

**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING AND ZONING COMMISSION  
July 9, 2020**

Vice Chairman Scott Barber called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:08 PM, on Thursday, July 9, 2020. The meeting was held via Zoom video/teleconference.

Members present: Stephen Seder (Chairman), Scott Barber (Vice Chairman), Nancy Taylor, Seymour Adelman (alt.),

Members absent: Steve Gural, Manny Misarski, Steve Coit (alt.), Frank Driscoll (alt.).

Others present: Carl Zorn (First Selectman), Glenn Pianka (Board of Selectmen), Sam Alexander (Town Planner/SCCOG), Katey DeCarli (ZEO/WEO/CHA Assoc.), Michael Fowler (Applicant).

Vice Chairman Scott Barber called the meeting to order at 7:08 PM. Mr. Barber appointed Seymour Adelman (alt.) to sit in place of Steve Gural. Chairman Stephen Seder arrived at 7:10 PM.

1. Review and approve the minutes of the January 9, 2020 regular meeting.

Scott Barber made a motion to approve the January 9<sup>th</sup> minutes as presented. Seymour Adelman 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.

Katey DeCarli, P.E. (Zoning Enforcement Officer (ZEO) and Wetlands Enforcement Officer (WEO)) from CHA Associates introduced herself. Ms. DeCarli is taking over for Emily Perko, former ZEO/WEO, and has been working for the past couple of months. Ms. DeCarli provided a report ahead of time that was displayed on attendees screens for everyone to view.

Commissioners asked question of Ms. DeCarli related to enforcement.

- The ongoing enforcement issue at Haughton Road and Route 2 is delayed in the courts due to the pandemic. The courts are not hearing cases of this kind presently.
- Ms. DeCarli will look into Ms. Perko's files regarding a non-conforming commercial property at 314 Bozrah Street.
- Chairman Seder visited Hillendale Farms and was very satisfied with filtering inside of the coops. The Moon family was also satisfied.

- The current owner at 57 Cedar Lane appears not to be using a non-conforming family apartment, which was constructed by a previous owner. No zoning violation was found at this time.

Sam Alexander (Town Planner/SCCOG) suggested that an additional item 3a be added to the agenda to formally appoint Katey DeCarli as the Zoning Enforcement Officer. The Commission was in agreement.

a. Appoint Zoning Enforcement Officer.

Scott Barber made a motion to appoint Katey DeCarli as Zoning Enforcement Officer. Nancy Taylor seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

The Commission, the Town Planner, and the First Selectman discussed short-term rentals (“Airbnbs”).

- There have been complaints of an Airbnb renting to large groups, which have been having parties.
- The Town may address this through a noise ordinance or possibly another type of ordinance. Towns do not typically address Airbnb through existing zoning, however, some do. The Planning & Zoning Commission could also be the enforcing body for a noise ordinance if one is adopted by the Town.
- The Town or the neighbors of an Airbnb could speak with offending owners if there is an issue.
- The Board of Selectmen may decide if an ordinance is necessary.
- A complaint was made to Airbnb.com and it appears the property in question changed their advertisement to eliminate references to parties, etc.

4. New Business:

a. App. #06-00-20: Michael Fowler, 35 Lake Road. Construction of a 416sqft. Family Apartment. Property is single-family in the RU-1 Zone.

The address for this application was mistakenly marked “15 Lake Road” on a previous agenda. Chairman Seder introduced the application. Michael Fowler, applicant, explained the purpose of the family apartment.

Scott Barber asked about the status of approval for well and septic capacity through Uncas Health District. Michael Fowler stated he has submitted all required documentation. Katey DeCarli mentioned that approval was received to Town Hall a couple of hours before the meeting.

Scott Barber made a motion to approve the application with the condition that formal approval of well and septic system capacity is received from Uncas Health District. Nancy Taylor seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

b. CGS 8-24 Referral: Fitchville Road Sidewalk Project. The Town may submit an application under the Local Transportation Capital Improvements Program

(LOTICIP) to fund construction of sidewalks along Fitchville Road (Post Office to Haughton Road).

Sam Alexander explained the background of the application. This project was submitted under a previous funding program (the Transportation Alternatives Program) but will now seek LOTICIP funding. It's received preliminary approval from the Southeastern Connecticut Council of Governments (SCCOG) and may move on to apply for funding through the Connecticut Department of Transportation (CT DOT).

- Seymour Adelman stated that an 8-24 referral was already made for this project, preceding an application to the Community Connectivity Program in 2016.

Scott Barber expressed a desire to have period lighting incorporated into the plan. The Commission was in agreement. Scott Barber made a motion to support the project with the addition of period lighting. Nancy Taylor seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

5. Public comment period.

Glenn Pianka (Board of Selectmen) discussed the sidewalk project and underscored the need for sidewalks on Fitchville Road. Mr. Pianka asked about "brownfields" funding. Sam Alexander explained state and federal programs for brownfields and stated he will reach out for more information. Mr. Pianka has a potential brownfields project in mind.

First Selectman, Carl Zorn discussed the Gilman mill and potential for a brownfields project that preserves buildings on the property that were involved in production during the War of 1812.

6. Review general correspondence.

There was none.

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

Nancy Taylor explained that Beth Colletti from the Primitive Crow antique store on Salem Turnpike wishes to have a tea shop in her store.

Sam Alexander explained that Ms. Colletti will need to look into and address any needed permits from the Building Official or Uncas Health District. No approval is need from the Planning & Zoning Commission.

Nancy Taylor made a motion to add this item to the agenda under item 7a, so that it shows up appropriately in the minutes. Scott Barber seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

a. Informal Discussion re Primitive Crow.

Seymour Adelman stated that this may require Uncas Health District approval. Beth Colletti will need to look into any required approvals and licenses.

Scott Barber made a motion to adjourn the meeting. Seymour Adelman seconded the motion. The meeting was adjourned at 7:56 PM.

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