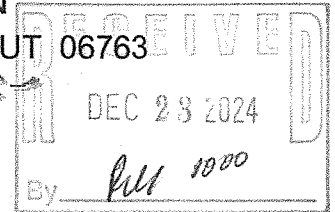


MORRIS PLANNING & ZONING COMMISSION  
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763



Regular Meeting - Morris Town Hall and Live on Zoom  
December 18th, 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

**Helen White (Zoom)**

Veronica Florio

**Douglas Barnes (Secretary) - here**

Dylan Hovey

**William Ayles Jr. (Vice-Chairman) - here**

Marc Petzold

Kim Dore

Staff: ZEO Tony Adili – 7:58 PM

Planner: Janell Mullen (Zoom)

Alternates:

**Noah Butler - here**

Geoff Paletsky

**Erika Leone - here**

~~Agenda~~ Minutes

**1. Call to Order**

Dave Wiig called the meeting to order at 7:05. Board members present were Bill Ayles, Noah Butler, who was seated for Dylan Hovey, Erika Leone who was seated for Barbara Bongolotti, Helen White, who was on Zoom and Doug Barnes who was also on Zoom,

**2. Agenda Review**

N/A

**3. New Business**

N/A

**4. Old Business**

**a. Discussion of next Priorities to Amend the regulations**

Bill Ayles moved to approve the priorities agreed to, which are as follows:

1. Consider a blight ordinance that could be created specifically to regulate and prevent the accumulation of unregistered vehicles, outside storage, and junk.

2. Economic Development:
  - a. Review and update the permitted uses in Commercial Zones, consider including Agri-tourism and arts & culture related business uses. Also include the following:
  - b. Update the regulations for home-based businesses.
  - c. Develop a plan for the growth of the commercial centers. Explore the use of PDDs for properties adjoining these centers for larger mixed-use development.
  - d. Updated zoning regulations to allow "life care facilities" and active adult housing.
3. Increase awareness about and ensure that applicants follow the Low Impact Sustainable Development Design Manual to treat stormwater run-off before it reaches the lake. To do so, create a condensed version with references to the details in the manual.
4. Zoning regulations should be updated to protect the Cultural and Archaeological Inventory as listed in the Morris Natural and Cultural Resources Inventory, prepared in 2007.
5. Overlay Zones:
  - a. Establish a Public Drinking Water Supply Overlay Zone that will require any new subdivision of land within the town within a drinking water supply watershed area to be at least 2 acres in size.
  - b. Explore developing a Bantam Lake Waterfront Overlay District that would create restrictions for activities that negatively affect the water quality of Bantam Lake.
6. Natural Resources Inventory-related items:
  - a. Consider adopting zoning regulations and/or subdivision regulations identifying archaeological, historical, or cultural resources within the site and require that a licensed professional assess the impact of development.
  - b. Amend the open space section of the subdivision regulations to place a priority on the protection of open space along the frontage of Town and State roads.
7. Change the wording in the subdivision regulations to restrict development on land with a slope of 20% or greater. Define existing ridge lines and prioritize their protection.
8. Update subdivision regulations to include options for cluster housing, open space subdivisions, density bonus considerations for the protection of farmland, and provisions for affordable housing.

Erika Leone seconded the motion. The motion passed unanimously.

## **5. Other Business**

- a. Board Membership**
- b. Schedule of Meetings**

Bill Ayles made a motion to approve the meeting schedule to hold meetings on the first Thursday and third Wednesday, with the exception of the January meeting, which will occur on January 9<sup>th</sup>, 2025. Helen White seconded the motion. The motion passed unanimously.

## **6. Communications and Bills**

### **a. Lawyer Bill**

Bill Ayles moved to pay the law offices of Steven Byrne \$2860. The motion was seconded by Erika Leone. It passed unanimously.

## **7. Adjourn**

Helen White moved to close the meeting at 8:35PM. Bill Ayles seconded the motion. The board voted unanimously to approve the motion.

Submitted by

David R. Wiig  
Chairman Morris Planning and Zoning Commission  
2024-12-23

1.