

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

**November 10, 2021**

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:00pm, on Wednesday, November 10, 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.), Steve Gural (alt.), Frank Driscoll (alt.).

Members absent: Manny Misarski.

Others present: Glenn Pianka (First Selectmen), Sam Alexander, AICP (Town Planner/SCCOG), Ray Barber, David Medeiros (Mid-City Steel), Carolyn Dziengiel.

Steve Gural sat a regular member in place of Manny Misarski

1. Review and approval of minutes:

a. October 12<sup>th</sup> Regular Meeting/Public Hearing.

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

**VOTE: UNANIMOUS – MOTION CARRIED**

b. October 14<sup>th</sup> Regular Meeting/Public Hearings.

The Commission discussed the wording of motions under item 5b; however, the motion was written out as read. Scott Barber made a motion to approve the minutes as presented. Steve Gural seconded the motion.

**VOTE: UNANIMOUS – MOTION CARRIED**

2. Review correspondence pertaining to agenda items.

There was none.

3. Hear the report of the Zoning Enforcement Officer.

Chairman Steve Seder reported on zoning enforcement activities in town. There has been no truck traffic on Bishop Road. Chairman Seder also discussed an enforcement situation on Autumn Way.

4. New Business:

a. Chang of Use Informal Discussion: Occupation of 171 Fitchville Road by Mid-City Steel.

David Medeiros (Mid-City Steel) discussed with the Commission the plans for Mid-City Steel to house a portion of its operations at 171 Fitchville Road, the former “7-Up” building. The Commission asked questions and there was discussion. Mid-City Steel would employ about three people, using only one shift, 7:30am to 4:30pm, at the

Fitchville Road location. There are about 30 people at the Stockhouse Road location. There is no noise expected. The location would be used for bending and cutting steel.

b. 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.

The Commission determined to hold a public hearing in February to align with other expected public hearings.

5. Discussion of Other Regulation Amendments:

a. Recreational Cannabis.

Sam Alexander (Town Planner) reviewed a staff memo regarding Public Act 21-1, which legalizes recreational cannabis and “cannabis establishments”. The Commission discussed whether or not to allow “cannabis establishments”, which fall into eight licensing categories, two production categories, two processing categories, two distribution categories, and two retail categories. The Commission discussed the pros and cons of each.

After much consideration, there was sufficient interest in the cultivator and micro-cultivator production categories to instruct the Town Planner to draft zoning regulations for each use. The Commission will aim to have a finished draft and public hearing in February with an initial draft in December. The Town Planner was also asked to produce an inventory of what neighboring towns were doing in regards to PA 21-1.

b. Accessory Dwelling Units.

The Commission discussed Public Act 21-29 and the ability to opt out of the provision for accessory dwelling units. The Act states that accessory dwelling units will be allowed for all single-family homes, unless a commission “opts out” of that provision of the Act. The Act prescribes the conditions under which accessory dwelling units would be allowed and it is quite permissive in that regard. Even if the Commission wanted to allow accessory dwelling units under certain conditions, it may still need to opt out of that provision of PA 21-29 simply due to the permissive nature of the law.

The Commission was generally in support of opting out. It may begin that process in 2022, per the Act.

c. Other Provisions of Public Act 21-29.

The Commission briefly discussed other aspects of PA 21-29 and reviewed a memo from the Town Planner. The Commission will continue to discuss regulation amendments as they pertain to PA 21-29.

6. Public comment period.

Ray Barber commented about a zoning violation on Goshen Road. Caryolyn Dziengiel asked about regulations pertaining to livestock. The Commission discussed both items.

7. Review general correspondence.

There was none.

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

The Commission discussed a need to enact regulations affecting inspection fees for violations and on-going inspection.

There was no additional business. Scott Barber made a motion to adjourn. Nancy Taylor seconded the motion. The meeting was adjourned at 8:50pm.

Respectfully submitted,

Samuel Alexander  
Town Planner/SCCOG