

**REGULAR MEETING  
TOWN OF BOZRAH  
PLANNING AND ZONING COMMISSION  
April 11, 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 April 11, 2019.

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

Members absent: None.

Others present: Glenn Pianka (First Selectman), Tom Weber (Zoning Enforcement Officer, Wetlands Agent, Building Official), Sam Alexander (Town Planner/SCCOG), Ray Barber (resident), Paul Papathanasiou (Bozrah Pizza), Sarah Papathanasiou (Bozrah Pizza), Nikolaos Papathanasiou (Bozrah Pizza), Mark Reynolds (Reynolds Engineering Services).

Stephen Seder acted as chairman in place of Seymour Adelman. S. Seder called the meeting to order at 7:30pm.

1. Review and approve the minutes of the February 14, 2019 regular meeting.

Stephen Gural 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.

There was none.

3. Hear the report of the Zoning Enforcement Officer.

Zoning Enforcement Officer (ZEO), Tom Weber reviewed active permits. T. Weber reported on a complaint regarding a possible junkyard and keeping of large trucks on Goshen Road.

S. Gural asked about The Animal Experts (290 Fitchville Road) and their outstanding zoning violation. T. Weber will send a letter instructing The Animal Experts to come in with an application.

4. New Business.

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

The application involves construction of a 13,150 s.f. building that will include a 70-seat restaurant, office and garage, and three rented commercial offices. There will be parking for 65 cars, onsite storm water infiltration, a transient non-community public

water system well, a subsurface sewage disposal system, 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). M. Reynolds answered question from the Commission.

- The lot is in the Highway Commercial (HC) zone, with a portion in the Rural Residential (RU-1) zone.
- Soils drain very well. Proposed drainage systems are designed to mimic existing conditions (subsurface infiltration toward the front of the property).
- A transient non-community public water system will be needed, permitted through the Connecticut Department of Public Health (CT DPH). The well requires treatment because of nearby contamination, and is located to the rear of the property. A consent agreement is required so CT DPH can regularly test the water. Bozrah Pizza plans to hook up to a public water main if and when it is extended down Salem turnpike.
- A septic system is currently being reviewed by UNCAS Health District.
- Details and locations of building lighting will be added to the plans. All lighting is full cutoff type.
- There will be outdoor seating under a pergola, which is included in the 70-seat calculation.
- The roof will drain directly to the onsite storm water system. This will be added to the plans.
- Sign details will be added to the plans. At this time it is anticipated that there will be a main, roadside sign for Bozrah Pizza, with smaller signs below for office tenants. The Commission requested the signs not be internally lit. If building signs are proposed, they will be included in the final plans.
- There are two driveways, each with entrance and exit lanes. The Connecticut Department of Transportation (CT DOT) is currently reviewing the plans.
- All pre-cast concrete associated with the septic and drainage systems will be H-20 rated.
- Propane fuel tanks will be located in the rear of the parking lot, on a pad, protected by bollards. This will be added to the plans.

M. Reynolds distributed sheets showing the south (front) elevation of the building and displayed a sheet showing the other elevations. M. Reynolds answered questions from the Commission about building design.

- The garage will be slightly below grade.
- There will be a basement beneath the main section of the building.
- The Commission commented on the design of the façade and asked about building materials. Building materials are still not known at this time.
- The kitchen will be to the rear of the restaurant portion of the building, adjacent to the garage and office.

#### 5. Public comment period.

Ray Barber (Goshen Road) spoke about a possible zoning violation on Goshen Road and a need for the Commission or staff to be made aware of property sales in order to mitigate zoning violations or improperly filed deeds.

6. Review general correspondence.

S. Alexander reminded the commission of upcoming land use training sessions.

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

S. Alexander stated that a possible buyer for 223 Lake Road will attend the May meeting to brief the Commission on a proposal for a commercial horse stable that offers equine therapy.

Nancy Taylor made a motion to adjourn the meeting. S. Barber seconded the motion. The meeting was adjourned at 8:45 PM.

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