

Very truly,



Seymour Adelman

RECEIVED

JUN 5 2019

OFFICE OF THE FIRST SELECTMAN
TOWN OF BOZRAH

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

5 Connecticut Avenue, Norwich, Connecticut 06360

(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

TO: Bozrah Planning & Zoning Commission
FROM: Samuel Alexander, AICP, Town of Bozrah/SCCOG SA
CC: Glenn Pianka, First Selectman
Tom Weber, ZEO/WEO/Building Official
DATE: 3 July 2019
RE: CGS §8-24 Referral: Salem Turnpike water and sewer main purchase and water main extension.

CGS §8-24

CGS §8-24 requires a “report” from the planning (or combined planning & zoning) commission prior to a town undertaking certain development and improvement activities.

Proposal

The Town proposes to purchase water and sewer mains recently installed along Salem Turnpike (Route 82), between the Norwich town line and “Elmbrook Village at Bozrah” senior living facility. The Town also wishes to extend the recently installed water main to the intersection of Salem Turnpike and Noble Hill Road, to complete a loop in the system, and eventually to South Road, to address ongoing groundwater pollution.

Recommendation

The report from the Commission may be in the form of a letter to the Board of Selectmen (sample attached), as well as minutes from the meeting. The Commission may reference the Plan of Conservation and Development when making its report. Below are relevant sections of the plan supporting the proposal.

- 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”.

Member Municipalities: Bozrah * Colchester * East Lyme * Franklin * Griswold * Borough of Jewett City * City of Groton * Town of Groton * Lebanon * Ledyard * Lisbon * Montville * New London * North Stonington * Norwich * Preston * Salem * Sprague * Stonington * Stonington Borough * Waterford * Windham

If language assistance is needed, please contact SCCOG at 860-889-2324, office@seccog.org

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如果您需要语言帮助, 请致电 860-889-2324 或发送电子邮件至office@seccog.org.



TOWN OF BOZRAH

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1 River Road
Bozrah, CT 06334
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Planning & Zoning Commission

DRAFT

July 11, 2019

Board of Selectmen
Town of Bozrah
1 River Road
Bozrah, CT 06334

RE: Recommendation regarding purchase and extension of public utilities on Salem Turnpike (Route 82)

Dear Board of Selectmen:

At the Planning & Zoning Commission regular meeting on Thursday, July 11th, the Commission voted **unanimously to endorse** a proposal for the Town of Bozrah to purchase water and sewer mains recently installed along Salem Turnpike (Route 82), from the Norwich-Bozrah town line to “Elmbrook Village at Bozrah” senior living facility, as well as proposals to extend the recently installed water main further west along Salem Turnpike, to the intersection with Noble Hill Road, and eventually to the intersection with South Road.

This decision was made pursuant to Section 8-24 of the Connecticut General Statutes. In making its decision, the Commission made a finding of **consistency** with the municipal Plan of Conservation and Development; this is contained in the attached meeting minutes. If you have any questions, please contact me.

Sincerely,
Seymour Adelman, Chairman

Town of Bozrah Planning & Zoning
Commission

Attachments: Meeting minutes