

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION**

December 9, 2021

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:02pm, on Wednesday, December 9, 2021. The meeting was at the Bozrah Town Hall, 1 River Road, Bozrah, CT.

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

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

Others present: Glenn Pianka (First Selectmen), Sam Alexander, AICP (Town Planner/SCCOG), Ray Barber, Carolyn Dziengiel, Jenna Albers (SCCOG).

Seymour Adelman sat a regular member in place of Manny Misarski

1. Review and approval of minutes:

a. November 10th.

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

VOTE: UNANIMOUS – MOTION CARRIED

2. Review correspondence pertaining to agenda items.

Sam Alexander (Town Planner) noted staff correspondence pertaining to regulation amendments to be discussed.

3. Hear the report of the Zoning Enforcement Officer.

The Commission discussed truck traffic on South Road and whether that may be connected to Revelation Church. Revelation Church is not able to start work on their excavation permit until complying with permit conditions.

4. Old business:

a. Bozrah Planning & Zoning Commission: Application to “opt-out” of a provision of Public Act 21-29 affecting the Commission’s authority to impose parking requirements on certain residential dwellings.

No action taken.

5. Discussion of other regulation amendments:

a. Recreational cannabis draft amendments.

The Commission continued consideration of actions related to Public Act 21-1 and legalization of recreational cannabis. Sam Alexander presented draft regulation amendments, which would seek to allow “cultivators” and “micro-cultivators” in the two industrial zones. These would be indoor growing facilities. The regulation amendments

were clear that retail uses and other licensed uses, such as food and beverage production and packaging operations would not be allowed in town.

The Commission discussed the draft regulation amendments. These amendments would require a public hearing, which may be held in February concurrent to other planned public hearings. The Commission asked the Town Planner to look into micro-cultivator operations more closely; there was concern that there may be a retail component.

b. Accessory dwelling units opt-out provision of Public Act 21-29.

The Commission discussed Public Act 21-29 and the ability to opt out of the provision for accessory dwelling units. The Commission continues to be generally supportive of opting out of this provision. The Town Planner will prepare to prepare an application.

c. Other provisions of Public Act 21-29.

The Commission briefly discussed other aspects of PA 21-29. The Town Planner gave guidance on which provisions could impact the regulations. The Commission determined to table discussion on this item.

6. Discussion of inspection fees and fee ordinance.

Sam Alexander spoke about permit fees and the ability of the Commission to require payments for staff inspections of open permits. A memo laid out an option, which involved more attention to the fee ordinance and updating standard operating procedures.

Sam Alexander shared that the Inland Wetlands & Conservation Commission was interested in establishing a “land use fee sub-committee” with members of the Planning & Zoning Commission. Sam Alexander asked if there was a member, in addition to the Chairman, that would be interested. Scott Barber volunteered.

Scott Barber recommended that the Town Planner look into whether the town may require reimbursement for staff time associated with enforcement actions for inland wetlands or for zoning matters. Sam Alexander stated that he did not believe it was possible, but will look into it.

Jenna Albers (SCCOG) spoke about her experience as a planner in Utah and the warranty bond vehicle used for certain developments. This may be an option as well. The Town Planner will look into whether certain bonds may be used.

7. Adopt 2022 meeting schedule.

Scott Barber made a motion to adopt the 2022 meeting schedule as written. Nancy Taylor seconded the motion.

VOTE: UNANIMOUS – MOTION CARRIED

8. Public comment period.

Carolyn Dziengiel asked about a previously approved excavation activity on Bashon Hill Road. This applicant has not yet applied with permit pre-conditions. Staff visited the site within the past week.

9. Review general correspondence.

David J. Gesiak LLC requested an extension to the 90-day mylar filing deadline for an approved subdivision. The extension is requested in order to gain more time to comply with approval conditions. A letter from Bradon Handfield, P.E. was read aloud. This would be the final extension if approved.

Scott Barber made a motion to approve the extension. Steve Coit seconded the motion.

VOTE: UNANIMOUS – MOTION CARRIED

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

The Commission was in receipt of an application by the Board of Selectmen to modify an approved site plan. The application pertained to a pavilion at Maples Farm Park and was previously approved in May. The modification affects the location of the Pavilion; it will be moved more interiorly to the property.

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

VOTE: UNANIMOUS – MOTION CARRIED

The Commission discussed the excavation regulations and the possibility of requiring re-application every year, as opposed to every three years, for active excavations. There was discussion. The Town Planner will look into what other towns are doing.

There was no additional business. Scott Barber made a motion to adjourn. Nancy Taylor seconded the motion. The meeting was adjourned at 8:57pm.

Respectfully submitted,
Samuel Alexander
Town Planner/SCCOG