\MORRIS PLANNING & ZONING COMMISSION

COMMUNITY HALL ◦ 3 EAST STREET ◦ MORRIS, CONNECTICUT 06763

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By

Regular Meeting Morris Town Hall and Live on Zoom
October 16th, 2024 at 7:00 pm
Call in # 1-929-205-6099
https://us02web.zoom.us/j/87297013907?pwd=T09xSU9zUEdObldrazN5TU9rNC9kdz09
Meeting ID: 872 9701 3907
Passcode: 098675

	David Wiig Chairman	
Barbara Bongolotti	Dylan Hovey	Alternates:
Helen White	William Ayles Jr. (Vice-Chairman)	
Veronica Florio (Zoom)	Marc Petzold	Geoff Paletsky
Douglas Barnes (Zoom) (Secretary)	Kim Dore	Erika Leone
	Staff: ZEO Tony Adili	
	Planner: Janell Mullen	

Agenda

1. **Call to Order**
2. **Agenda Review**
3. **New Business**
4. **Old Business**
    a. **Remove Character and Other changes to Regulations**
    b. **Short Term Rentals**
    c. **Special Events**
    d. **Enable Flexibility in nonconforming situations**
    e. **Housing**
5. **Other Business**
    a. **Board Membership**
    b. **Food Truck at 5 Watertown Road**
6. **Communications and Bills**
7. **Adjourn**

TOWN OF MORRIS, CT
PLANNING & ZONING COMMISSION
SUPPLEMENTAL MEMO - SURVEY QUESTIONS
Prepared by Janell Mullen, Planning Consultant for October 16th, 2024 workshop meeting

BACKGROUND INFORMATION:

Short-term rentals (STRs) are an alternative to traditional lodging (hotels, motels, & inns). STRs are commonly referred by their brand name, such as "Airbnb" or "VRBO" and are increasingly accessible and utilized.

A recent Google search indicated that there are about ten (10) properties listed as Airbnb's in Morris, CT. Most of these rental properties are located close to Bantam Lake. Their prices range from $607 to $4,629 for five (5) nights or about $120.00 to $925.00 per night

As of October 1, 2024, municipalities have been enabled by state law (Senate Bill No. 335) to adopt a municipal ordinance and/or zoning regulations to regulate this use.

Some towns have chosen to regulate this use through their zoning regulations because they can allow specific uses in certain zones, or they can limit them from overlay areas (such as prohibiting them in a local historic district and/or allowing them in a destination lake district). To regulate short-term rentals with zoning regulations, the process would involve the proposal of a text amendment by the Planning & Zoning Commission and/or an outside applicant, a public hearing, and a P&Z Commission decision (a vote). A change to the zoning regulations need pass a two-part test which includes (1) support from within the Plan of Conservation and Development (POCD) and (2) to be made within the parameters of the police powers of Commission - health, safety, and welfare.

Some towns have opted to regulate this use by ordinance rather than by zoning regulation. A town ordinance would need to be endorsed by the Board of Selectmen (the legislative body of the Town) and then put to vote at a Town Meeting.

Finally, some towns have adopted both an ordinance and amended their zoning regulations to regulate this use.

The following survey questions are intended to give the Town of Morris Planning & Zoning Commission more direction when it comes to addressing short-term rentals. Thank you for your input!

POSSIBLE SURVEY QUESTIONS:

It has been advised that all respondents include their name and their local address so that duplicate surveys are not considered and so that the opinions/positions of those that don't reside/own property in Morris are not considered. This survey is not intended to garner anonymous feedback.

1. Should the Town of Morris:
   (a) regulate short term rentals by means of developing a Town Ordinance?
   (b) through an amendment to its zoning regulations
   (c) both *or*
   (d) do nothing – status quo

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2. If the Town of Morris Planning & Zoning Commission considers amending its zoning regulations to address short term rentals, should it? *(See Zoning Map)*
   (a) expressly prohibit them throughout the Town of Morris (across all zoning districts)
   (b) allow for them in very specific and limited zones (such as only in-Residential Districts)?
   (c) allow for them in all zones (residential, commercial & industrial)?
   (d) Other, please specify: (such as only allow for them in commercial zones)

3. If the P&Z chooses to regulate this use, should it require all non-hosted (where no property owner is present, and the entire unit is rented) short-term rentals to obtain a Special Exception (which includes a public hearing and notice to neighbors)?
   (a) yes
   (b) no, the P&Z should only require a zoning permit for rentals of this kind

4. Should the P&Z require any type of permitting process for a hosted short-term rental (when the owner is present on the property)?
   (a) yes, a zoning permit
   (b) no
   (c) a Special Exception should be required

5. What should be considered "short-term"?
   (a) a period of time less than 30 days
   (b) any period of time less than 6 months
   (c) a period of time less than two (2) weeks
   (d) none of the above, other *(please specify time frame)*:

6. If the P&Z chooses to regulate short-term rentals by Special Exception, should the permit for short-term rentals be conditioned with a renewal period of:
   (a) two years
   (b) three years
   (c) no renewal period, the approval should run with the land

7. The Town of Morris should consider regulating short-term rentals because (*you may choose more than one*):
   (a) It will be helpful to keep a list of registered properties and collect some fees
   (b) This use is a nuisance in my neighborhood
   (c) This use isn't a problem now, but the Town should be proactive
   (d) I don't think the Town should regulate this use

8. Additional Comments:

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