

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

**June 9, 2022**

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:00pm, on Thursday, June 9, 2022. The meeting was at Bozrah Town Hall, 1 River Road, Bozrah, Connecticut.

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

Others present: Sam Alexander, AICP (Town Planner/SCCOG), John Herring (Zoning Enforcement Officer/SCCOG), Ray Barber, Carolyn Dziengiel.

1. Review and Approve Minutes:

a. May 12<sup>th</sup>

Chairman Seder noted a correction raised in a note from Nancy Taylor; Chairman Seder was not at the May meeting. Scott Barber made a motion to approve the minutes with the noted corrections, per Ms. Taylor's note. Manny Misarski seconded the motion.

**VOTE: 3/0/1 (Seder Abstain) – MOTION CARRIED**

2. Review Correspondence Pertaining to Agenda Items.

Sam Alexander (Town Planner) noted that the Commissioners received materials related to agenda item 7.

3. Hear the Report of the Zoning Enforcement Officer.

John Herring (ZEO) reported on recent zoning enforcement activity and administrative approvals. Mr. Herring noted an instance where he was going to take blight enforcement, but requested guidance from the Commission on past enforcement activities regarding unregistered motor vehicles; Mr. Herring will look into past practice and state law. Chairman Seder noted that he received a blight complaint regarding a property on Gager Road; Mr. Herring will look into this and contact the complainant. Scott Barber asked about a possible zoning violation on Goshen Road. This violation involves unregistered motor vehicles; Mr. Herring will look into this.

4. Hear the Report of the Town Planner.

Sam Alexander reported that he and the First Selectman were contacted by NE Edge, LLC, which is primarily composed of the former principals of Gotspace Data Partners, LLC. Sam Alexander and the First Selectman with Jim Rossman (Stadia Engineering) and Chris Regan, both representing NE Edge. The goal of NE Edge will be to enter into a municipal host agreement with the Town, similar to GotSpace. At present, the host fee is proposed to be set at \$3.5 million per year. At present, the construction plan will be for one building with a 490,000 square-foot footprint, and two stories; there is a possibility that site conditions could necessitate two buildings instead of one. NE Edge also proposes no peak shaving with generators.

Sam Alexander stated that NE Edge plans to submit a draft host agreement to the Board of Selectmen within the next week, where the Board will discuss and likely forward to legal counsel.

Mr. Alexander suggested to NE Edge that they prepare for an open and slow process, including public information meetings; this may be accommodated in July based on the wishes of the Commission. There was discussion amongst commissioners about the host fee versus the previous host fee; questions were raised regarding whether or not the previous fee was higher, which staff will look into. The Commission suggested holding a field trip to a comparable data center, as was done for Airgas.

5. Public Comment Period.

Chairman Seder noted he saw a truck being loaded at 211 Bashon Hill Road.

Carolyn Dziengiel (194 Bashon Hill Road) stated that activity varies by the time of day. Ms. Dziengiel noted an electric fence located very close to the roadway, possibly outside of the property boundary. Public works will be notified and the ZEO will investigate.

Ray Barber (25 Goshen Road) commented on an ongoing zoning enforcement action on Houghton Road/Route 2 at Fitchville Pond. The issue is still in court and has not been resolved. Mr. Barber asked for clarification on the name of NE Edge, LLC.

Ms. Dziengiel thanked the Commission for its diligence in addressing issues on Bashon Hill Road.

Steve Coit raised an issue regarding receipt of correspondence. At a past meeting, at which he was an applicant on the agenda, his attorney submitted a letter that was not properly presented to the Commission prior to the meeting. Sam Alexander indicated that this was his fault.

6. Review General Correspondence.

There was none.

7. Executive Session: Discuss litigation regarding 211 Bashon Hill Road.

Scott Barber made a motion to enter into executive session for the purpose of discussion litigation regarding 211 Bashon Hill Road. Manny Misarski seconded the motion.

**VOTE: UNANIMOUS – MOTION CARRIED**

The Commission entered executive session at 7:20pm, with Sam Alexander (Town Planner) and John Herring (Zoning Enforcement Officer) present. All others left the meeting.

Scott Barber made a motion to come out of executive session at 7:56pm. Manny Misarski seconded the motion.

**VOTE: UNANIMOUS – MOTION CARRIED**

Scott Barber made a motion to adjourn the meeting. Steve Gural seconded the motion.

**VOTE: UNANIMOUS – MOTION CARRIED**

The meeting was adjourned at 7:56pm.

Respectfully submitted,

Samuel Alexander  
Town Planner/SCCOG