

**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING AND ZONING COMMISSION  
October 11, 2018**

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 October 11, 2018.

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

Members absent: Nancy Taylor.

Others present: Glenn Pianka (First Selectman), Marcus Cecil (resident), Ray Currier (COO, Core Plus Credit Union), Mike D'Amato (attorney for Core Plus Credit Union), Ray Barber (resident), Tom Weber (Zoning Enforcement Officer, Wetlands Agent, Building Official), Sam Alexander (Town Planner/SCCOG).

1. Review and approve the minutes of the September 13, 2018 regular meeting.

Stephen Seder acted as chairman in place of Seymour Adelman. S. Seder called the meeting to order at 7:32pm. Manny Misarski was appointed to sit in place of Nancy Taylor.

Scott Barber made a motion to accept the September 13, 2018 regular meeting minutes as presented. Stephen Gural seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

2. Review correspondence pertaining to agenda items.

Sam Alexander (Planner) explained that a letter and draft application, including regulation amendments, were received from Elena Cecil and attorney Frank Manfredi. S. Alexander explained that the application has not yet been filed.

S. Alexander stated that a notice regarding the past Norwich Public Utilities application as sent to the Town of Montville.

3. Hear the report of the Zoning Enforcement Officer.

Tom Weber (ZEO) stated that an application was received from Brian Sauvageau for zoning map amendments, which appears on the agenda. T. Weber also stated that a letter agreeing to proposed map amendments was received from CASEY3 Enterprises LLC (300 Fitchville Road).

T. Weber stated that proposed text amendments from the Town of Lebanon were received.

T. Weber stated that a letter was sent from the Connecticut Department of Transportation to Matt Brown (Anchor Engineering/Town consultant engineer) regarding conditions for the planned sewer and water main extensions on Salem Turnpike.

4. New Business.

a. Brian Sauvageau: Zoning Map Amendments (Application #10-00-18) – Lots 07/001, 07/001-A, 07/001-B, 07/001-C, 07/002, and 07/003 (between 272 and 300 Fitchville Road). Petition to change the zoning designation of these lots from R-2 Residential to Commercial/Residential (C/R).

Brian Sauvageau (applicant) provided a letter to the Commission explaining his intention and reasoning for zoning text amendments for his property and others on Fitchville Road. B. Sauvageau also submitted a letter from Richard and Elaine Neuendorf (276 Fitchville Road) agreeing to the proposed amendments. Outstanding letters will need to be received from Maureen McAuliffe (272 Fitchville Road) and Elena and Marcus Cecil (290 Fitchville Road), since these property owners are party to the application.

The Commission discussed the proposal and the zoning of surrounding properties. It was explained that all properties were located in the Village Overlay district and R-2 Residential zone. Surrounding zoning districts include R-2 and Commercial (C). The proposal would be to change the properties' underlying zoning designation to Commercial/ Residential (C/R). The change could allow additional uses on the properties in-line with the intent to create a compact, mixed-use village in Fitchville.

The Commission discussed the timing of the application for zoning map amendments in coordination with an expected application for zoning text amendments from The Animal Experts (Ms. Elena Cecil) at 290 Fitchville Road. S. Alexander explained how both applications may work in coordination with one another. The Commission expressed concern regarding the fact that a formal application was not received by The Animal Experts. S. Alexander suggested postponing scheduling of a public hearing until November, when an application by The Animal Experts is expected.

The Commission discussed the fact that the expected application by The Animal Experts was intended to correct an issue of a non-conforming use. The Commission asked T. Weber to issue a notice of non-compliance and take enforcement regarding a non-permitted sign.

S. Barber made a motion to formally accept the application by B. Sauvageau. S. Gural seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

b. Core Plus Credit Union: Informal discussion regarding new occupancy of 350 Salem Turnpike.

Ray Currier (EVP/COO, Core Plus Credit Union) and attorney Mike D'Amato answered questions regarding occupancy of 350 Salem Turnpike.

R. Currier explained that Core Plus would likely not be operational at the location until the summer of 2019. R. Currier explained that Core Plus is also honoring the current lease of a portion of the building to Optimus Senior Living. R. Currier answered that

water and septic are sufficient and sewer is expected in the future. R. Currier answered that there would not be a drive-up teller or ATM and explained that the building would be used for back-office functions and a call center, supporting the bank branches of Core Plus. The Commission thanked R. Currier and M. D'Amato for attending.

5. Old Business:

a. Discussion regarding potential zoning map and text amendments to conduct Dog Daycare, Kennel-free Boarding, Fostering of Rescue Dogs, at 290 Fitchville Road.

S. Alexander reiterated that a letter and draft text amendments were received from Elena Cecil (The Animal Experts) and Frank Manfredi (attorney) the day prior to the meeting. S. Alexander explained that the draft amendments made minor modifications to sample amendments that he prepared for the applicant. S. Alexander said one major difference is that the draft amendments allow 'dog daycare' and 'kennel-free boarding' to be conducted as a Home Occupation. S. Alexander stated he was concerned with this modification and the Commission was generally supportive of him communicating that concern prior to an official application.

Marcus Cecil (resident, 290 Fitchville Road) explained that there was a miscommunication regarding the due date of the application and offered to take down the non-permitted sign.

6. Public comment period.

Glenn Pianka (First Selectman) addressed the Commission regarding a potential sidewalk project on Fitchville Road. G. Pianka explained that the Town has applied for a Neighborhood Assistance Act grant to complete design of new and replacement sidewalks to run down Fitchville Road between Haughton Road and the Fitchville Post Office. G. Pianka stated that a Request for Proposals has been prepared and will be advertised following potential award of the grant. G. Pianka asked for volunteers from the Commission to serve on a consultant selection committee. Three commissioners volunteered: S. Barber, S. Adelman, and Steve Coit.

Ray Barber (resident) asked about the zoning on Fitchville Road, in relation to the proposed zoning map amendments. The Commission clarified for Mr. Barber that parcels on the opposite side of Fitchville Road were zoned Commercial and included in the Village Overlay district. The Commission discussed the Village Overlay district and its intent.

R. Barber asked about affordable housing in Bozrah and the town's position relative to Section 8-30g of the Connecticut General Statutes. S. Alexander referred to a handout included in the packet, which explained §8-30g and affordable housing in Bozrah. S. Alexander answered questions about §8-30g and the types of housing deemed "affordable" by the statute.

G. Pianka stated that the Plan of Conservation and Development was used three times that day: it was used when crafting the request for proposals for sidewalk design; it was referred to by the superintendent of schools; and it was referred to in the letter accompanying Mr. Sauvageau's application. G. Pianka raised the fact that the plan also touches on the need for affordable housing that meets the needs of Bozrah residents. G. Pianka suggested that the Commission, and the town in general, begin to think about

ways to accommodate lower-income and aging residents so that they can remain in Bozrah. The Commission discussed different solutions to affordable housing and housing for the elderly.

7. Review general correspondence.

An invitation was received from Elm Brook Village (Optimus Senior Living) regarding a grand opening on October 23<sup>rd</sup>.

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

S. Barber made a motion to adjourn the meeting. S. Gural seconded the motion. The meeting was adjourned at 8:46 PM.

Respectfully submitted,

Samuel Alexander (acting secretary)  
Town Planner/SCCOG