

MORRIS PLANNING & ZONING COMMISSION
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763

Regular Meeting Morris Town Hall and Live on Zoom

November 6th, 2024 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85920958912?pwd=MzVMMeHhodEhuejZk5OEJPeWV0dz09>

Meeting ID: 859 2095 8912

Passcode: 027946

Barbara Bongolotti
Helen White
Veronica Florio
Douglas Barnes (Secretary)

David Wiig Chairman

Dylan Hovey
William Ayles Jr. (Vice-Chairman)
Marc Petzold
Kim Dore
Staff: ZEO Tony Adili
Planner: Janell Mullen

Alternates:

Geoff Paletsky
Erika Leone

Agenda

1. Call to Order

2. Agenda Review

3. Old Business

4. New Business

- a. **29 Bantam Lake Road (15/150/93) Site Plan Application SPA 24-01 for Administrative Offices in the Lake Recreational District**

5. Complaints

- a. **95 Thomaston Rd**
- b. **7 Benton Rd**
- c. **Clothing Bin at 185 Watertown Road**

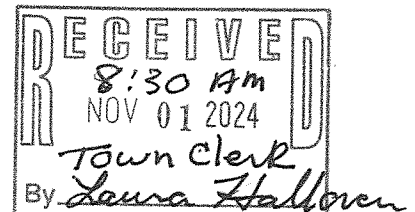
6. Other Business

- a. **Board Membership**
- b. **Discussion about Town Plan of Development Meeting on November 20th**

7. Communications and Bills

- a. **ZEO Report**

8. Adjourn



PLANNING & ZONING APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

Date: 10-30-24	Permit #: SPA - 24-01
Billing Name: Ebner Camps, Inc.	
Billing Address: 456 Birge Park Rd., Harwinton, CT 06791	
Property Location in Morris: 29 Bantam Lake Rd.	
Contact Phone Number 860-626-8300	
Contact Cell Number 860-485-3335	
FEES LISTED ARE THE MINIMUM REQUIRED AND ARE TO BE PAID UPON RECEIPT OF APPLICATION	

Zoning Permit (4500-469-0)	\$ 45.00	
Site Plan (4502-473-0)	\$ 70.00	
Special Exception Application Section 52 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00	
Special Exception Application Section 53 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00	
Special Exception Application Section 63 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 150.00	
Special Exception Application (TOWERS) (acct#1-0000-992-0) (for any tower with a top elevation in excess of 50' feet above grade) \$10,000 (Note: Upon final determination of any such Special Exception Tower Application by the Planning & Zoning Comm. Or, if applicable, by final judgment of a court of competent jurisdiction, the remaining balance, if any, of the application fee shall be refunded to the applicant.	\$10,000.00	
Zoning Change Application (4500-476-0) \$150.00	\$ 150.00	
Subdivision or Re-subdivision (4500-457-0) \$150/lot	\$ \$150/lot	
Zoning Surcharge (State Fee) (4502-474-0)	\$ 60.00	
Consultation Receipts & Engineering Fees * Cost to be estimated and paid in advance of public hearing or meeting (1-0000-990-0)	\$	

Print 3 Copies.

Original to Treasurer with Check or Cash

1 copy to Client, 1 copy to P&Z

GRAND TOTAL:	\$ 175.00
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TOWN OF MORRIS

APPLICATION FOR ZONING PERMIT

Property Location: 29 Bantam Lake Rd. Date: 10-30-24 Application/Permit #: SPA-24-01

Owner (of Property): ^{Buildings} Awosting, LLC

Mailing Address: 456 Birge Park Rd, Harwinton, CT 06791 Phone Number: 860-626-8300

Cell Number: 860-485-3335 Email Address: Kris@ebner camps.com

The undersigned hereby makes application for a zoning permit under the provisions of the Morris Zoning Regulations of the Town of Morris, Connecticut.

Owner's Signature:  Date: 10/30/24

CATEGORY OF APPLICATION

A: Application is made for one or more of the following:

- ☐ use of land
- ☒ change of use of existing building or structure
- ☐ proposed building or structure and use thereof
- ☒ sign
- ☐ certificate for a lawful nonconformity

B: The proposal involves one or more of the following under the requirements of the Zoning Regulations:

- ☐ outside storage area
- ☐ landscaping
- ☒ parking area
- ☐ driveway access
- ☐ loading space
- ☐ flood plain district (see Sec. 53)
- ☐ on-site sewerage and/or water supply

C: The proposal is authorized by the Regulations (under one or more of the following):

- ☐ as a matter of right in the appropriate district
- ☒ subject to approval of a SITE PLAN (see Sec. 51)
- ☐ subject to approval of a SPECIAL EXCEPTION (see Sec. 52)
- ☐ as an extension of use _____ excavation and grading (see Sec. 64)
- ☐ subject to Certificate of Approval of Location from Zoning Board of Appeals
- ☐ other: _____

Location/Address of Property: 29 Bantam Lake Rd., Morris

Map: 15 Block: 150 Lot: 93 A

The lot has frontage of 1000+ (feet) on one or more of the following:

- ☒ state highway
☐ accepted town road
☐ in a filed subdivision approved by the Planning Commission with a completion bond in effect
☐ in a filed subdivision approved by the Planning Commission with no completion bond in effect
☐ other, please describe _____

Zoning District: _____ Existing Use of Property/Structure: summer camp office

Area of Lot: ~3.1 ac

Purpose of Proposed Building/Use Is: changing existing structures from seasonal use to year-round use as corporate offices.

EXISTING STRUCTURES:

There are are not (circle one) existing buildings and structures on the lot as indicated below:
(if there are more than 3 existing structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)

Structure 1: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

see Attached Field Card and Plans

Structure 2: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Structure 3: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

PROPOSED STRUCTURES:

The proposed buildings and structures on the lot as indicated below:

(if there are more than 3 proposed structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)

Structure 1: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

Structure 2: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

Structure 3: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

No new structures; adding 400 sq. ft second floor office & 1/2 bath.

ADDITIONAL DATA

This application is accompanied by one or more of the following as required by the Zoning Regulations.

☒ Plan Drawing (entitled: _____)

☒ Site Plan

☐ Application for Special Exception Use

☐ Application for Excavation and Grading

☐ Application for Certificate of Approval of Location

I hereby agree to conform to all requirements of the Laws of the State of Connecticut and the Ordinances and Zoning Regulations of the Town of Morris, and to notify the Zoning Officer and the Commission of any alteration in the plans for which this Zoning Permit is being sought.

I furthermore agree the above described structure/use is to be located at the proper distance from all street lines as required by the Zoning Regulations or any other applicable local and state ordinances and regulations. It is also understood that the proposed structure/use, upon completion, will be used in compliance with the Zoning Regulations of the Town of Morris.

I hereby apply for Certificate of Use and Compliance for the use of the property as described in the above application. I also understand that the structure/use cannot be used or occupied until a Certificate of Occupancy has been issued by the Morris Building Official.

Furthermore, I hereby note that it is the responsibility of the applicant to notify the Zoning Officer and Commission and arrange an on-site inspection as soon as the foundation is poured for the site plan and placement verification. This notification must take place prior to any construction or framing activity on the foundation.

The undersigned states that he is aware of the applicable provisions of the Zoning Regulations of the Town of Morris, including but not limited to requirements pertaining to performance standards (sec. 61), signs (sec. 63), off-street parking and loading (sec. 62) and earth removal (sec. 64), that if the proposal is authorized under a special exception, site plan, or other action of the Zoning Commission or Zoning Board of Appeals he is aware of any applicable conditions, limitations and stipulations and that approval of this application or issuance of a certificate shall not be considered to constitute compliance with any other regulations, ordinance, or law nor relieve the undersigned from responsibility to obtain any permit thereunder.

10-30-24
date


applicant's signature

date

authorized agent for applicant

This application was received by the Zoning Office on 10-30-24 by Deton Aditi

This application was:

☐ approved
☐ denied

by the:

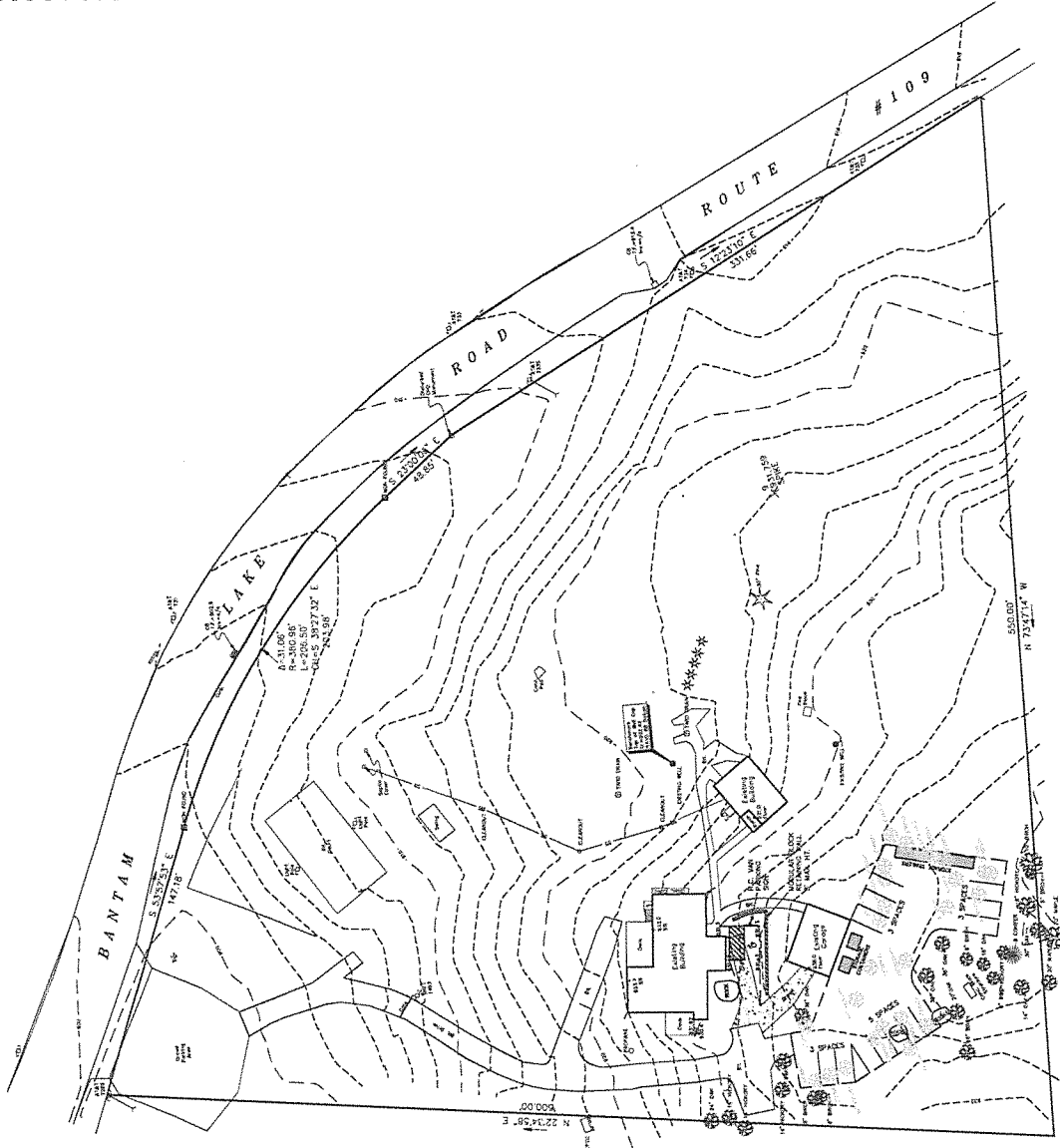
☐ Zoning Enforcement Officer
☐ Planning and Zoning Commission (Meeting Date: _____)

Explanation: _____

If your Zoning Permit application has been denied by the Zoning Enforcement Officer or the Zoning Commission, the Connecticut General Statutes provides you with the right to appeal the decision of the Zoning Office to the Morris Zoning Board of Appeals. You have thirty (30) days from the denial date to start the appeals process.

LEGEND

PROPERTY LINE	---
EXISTING ROADWAY	—+—
EXISTING 10" P.V. OR PIPE	—+—
UTILITY POLE / MANHOLE	⊙
WELL	⊙
CHAIN FENCE	—x—
WOOD FENCE	—x—
STONE WALL	—x—
CATCH BASIN	⊙
LIGHT POLE	⊙
BUILDING SETBACK LINE	---
EXISTING SPOT ELEVATION	3112
PROPOSED SPOT ELEVATION	3112
PROPOSED SPOT ELEVATION	3112
DEP. POLE	⊙
PERGOLATION TEST	⊙
LOT NUMBER	21
STREET NUMBER	21
TREE LINE	---
SEWAGE TREATMENT PLANT	⊙
GRADE BAIL	---

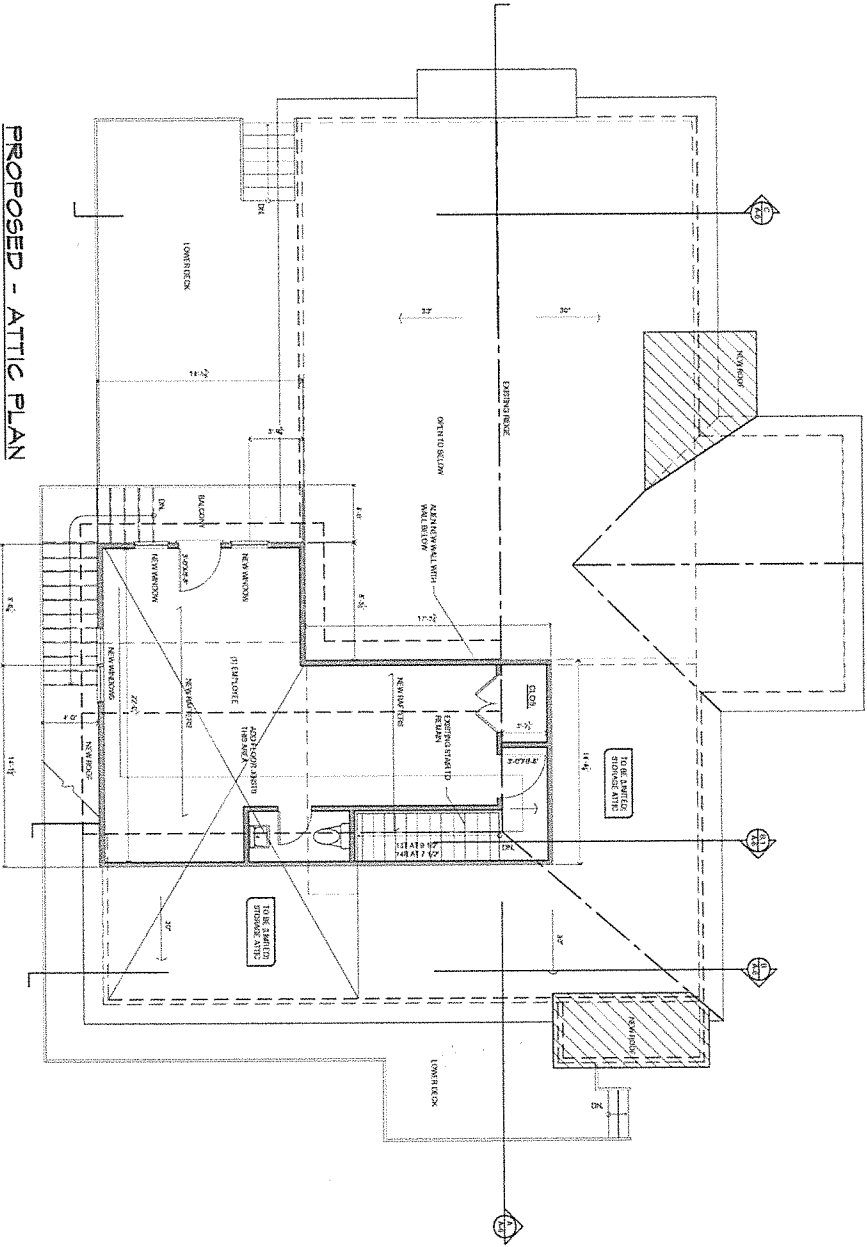


SITE PLAN
PREPARED FOR
EBNER CAMPS, INC.
28 BANTAM LAKE ROAD
MORRIS, CONNECTICUT

Hrica Associates LLC
Engineers
1000 Main Street
Morris, CT 06458
Tel: 860-381-1234
Fax: 860-381-1235
www.hrica.com

DATE	10/27/2024	WSP	001
SCALE	1"=50'	SHEET	1 OF 1
PROJECT	24-001	DRAWN BY	CH

DRAFT



PROPOSED - ATTIC PLAN

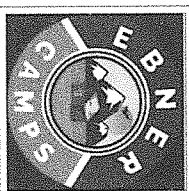
SCALE: 1/4" = 1'-0"

59. FT. ABOVE 7'-0"
445 SQ. FT.

NEW WALL
TO BE REMOVED

NOTE:
DIMENSIONS AND ROOM NAMES
SHOWN ARE APPROXIMATE
AND MAY VARY SLIGHTLY
FROM FIELD CONDITIONS

REVISIONS	
NO.	DATE
DESCRIPTION	

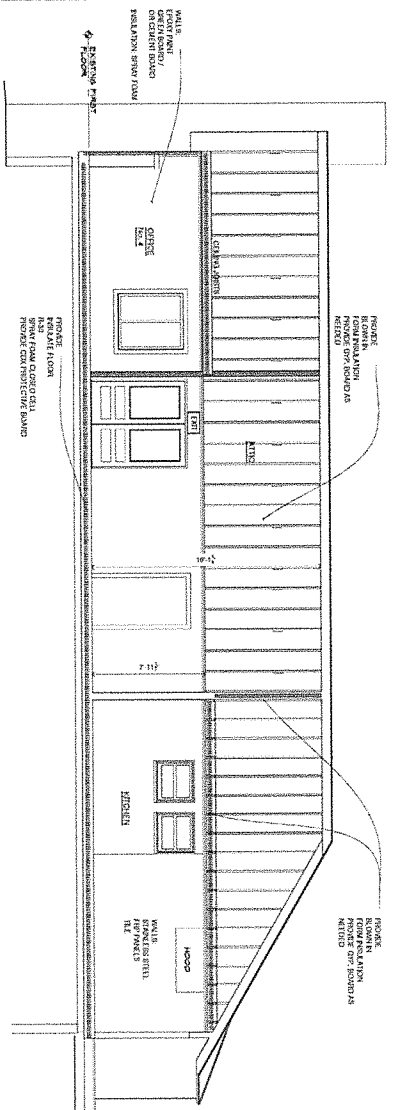


ARCHITECT:
Clifford
A.
Cooper
Architecture
41 Westover Lane
Litchfield, CT
06759
Tel. 860.309.0712

PROJECT:
EBNER CAMPS
29 BANTAM LAKE RD.
MORRIS CT
ADMIN. BUILDING 1

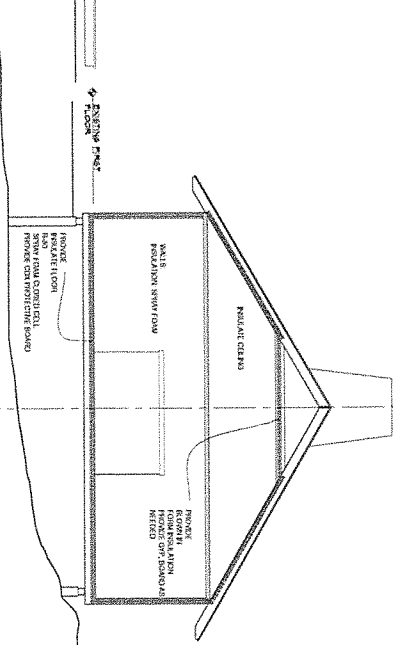
DRAWN BY:
ATTIC
AND ROOF PLAN
DEVELOPMENT
10.25.2024

PROJECT NO.
A-3

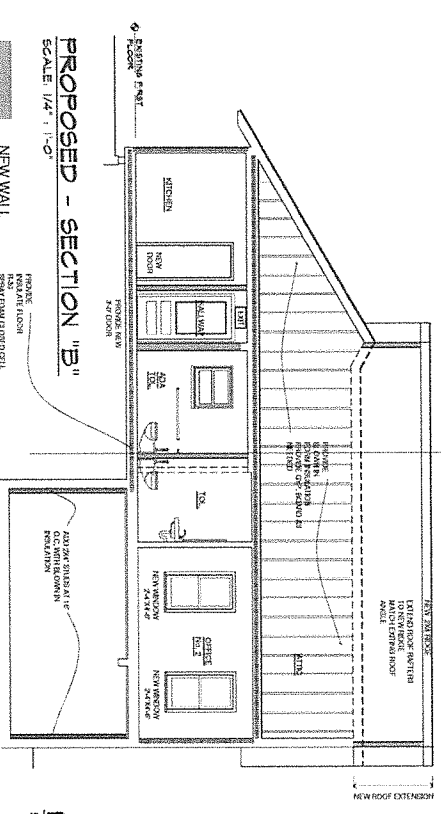


PROPOSED - SECTION "A"
SCALE: 1/4" = 1'-0"

NEW WALL
TO BE REMOVED

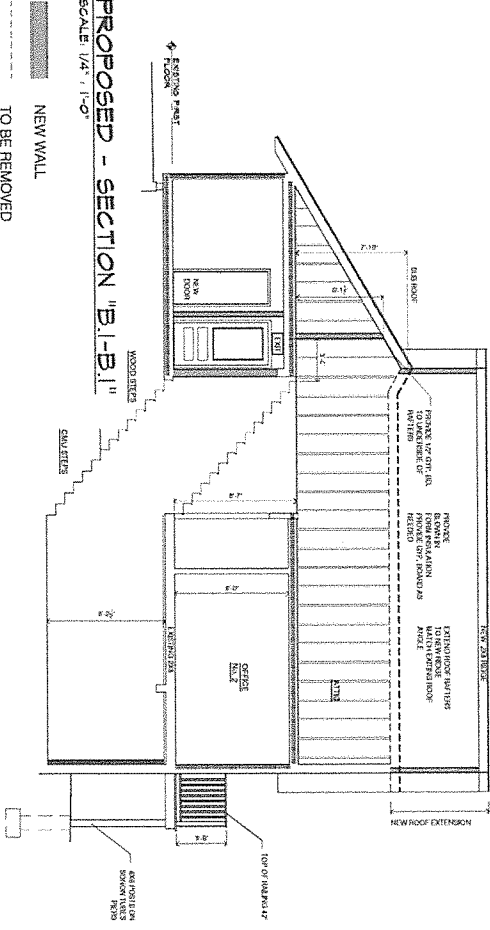


PROPOSED - SECTION "C"
SCALE: 1/4" = 1'-0"



PROPOSED - SECTION "B"
SCALE: 1/4" = 1'-0"

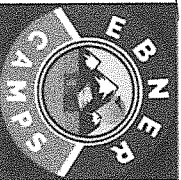
NEW WALL
TO BE REMOVED



PROPOSED - SECTION "B1-B1"
SCALE: 1/4" = 1'-0"

NEW WALL
TO BE REMOVED

REVISIONS			
NO.	DATE	DESCRIPTION	

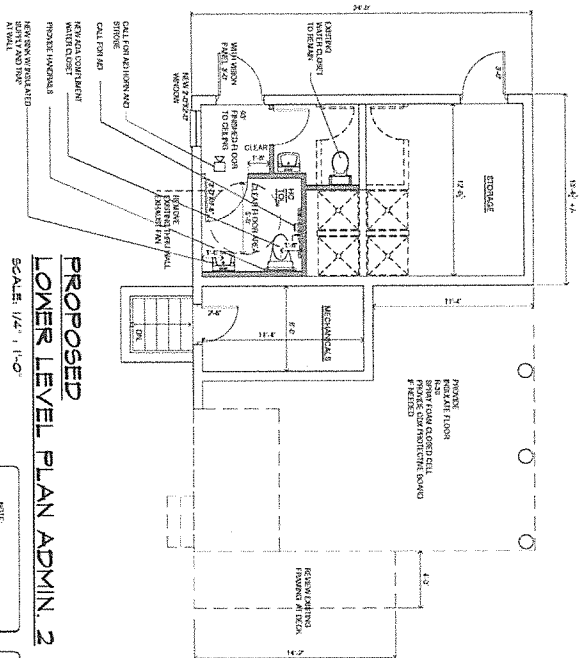


ARCHITECT
Clifford
A.
Cooper
Architecture
41 Westcott Lane
Litchfield, CT
06759
Tel. 860.399.0712

PREPARED BY
EBNER CAMPS
29 BANTAM LAKE RD.
MORRIS CT
ADMN. BUILDING 1

SECTIONS
DESIGN
10.25.2024
A-6

NSC# 109762	
RE: MURKINS	
NO.	DATE
	DESCRIPTION:



PROPOSED
LOWER LEVEL PLAN ADMIN. 2

SCALE: 1/4" = 1'-0"

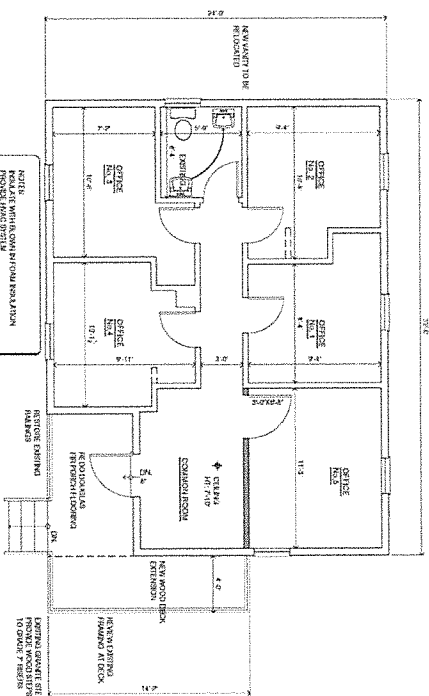
NEW WALL

TO BE REMOVED

NOTE:
FIELD VERIFY ALL TRAIL RECORDS

NOTE:
DIMENSIONS ARE TAKEN FROM
FACE OF RAILING TO FACE OF
RAILINGS UNLESS OTHERWISE
NOTED.

32.00 FT.



PROPOSED RENOVATIONS - FIRST FLOOR PLAN ADMIN. 2

SCALE: 1/4" = 1'-0"

ALL

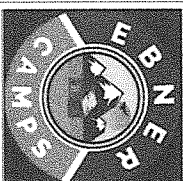
NOTE:
FIELD VISITS ALL COMMENCING
THURSDAY 18 APRIL.

TO BE REMOVED

59. FT. TO OUTSIDE OF WALL
708.00 . FT.

NOTE:
DRAWINGS ARE TAKEN FROM
PAGE OF DRAWING TO FACE OF
DRAWING UNLESS OTHERWISE
NOTED.

DISK 205	CHENED, AC
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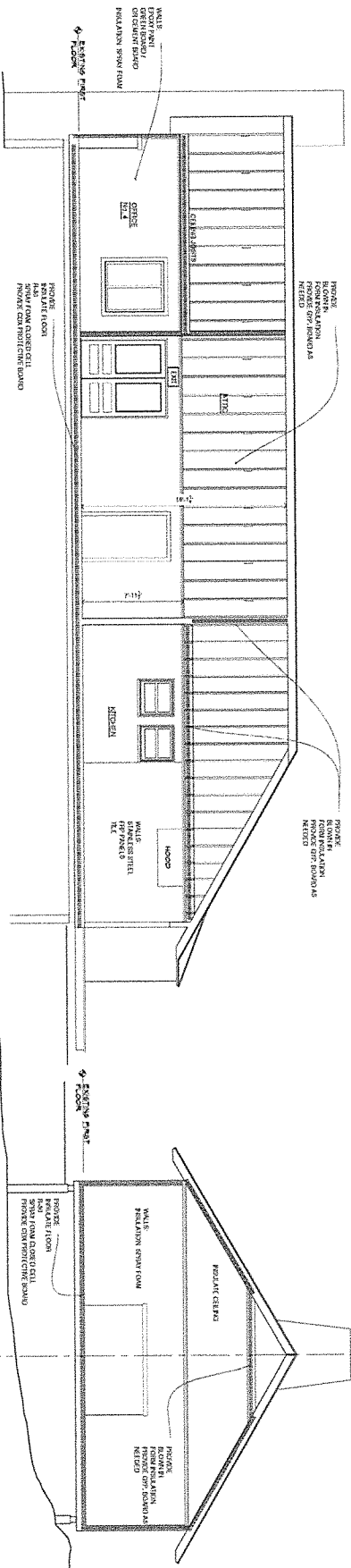
**Clifford
A. Cooper
Architecture**

**41 Westover Lane
Litchfield, CT
06759
Tel. 860.309.0712**

AFRICANA

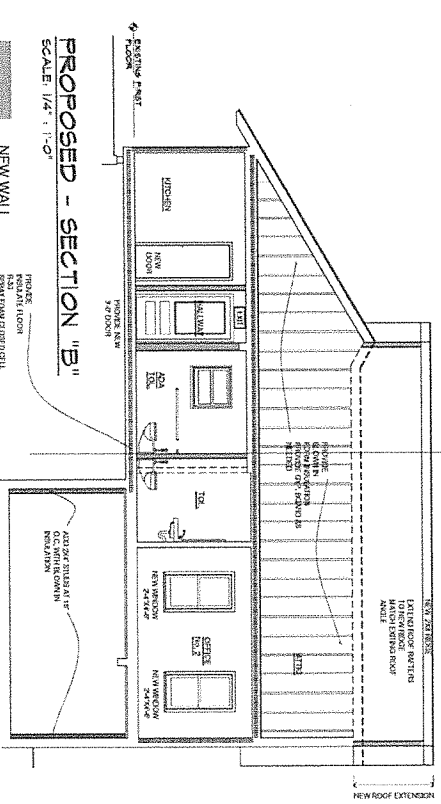
EBNER CAMPS
29 BANTAM LAKE RD
MORRIS CT
ADMIN. BUILDING 2

PROPOSED
ADMIN. No.2
DESIGN
DEVELOPMENT
07.25.2024



PROPOSED - SECTION "A"
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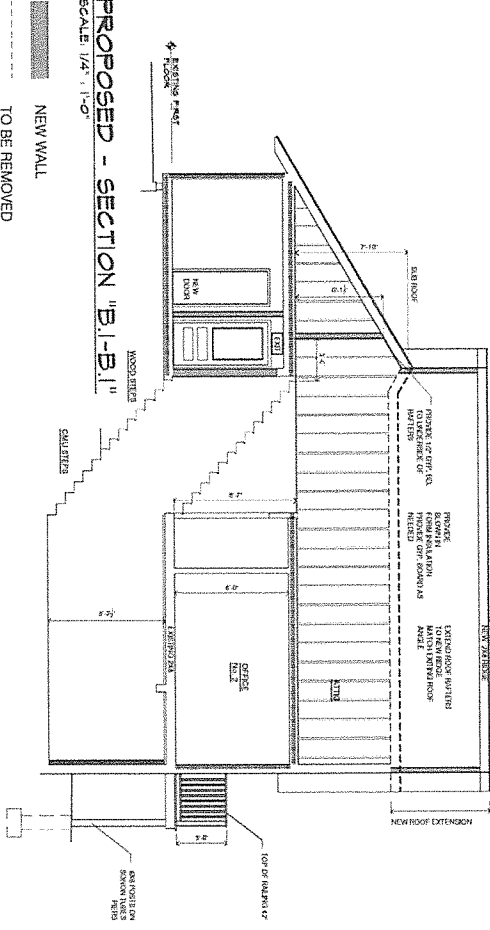
NEW WALL
TO BE REMOVED



PROPOSED - SECTION "B"
SCALE: 1/4" = 1'-0"

NEW WALL
TO BE REMOVED

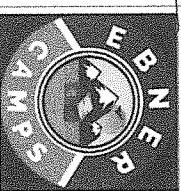
PROPOSED - SECTION "C"
SCALE: 1/4" = 1'-0"



PROPOSED - SECTION "B1-B1"
SCALE: 1/4" = 1'-0"

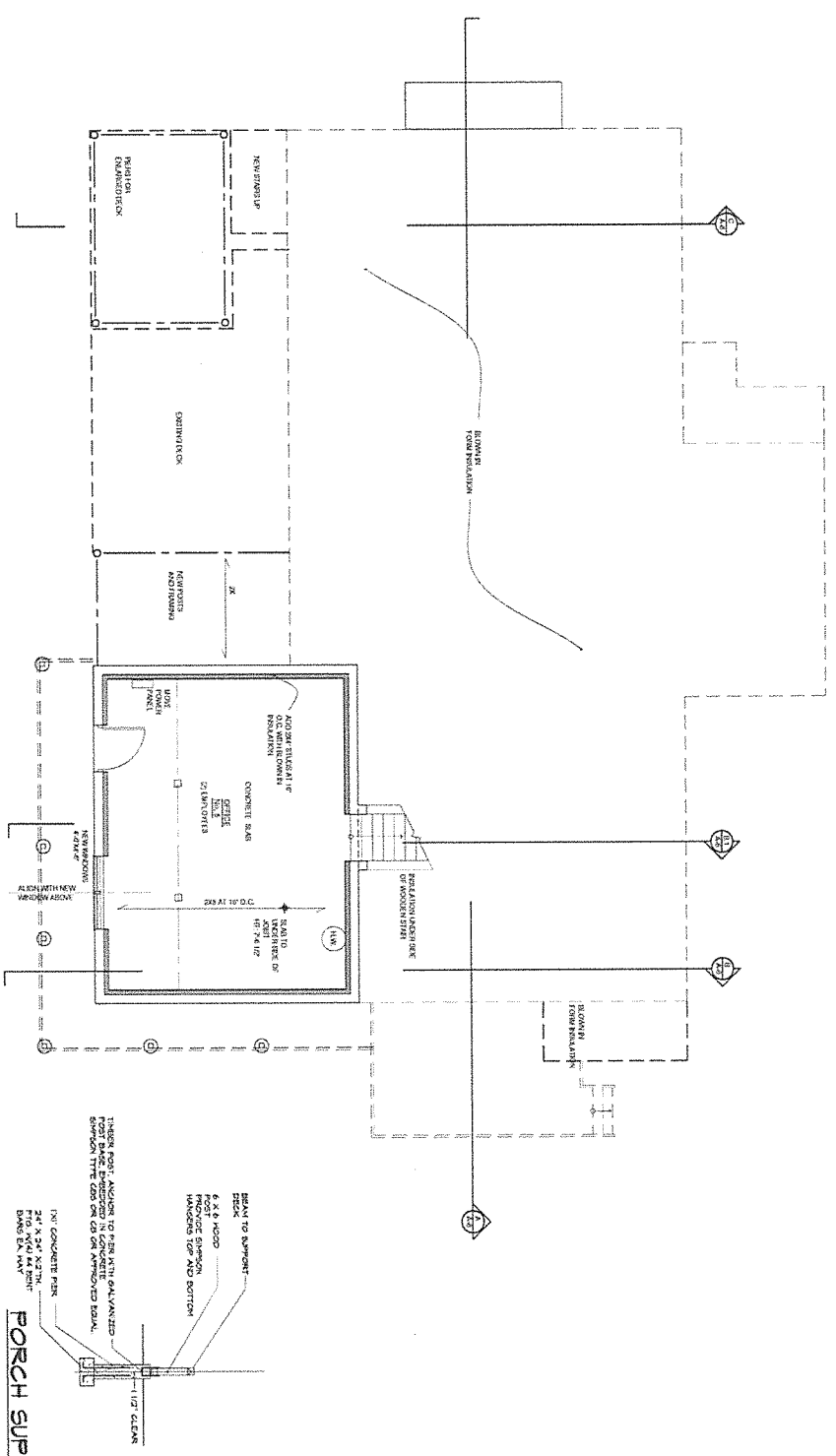
NEW WALL
TO BE REMOVED

NO.	DATE	DESCRIPTION



ARCHITECT:
Clifford
A.
Cooper
Architecture
41 Westover Lane
Litchfield, CT
06759
Tel. 860.399.0712

PREPARED BY:
EBNER CAMPS
29 BANTAM LAKE RD.
MORRIS CT
ADMIN. BUILDING 1
DESIGN
DEVELOPMENT
10.25.2024
DRAWN BY: JEB
CHECKED BY: JEB
A-6

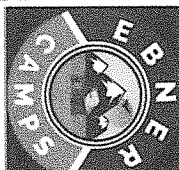


PROPOSED - BASEMENT PLAN
SCALE: 1/4" = 1'-0"

SQ. FT. TO OUTSIDE OF WALL
453.00 SQ. FT.

PORCH SUPPORT
SCALE: 1/4" = 1'-0"

SHEET INFORMATION			
NO.	DATE	DESCRIPTION	



ARCHITECT
Clifford A. Cooper
Architecture
41 Westover Lane
Litchfield, CT 06759
Tel. 860.309.0712

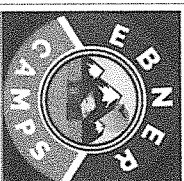
PROJECT
WBNER CAMPS
29 BANTAM LAKE RD.
MORRIS CT
ADMIN. BUILDING 1

OWNER/TITLE
LOWER
FLOOR PLAN
DESIGN
DEVELOPMENT
10.25.2024

PROJECT NUMBER
A-1

[illegible]

DRIVING: YES	ONE ONCE AT
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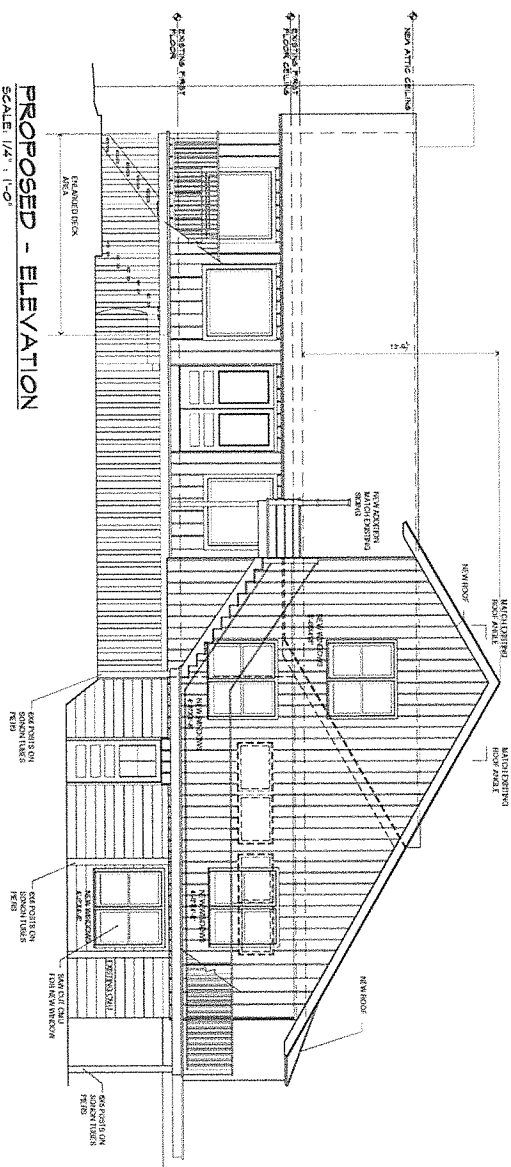
ASSOCIATE:
Clifford
A.
Cooper
Architecture
41 Westover Lane
Litchfield, CT
06739
Tel. 860.309.0712

PRODUCT:
EBNER CAMPS
29 BANTAM LAKE RD
MORRIS CT
ADMIN. BUILDING 1

PROGRAM TITLE:
ELEVATIONS
DESIGN
DEVELOPMENT
10.25.2024

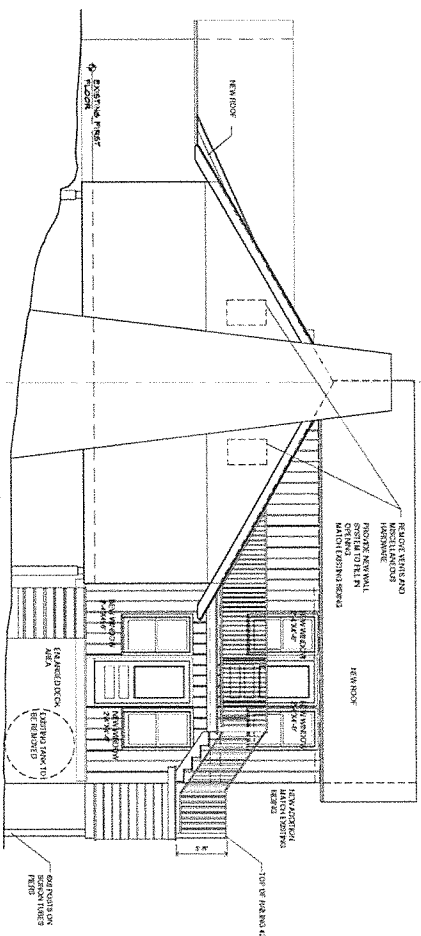


 1



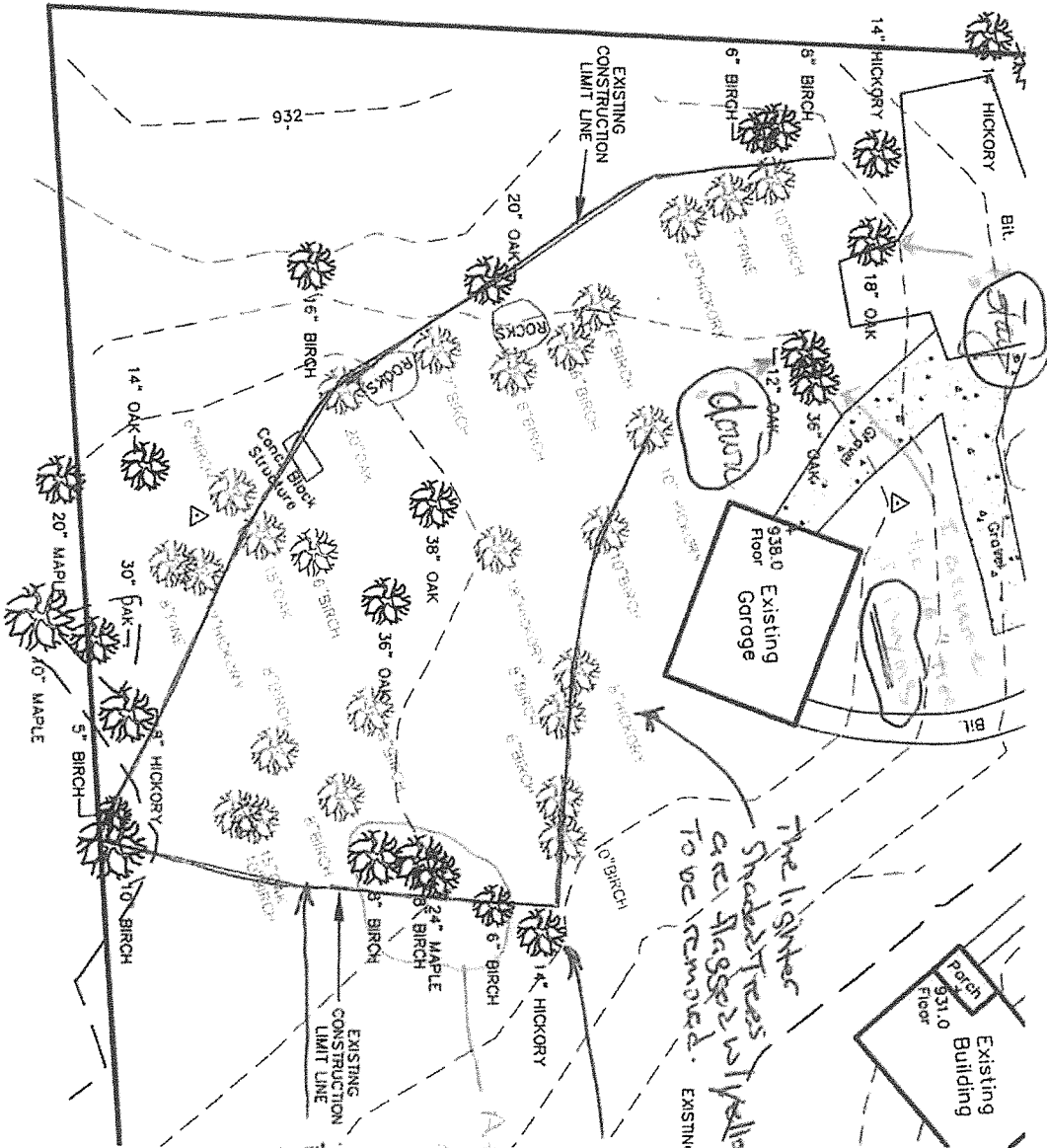
PROPOSED - ELEVATION
SCALE: 1/4" = 1'-0"

TO BE REMOVED



PROPOSED - EAST ELEVATION

NEW WALL
TO BE REMOVED

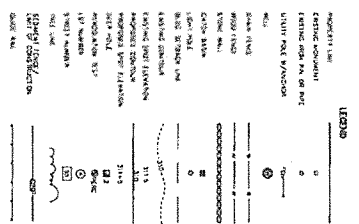


The lighter shaded trees are flagged to be removed.

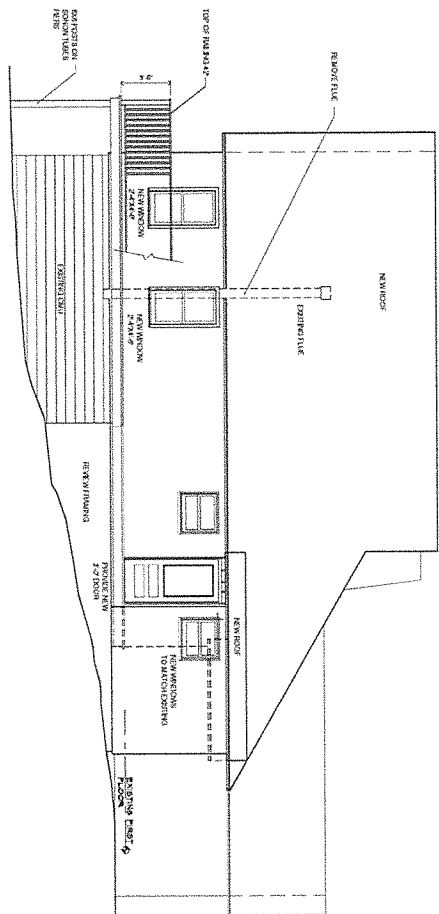
The darker trees are not flagged with yellow

Are these shadows

This line represents the originally flagged clearing line



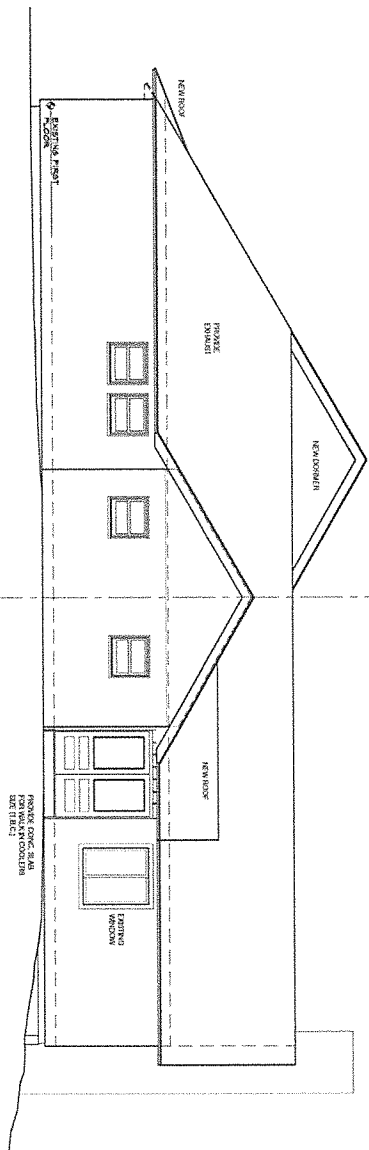
DATE	TIME	PERIOD	ACT
10/10/10	10:00	10:00-11:00	10:00-11:00
10/10/10	11:00	11:00-12:00	11:00-12:00
10/10/10	12:00	12:00-13:00	12:00-13:00
10/10/10	13:00	13:00-14:00	13:00-14:00
10/10/10	14:00	14:00-15:00	14:00-15:00
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10/10/10	19:00	19:00-20:00	19:00-20:00
10/10/10	20:00	20:00-21:00	20:00-21:00
10/10/10	21:00	21:00-22:00	21:00-22:00
10/10/10	22:00	22:00-23:00	22:00-23:00
10/10/10	23:00	23:00-24:00	23:00-24:00



PROPOSED - WEST ELEVATION

SCALE 1/4" = 1'-0"

NEW WALL
TO BE REMOVED



PROPOSED - SOUTH ELEVATION

SCALE 1/4" = 1'-0"

NEW WALL
TO BE REMOVED

SHEET NUMBER			
DATE			
DRAWN BY			
CHECKED BY			
NO. 1			

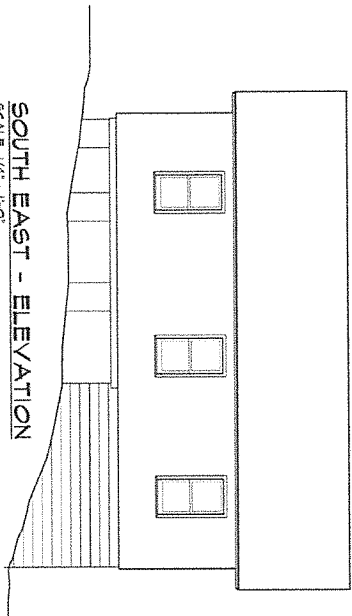


ARCHITECTS
Clifford
A.
Cooper
Architecture
41 Westover Lane
Litchfield, CT
06759
Tel. 860.309.0712

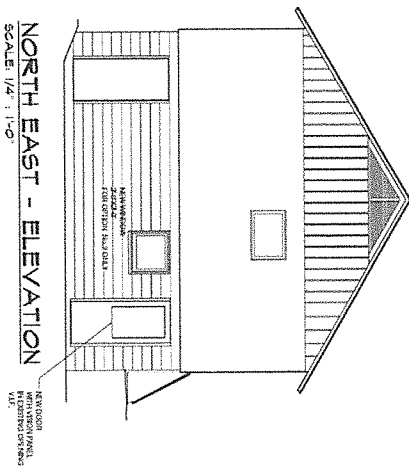
PROJECT
EBNER CAMPS
29 BANTAM LAKE RD.
MORRIS CT
ADMIN. BUILDING 1

DESIGNED BY
ELEVATIONS
DESIGN
DEVELOPMENT
10.25.2024
PROJECT # 1100

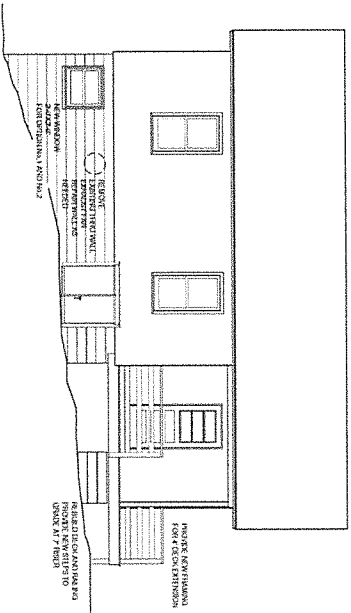
DATE
A-1



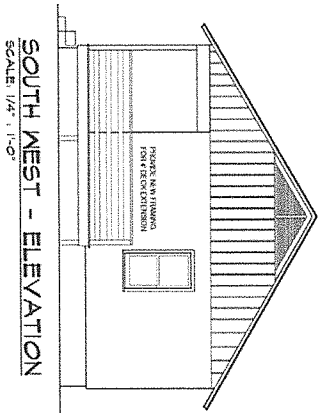
SOUTH EAST - ELEVATION
SCALE: 1/4" = 1'-0"



NORTH EAST - ELEVATION
SCALE: 1/4" = 1'-0"

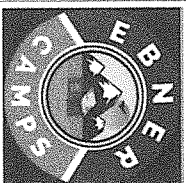


NORTH WEST - ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH WEST - ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS			
NO.	DATE	DESCRIPTION	



PROJECT:
Clifford
A.
Cooper
Architecture
41 Wadsworth Lane
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PROPOSED
EBNER CAMPS
29 BANTAM LAKE RD.
MORRIS CT
ADMIN. BUILDING 2

DESIGNED BY
PROPOSED
ADMIN. No.2
DEVELOPMENT
07.25.2024

A-B

04/20/2024