

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
May 9, 2019**

Acting Chairman Stephen Seder called a regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:30 PM, at the Bozrah Town Hall, on Thursday, May 9, 2019.

Members present: Stephen Seder, Stephen Gural, Scott Barber, Nancy Taylor, Seymour Adelman, Steve Coit (alt.), Frank Discroll (alt.).

Members absent: Manny Misarski (alt.).

Others present: Glenn Pianka (First Selectman), Tom Weber (Zoning Enforcement Officer, Wetlands Agent, Building Official), Sam Alexander (Town Planner/SCCOG), Ray Barber (resident), Paul Papatthasiou (Bozrah Pizza), Stephan Nousiopoulos (SGN Associates), Mark Reynolds (Reynolds Engineering Services), Patricia Goff (resident).

Stephen Seder acted as chairman in place of Seymour Adelman. S. Seder called the meeting to order at 7:30pm. S. Seder introduced new alternate, Frank Driscoll.

1. Review and approve the minutes of the April 11, 2019 regular meeting.

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

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

Town Planner, Sam Alexander stated that the Inland Wetlands and Conservation Commission approved the application for Bozrah Pizza, finding that it was not a regulated activity and there was no expected impact to wetlands or watercourses.

3. Hear the report of the Zoning Enforcement Officer.

Zoning Enforcement Officer (ZEO), Tom Weber explained that he visited with The Animal Experts and reported that business operations are in-line with zoning regulations. T. Weber will instruct them to come in with an application. T. Weber also explained that they will be expanding to Groton.

T. Weber answered questions from the Commission about potential zoning violations in town.

4. Old Business.

- a. Bozrah Pizza: Three and an Apple, LLC, 409 Salem Turnpike. Site Plan application. Construction of a restaurant, parking, and other site improvements.

Mark Reynolds, P.E. (Reynolds Engineering Services) presented the site plan for the application by Bozrah Pizza (Three and an Apple, LLC) and noted changes since the last meeting. M. Reynolds answered question from the Commission.

- M. Reynolds stated that changes were mostly minor and based on staff comments, Planning & Zoning Commission comments at the April meeting, and input from the Inland Wetlands and Conservation commission.
- Lighting was added in the southern portion of the lot and building-mounted lights were added to the plan.
- A propane tank, pad, and bollards were added to the eastern portion of the site.
- M. Reynolds requested that the dumpster location remain because of adequate screening and grade separation from the adjacent residence.
- Fire access is adequate.
- A mock sign was added but with no detail of sign content at this time. Sign will be externally lit, most likely downcast lighting.
- Stephan Nousiopoulos, AIA (SGN Associates), architect, spoke about the building façade. S. Nousiopoulos stated that the lower portion of the façade will be cultured stone and the upper portion will be stucco that will be stamped and painted to mimic red brick. The turrets will have gray shingles. The flat roof will be finished with corrugated metal.
- Plans will be revised to show non-kitchen drains bypassing grease trap. An area will be shown on the plan for a grease dumpster if a system other than an underground grease trap is not used, following discussion with Uncas Health District.
- The Connecticut Department of Public Health has approved the well location pending approval by the Commission; the Connecticut Department of Transportation District 2 has not given final approval for highway encroachments; Uncas Health District has not given final approval for the subsurface disposal system; the drainage report and erosion and sediment control plan will be reviewed by the town engineer; the application will provide an erosion and sediment control bond estimate.

The Commission chose to wait before acting on the application.

5. Public comment period.

Patricia Goff (400 Salem Turnpike) raised the issue of requiring common access between Bozrah Pizza and the Bestway gas station, which is a goal of the Highway Commercial zone. The topic was discussed and it was clarified that it would not be possible at this time because a strip of land separated the two lots; however, it should be considered for future development.

6. Review general correspondence.

There was none.

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

F. Driscoll stated that he recently shared the Town of Griswold's new blight ordinance with the Board of Selectmen. The Commission chose to make discussion of blight ordinances a topic for the next meeting.

S. Barber made a motion to adjourn the meeting. S. Gural seconded the motion. The meeting was adjourned at 8:22 PM.

Respectfully submitted,

Samuel Alexander (acting secretary)
Town Planner/SCCOG