

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
April 8, 2021**

Chairman Steve Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:00pm, on Thursday, April 8, 2021. The meeting was held via Zoom video/teleconference. Alternate Steve Coit was seated.

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

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

Others present: Glenn Pianka (Board of Selectmen), Bill Ballenger (Board of Selectmen), Sam Alexander, AICP (Town Planner/SCCOG), Katey DeCarli, P.E. (Land Use Agent/CHA), Ray Barber, Wes Wentworth, P.E. (Wentworth Civil Engineers, LLC), Eugene Theroux (TVCCA), Aimee Corcoran (TVCCA), Kathy Schoepfer, Evelyn Brown, Scott Taylor, other residents and members of the public.

1. Review and approval minutes:

a. March 11, 2021 regular meeting.

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

VOTE UNANIMOUS – MOTION APPROVED

b. March 25, 2021 special meeting.

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

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

Correspondence pertaining to agenda items will be covered under agenda item 3.

3. Hear the report of the Zoning Enforcement Officer.

Katey DeCarli, P.E., Land Use Agent reported on her recent activity. Ms. DeCarli first reviewed administrative approvals.

Ms. DeCarli reported on staff activity associated with 211 Bashon Hill Road and items of correspondence provided to the Commission. To-date, correspondence includes an Inspection Report and Notice of Violation, as well as a Temporary Stabilization Plan provided for the Planning & Zoning Commission and the Inland Wetlands & Conservation Commission. Ms. DeCarli reviewed the activity on the site, which includes rock harvesting and regrading with the future goal of improving agricultural fields. The

Inland Wetlands & Conservation Commission instructed Ms. DeCarli to issue a Cease and Correct Order.

Ms. DeCarli reported on a visit to 166 Bishop Road. Ms. DeCarli observed what she believed to be another stone harvest, likely in excess of 100 cubic yards of material. The Commission suggested taking enforcement action if a violation is alleged.

Ms. DeCarli reported that ongoing legal action for a violation on Houghton Road is still held up in courts due to the pandemic.

Sam Alexander (Town Planner) reported on a conditional approval letter from the Connecticut Department of Transportation (CT DOT) District 2, for three residential driveways associated with the Gesiak Subdivision approved last month.

4. New Business:

a. Pre-application discussion: James and Jennifer Paternostro, 211 Bashon Hill Road. Earth products excavation, expansion of farmland, following Notice of Violation.

Wes Wentworth, P.E., Wentworth Civil Engineers spoke on behalf of his clients Bashon Hill Farms, LLC/Stoney Hill Farm, LLC, owners of 211 Bashon Hill Road. Mr. Wentworth described the activity at the site and reviewed the Temporary Stabilization Plan, which includes cleared areas, areas where dirt and rocks are being processed, and a settling pond. The plan also shows berms and temporary erosion and sediment controls, which have been installed. The screener has been removed.

Mr. Wentworth answered questions from the Commission. Scott Barber suggested that the activity is an excavation, consistent with the Notice of Violation, and requires a Special Permit. All activity has currently ceased at the site and Katey DeCarli will be issuing a Cease and Correct Order from the Inland Wetlands & Conservation Commission.

b. Pre-application discussion: TVCCA Meals on Wheels, 81 Stockhouse Road. Expansion of parking lot area.

Thames Valley Council for Community Action (TVCCA) would like to repave their parking area and expand parking on the western portion of the property near Stockhouse road. Aimee Corcoran spoke on behalf of TVCCA. The Commission was comfortable with staff handling the application but it was noted that the proposal may need wetlands approval and review by the Fire Marshall.

5. GotSpace Data Partners, LLC: Summary of March 25 regular meeting and consideration of draft letter.

At the special meeting on March 25, the attorney representing GotSpace requested a letter from the Commission explaining the expected approval process for zoning map and text amendments to allow the creation of a data center campus on a 148-acre parcel on Houghton Road. Sam Alexander assisted in drafting a letter for consideration. There was discussion about the “master plan” concept envisioned by GotSpace.

Scott Barber made a motion to approve the letter to be sent by the Chairman to GotSpace. Manny Misarski seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

6. Recreational cannabis establishments and Senate Bill 888.
At the March 11th meeting, Sam Alexander recommended a moratorium on recreational cannabis retail uses, in response to a proposed bill authorizing such uses. The Mr. Alexander sent a memo explaining the bill and proposing that the Commission wait one month before acting, as the bill is currently being revised.

7. Affordable Housing Plan discussion and next steps.
Sam Alexander reviewed the draft “affordable housing plan”, which was revised to March 4th. Mr. Alexander reviewed the schedule for adoption, which included a public hearing in May or June. The Commission asked for a report of the status of affordable housing plans in other towns, and asked when the plan needed to be adopted. The plan needs to be adopted by June 2022. The Commission felt it had time to act slower and suggested a goal of adoption by August 2021. The Commission will carefully review the plan for the next meeting, with suggested changes to be discussed.

8. Public comment period.
Evelyn Brown (resident) asked about the master plan concept being used for GotSpace’s project approval. The master plan provides the Commission considerable latitude and there will be three public hearings prior to site plan approval.
The Commission discussed combining the subdivision and zoning regulation. The subdivision regulations will be re-sent to all Commissioners by mail.

9. Review general correspondence.
There was none. Earlier in the meeting the Commission reviewed a letter from CT DOT District 2.

10. Such other business as the commission may vote to hear.
Glenn Pianka (Board of Selectmen) and Bill Ballenger (Board of Selectmen) updated the Commission on the draft Short-term Rental Ordinance.
Scott Barber made a motion to adjourn. Manny Misarski seconded the motion. The meeting was adjourned at 9:00pm.

Respectfully submitted,
Samuel Alexander
Town Planner/SCCOG