

**REGULAR MEETING - MOTIONS ONLY**  
**TOWN OF BOZRAH**  
**PLANNING AND ZONING COMMISSION**

**May 12, 2022**

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:00pm, on Thursday, May 12, 2022. The meeting was at Bozrah Town Hall, 1 River Road, Bozrah, Connecticut.

Members present: Scott Barber, Nancy Taylor, Manny Misarski, Steve Coit, Steve Gural (alt.), Seymour Adelman (alt.), Frank Driscoll (alt.).

Others present: Glenn Pianka (First Selectmen), Sam Alexander, AICP (Town Planner/SCCOG), John Herring (Zoning Enforcement Officer/SCCOG), Mark Zamarka (Waller, Smith and Palmer, P.C.), William Sweeney (TCORS), Debra White-Palmer, Brian Palmer, Logan Gordon, Tracy Gordon, Sabrina Weisberger Foulke, AIA (Point One Architects), Kelsy Janus, AIA (Point One Architects), Ray Barber, Alex Gebbie, Carolyn Dziengiel, others from the public were present.

1. Review and Approve Minutes:

a. April 14<sup>th</sup>

Motion by Steve Gural to approve the minutes as presented. Second by Nancy Taylor.

**VOTE: UNANIMOUS – MOTION CARRIED**

2. Review Correspondence Pertaining to Agenda Items.

No motions were made.

3. Hear the Report of the Zoning Enforcement Officer.

No motions were made.

4. Old Business:

a. Bashon Hill Farms, LLC, 211 Bashon Hill Road: Owner: Stoney Hill Farm, LLC. Modification of an approved Special Exception, Excavation. Increase truck traffic volume above previously permitted volume.

Motion by Nancy Taylor to deny the application to modify a special exception for 211 Bashon Hill Road, made by Bashon Hill Farms, LLC, owner Stoney Hill Farm, LLC, to increase the allowed volume of truck traffic from two trucks per day to twelve trucks per day. The Commission found that the excess traffic created by the excavation activity created hazardous conditions incompatible with the surrounding neighborhood, and endangered public health, safety, and welfare. Further, there is evidence in the record that the applicant would be removing more material from the site than previously permitted, including material smaller than 3 inches, which was previously proposed to remain on-site and returned to the field. Second by Manny Misarski.

**VOTE: UNANIMOUS – MOTION CARRIED**

5. New Business:

a. Tracy and Logan Gordon (Main's Country Store), 318 Fitchville Road: Commercial Site Plan. Addition to a commercial building, removal of parking area islands, and other improvements.

Motion by Steve Gural to approve the site plan. Second by Manny Misarski.

b. Pre-application discussion: Debra White-Palmer. Zoning regulation amendments to allow Event Venues in the Highway Commercial zone by Special Exception.

No motions were made.

6. Affordable Housing Plan.

Motion by Manny Misarski to approve minor modifications suggested by the Town Planner. Second by Steve Gural.

**VOTE: UNANIMOUS – MOTION CARRIED**

7. Public Comment Period.

No motions were made.

8. Review General Correspondence.

No motions were made.

9. Such other Business as the Commission may Vote to Hear.

Motion by Manny Misarski to issue a Cease and Desist Order for excavation activities at 211 Bashon Hill Road, then consult with the Town Attorney. Second by Steve Gural

**VOTE: 2 in favor, 2 opposed, 1 abstained - MOTION FAILED**

Motion by Nancy Taylor to recommend hiring of an outside consulting land use attorney in coordination with the Board of Selectmen, with the Board of Selectmen raising the issue its next meeting. Second by Steve Coit.

**VOTE: UNANIMOUS – MOTION CARRIED**

Motion by Steve Gural to adjourn. Second by Manny Misarski.

**VOTE: UNANIMOUS – MOTION CARRIED**

The meeting was adjourned at 9:05pm.

Respectfully submitted,  
Samuel Alexander  
Town Planner/SCCOG