

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

**BOZRAH PLANNING & ZONING COMMISSION**

AGENDA

Thursday, October 8, 2020

Zoom meeting, 7:00 p.m.

*See bottom of agenda for participation instructions*

The Bozrah Planning & Zoning Commission will hold its regular meeting on Thursday, October 8, 2020 via Zoom teleconference/videoconference, at 7:00 p.m.

1. Review and approve the minutes of the September 10, 2020 regular meeting.
2. Review correspondence pertaining to agenda items.
3. Hear the report of the Zoning Enforcement Officer.
4. New Business:
  - a. #09-00-20. Ralph Fargo, 8 Commerce Park Road, Bozrah CT: Two-lot subdivision at 68 Scott Hill Road, Bozrah CT. RU-1 Zone. Map 10, Lot 50-B.
5. New Business:
  - a. Affordable Housing Plan.
6. Public comment period.
7. Review general correspondence.
8. Such other business as the commission may vote to hear.

Stephen Seder, Chairman  
Planning & Zoning Commission

**Join Zoom Meeting**

Web: <https://us02web.zoom.us/j/87064456577>

Call-in: +1 (929) 205-6099

Meeting ID: 870 6445 6577

**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING AND ZONING COMMISSION  
September 10, 2020**

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:05 PM, on Thursday, September 10, 2020. The meeting was held via Zoom video/teleconference.

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

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

Others present: Sam Alexander (Town Planner/SCCOG), Glenn Pianka (Board of Selectmen), Katey DeCarli (ZEO/WEO/CHA Assoc.), Michael Doughty (Applicant), Doug Senecal (Resident).

Chairman Steve Seder called the meeting to order at 7:05 PM. Mr. Seder appointed Steve Coit in place of Steve Gural.

1. Review and approve the minutes of the August 13, 2020 regular meeting.

Scott Barber made a motion to accept the August 13 minutes as presented. Steve Coit seconded the motion.

**VOTE UNANIMOUS – MOTION APPROVED**

2. Review correspondence pertaining to agenda items.

Sam Alexander (Town Planner) reviewed new documents related to Agenda item.4a, application by Michael Doughty. New documents were supportive letters from three neighbors, emails from the Building Official and Fire Marshall, and Mr. Doughty's plan for incorporating the Building Official and Fire Marshall's requirements. All members indicated that they read and reviewed these materials.

3. Hear the report of the Zoning Enforcement Officer.

Katey DeCarli, P.E. (ZEO/WEO) discussed a number of on-going enforcement items with the Commission: issuance of a Notice of Violation regarding an unapproved campground at 117 Lake Road, possible habitation of a camper unit at 314 Bozrah Street, short-term rentals on Gager Road and Cedar Lane, on-going court action regarding illegal campers and trailers at Route 2 Exit 23/Houghton Road. Members of the Commission asked questions and there was discussion.

Katey DeCarli reviewed future application and permits. There was a residential subdivision (two-lot) application recently filed for 68 Scott Hill Road. Interested persons have contacted her regarding allowed uses at 3 Polly Lane. Ms. DeCarli had a discussion regarding a potential barn construction at 111 Scott Hill Road. Doug Senecal identified

himself as the applicant and resident. There was discussion about ability to construct a barn on the lot. The ZEO and Town Planner will follow up with Mr. Senecal.

4. Old Business:

a. App. #08-00-20: Michael Doughty, 324 Fitchville Road. R-2 Zone. Home Occupation: Welding business in detached garage.

Mr. Seder asked if Commissioners had any additional questions for Mr. Doughty. All in attendance generally felt that the application contained sufficient detail to make a determination of the Home Occupation's consistency with the regulations. Mr. Barber recused himself from the discussion and decision-making, noting that he now has a business relationship with Mr. Doughty.

Mr. Seder noted that the Building Official had a question or comment regarding the operating temperature of the plasma cutting device. Mr. Doughty stated that it was in regards to distance from the table to flammable materials not protected by drywall. Mr. Doughty stated that he would be dry-walling in accordance with comments from the Building Official and Fire Marshall, so there was no concern. Nancy Taylor clarified that Mr. Doughty's motorcycle would be in another room in the garage.

Ms. Taylor made a motion to approve the application for Home Occupation. Steve Coit seconded the motion.

**VOTE UNANIMOUS (Scott Barber recused) – MOTION APPROVED**

b. Affordable Housing Plan Grant.

Mr. Alexander reiterated to the Commission that he was successful in securing \$9,928 from the Connecticut Department of Housing for a planning grant to produce an Affordable Housing Plan. Mr. Alexander presented a draft plan of work, which called for completing the Affordable Housing Plan by June. Mr. Alexander answered questions from the Commission regarding the need for a plan and the fact that the plan is not related to State Statute 8-30g. The plan may address possible changes to the zoning regulations deemed appropriate by the Commission but there is no requirement that the Town change its zoning in any way. Also, a number of affordable housing issues can be addressed through non-zoning interventions.

Mr. Alexander explained that he emailed a draft citizen survey to the Commission. Mr. Alexander would like to get the survey to the public sometime in September and would appreciate comments.

5. New Business.

a. IWCC Open Space Plan. Survey: <http://tiny.cc/BozrahOSPlan>.

Mr. Alexander explained that the Inland Wetlands & Conservation Commission is undertaking an Open Space Plan, which will set open-space conservation priorities for the town. A survey was received by the Commissioners.

6. Public Comment Period

Glenn Pianka (Selectman) discussed the connection between the Plan of Conservation and Development and the in-development Open Space Plan. Mr. Pianka also underscored the need for an Affordable Housing Plan and brought up the fact that the Commission had discussion regarding affordable options for the Town's seniors in previous years.

7. Review general correspondence.

There was none.

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

Mr. Seder stated that he was able to meet with the ZEO/WEO, which resulted in her agreeing to call in to meetings. The Commission discussed the need to have the ZEO in attendance, and was happy that she was able to call in.

Ms. Taylor made a motion to adjourn the meeting. Mr. Barber seconded the motion. The motion carried unanimously.

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