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MORRIS PLANNING AND ZONING COMMISSION
3 East Street, Morris, Connecticut 06763
November 5, 2014, 7:00 p.m.
The Morris Town Hall - Large Meeting Room

299 Bantam Lake Road Public Hearing, Special Exception Application #LB744

1. CALL TO ORDER: The meeting was called to order at 7:10 pm by Robert McIntosh, Jr., Chairman.

Board members present:

Mary Delahunty, Alternate, seated for David Geremia, Jr.

Erica Dorsett-Mathews

Robert McIntosh, Jr., Chairman

MaryAnn Orzell

Robert Paradis

Harold Pattison

Board members absent:

Chris DuPont, Alternate

David Geremia, Jr.

Lisa Harrison

Del Knox

David Wiig

Also present:

Scott Eisenlohr, Zoning Enforcement Officer

Judith Husted, Clerk

4. NEW BUSINESS: Public Hearing for Special Exception Application #LB744

a. Richard Hull

299 Bantam Lake Road

Convert part of store to accessory apartment.

Published per statute, dated 9/11/2007. 12' x 30' "accessory apartment" in front of detached commercial building. Building accessory to principal dwelling in rear building.

Hearing held open until signed application arrives.

Asst. Town Clerk
Laura Halloran
NOV 10 2014

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MORRIS PLANNING AND ZONING COMMISSION
3 East Street, Morris, Connecticut 06763
November 5, 2014, 7:00 p.m.
The Morris Town Hall - Large Meeting Room

Regular Wednesday Meeting

1. **CALL TO ORDER:** The meeting was called to order at 7:35 pm by Robert McIntosh, Jr., Chairman.

Board members present:

Board members absent:

Mary Delahunty, Alternate, seated for David Geremia, Jr.	Chris DuPont, Alternate
Erica Dorsett-Mathews	David Geremia, Jr.
Robert McIntosh, Jr., Chairman	Lisa Harrison
MaryAnn Orzell	Del Knox
Robert Paradis	David Wiig
Harold Pattison	

2. **APPROVAL OF MINUTES:** October 1, 2014, to be retyped before approval..

October 14, 2014: Erica Dorsett-Mathews moved to accept the minutes as amended. MaryAnn Orzell seconded the motion with the amendments. The motion passed with Hal Pattison and Mary Delahunty abstaining.

MaryAnn moved to add Item 5a: ZEO's report discussion with Scott's additions to the agenda. Erica Dorsett-Mathews seconded the motion, which passed unanimously.

3. **AGENDA REVIEW:** Erica Dorsett-Mathews moved to amend (ADDITIONS). Hal Pattison seconded the motion, which passed unanimously.

4. **OTHER BUSINESS** (Public Hearing printed separately from regular meeting minutes.)

5. **OLD BUSINESS**, under ZEO Report.

6. **COMMUNICATIONS AND BILLS:**

- a. Tom Weik, 205 West Street: 3 page letter dated 9/10/2014. (review draft letter)
- b. Invoice from Register Citizen for \$597.40. Copies to be referenced.
- c. Tom McGowan invoice?

7. **WARNINGS:**

a. Glenn & James Gravel, 185 Watertown Road - Warning for Dumping. This was turned over to the Inland Wetlands Commission.

b. Scott & Tazzioli Richardson, 35 Island Trail - Warning letter: shed without permit. This was a replacement shed. No information has been forthcoming. ZEO will follow up, requesting photos.

c. Carol Payne, 4 Island Trail - Warning letter: shed without permit. (refer to ZBA)

d. Alden & Cynthia Foss, 137 Thomaston Road - Warning letter about unregistered vehicles. Cannot see from the road, checked from neighbors' properties.

e. Luc & Lisa Cotnoir, 149 South Street - Warning letter concerning special exception permit conditions of approval. Needs follow up.

ZEO will call b, d, and e on Monday.

8. **VIOLATIONS:**

a. ACB Properties, Jim Davenport, 198 East Street: Two citations for violation of Special Exception/Site Plan use permit. (letter received contesting citations, hearing date set at Town Hall for November 12, 2014 at 1 pm.) ZEO to ask about Zero to Sixty Trucking.

Monday: ZEO to draft proposed Wednesday schedule for Chairman. 8:30 am until 4 or 5 pm on Monday and Wednesday.

9. **REPORTS OF THE ZONING ENFORCEMENT OFFICER:**

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a. Letter/Complaint/Temporary Injunction from Attorney James Townsend re: Saunders v. Delaney property at Bantam Lake Heights, which was already thrown out of court.

b. Calendar for 2015 Planning and Zoning meetings: January 7 and 12, February 4 and 9, March 4 and 9, April 1 and 13, May 6 and 11, June 3 and 8, July 1 and 13, August 5 and 10, September 2 and 14, October 7 and 13 (avoiding meeting on Columbus Day), November 4 and 9, and December 2 and 14.

c. Longo: 2-story residence. Zoning okay. Terraces are NOT structures. Retaining walls are NOT fences. Inland Wetlands may have problems..

10. ADJOURNMENT: Erica Dorsett-Mathews moved to adjourn at 8:55 pm. MaryAnn Orzell seconded the motion.

Election of officers for the coming year will take place at the regular December Wednesday meeting.

Respectfully submitted,

Judith Husted, Clerk

Morris P&Z Wednesday Mtg Min 110514