

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

Regular Meeting Morris Town Hall and Live on Zoom

August 7th, 2024 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85920958912?pwd=MzVMcHhodEhuejZkZks5OEJPeWV0dz09>

Meeting ID: 859 2095 8912

Passcode: 027946

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

Minutes

1. Call to Order

The meeting was called to order at 7:07 with David Wiig, Veronica Florio, Helen White, William Ayles, Erika Leone was seated for Barbara Bongolotti and Marc Petzold was seated for Dylan Hovey all present. Kim Dore arrived at 7:13 pm and was seated.

2. Agenda Review

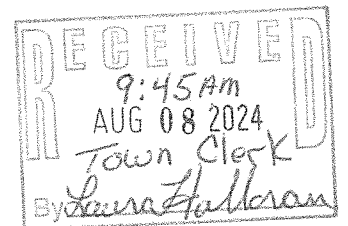
Veronica Florio made a motion to add the CFPZA Quarterly Newsletter as 7b and Housing Forum as 7c. William Ayles Jr seconded the motion. The motion passed unanimously.

3. Old Business

4. New Business

5. Complaints

- a. 95 Thomaston Rd
- b. 7 Benton Rd
- c. 150 Bantam Lake Rd



Veronica Florio made a motion to remove 150 Bantam Lake Road from the agenda. Kim Dore seconded the motion. The motion passed unanimously.

d. Questions Received about 21 Higbie Road

Veronica Florio made a motion to remove 21 Higbie Road from the agenda and note they are compliant with the Zoning Regulations. William Ayles Jr seconded the motion. The motion passed unanimously.

e. Clothing Bin at 159 Watertown Road

Zeo directed to send a letter to 159 Watertown Road.

6. Other Business

a. Meeting Decorum

7. Communications and Bills

a. ZEO Report

b. Quarterly Newsletter

This item was discussed and each member read it over.

c. Housing Forum

8. Adjourn

Veronica Florio made a motion to adjourn at 7:51 pm. Kim Dore seconded the motion. The motion passed unanimously.

To: Joel Skilton
Subject: RE: Outdoor Concert Venue approval

Hi Joel

There has been no new Site Plan submitted to the Planning and Zoning Commission. There is also no current approvals for an outdoor concert venue.

South farm s continues to use his property as an event space with music as an accessory to those events. That approval was given to him over 10 years ago. Also in terms of outdoor lighting he got approval for his site plan before we had implemented dark sky and I remember during the Site Plan review discussions about lights. As you know conditions cannot be placed on Site Plan Applications, it is either approved or denied. In terms of the public walkway that would be an issue that you could bring up to Wetlands and the Building Official. This item will be on the agenda at our August 7th meeting.

Thank You, Tony Adili ZEO

-----Original Message-----

From: Joel Skilton <joel.helpfulguy@gmail.com>
Sent: Sunday, June 30, 2024 3:21 PM
To: Planning & Zoning <planningandzoning@townofmorrisct.com>
Subject: Outdoor Concert Venue approval

I am requesting a copy of Land Use Attorney Steve Burns newest legal opinion that the outdoor stand-alone concerts in Morris are allowed. The concert venue was determined to be in VIOLATION with the COVID concerts, by attorneys involved. The previously NOT approved opinion of Attorney Burns is in Planning and Zoning records.

I am also interested in the NEWEST site plan approval for the Higbie Road / Watertown Road Food truck park. The approval, dated in January 2023, was to have the hot dog shed removed and 3 trailers set up. The hot dog trailer has been updated and there has been lights added to the site.

I am requesting to view the Zoning Commission's updated and approved site plan for these new modifications. The previous approval was given with no outdoors lights. I presume that the illumination plan was included in the newest Site Plan approval and are noted on the public records.

I also understand that there have been new Raised Public Walkways installed across the wetlands. These wetlands were clearly marked on the January 2023 APPROVED Site Plan. The Raised Public Walkways are NOT marked on the Site Plan that was approved on that date. I have read the recent minutes for Zoning and I failed to locate when the Site Plan readjustment meeting occurred. I have checked the last 3 months of Wetlands minutes and fail to locate a Wetlands permit for the crossing (s). I would anticipate that ANY work in a regulated area would have a permit, erecting a structure, such as a raised public walkway. I am requesting the date when the approval for said work was given and forwarded to the Zoning Office. I have heard of no meetings that involved the wetlands approval.

If there is a Raised Public Walkway that has gone through Wetlands and has obtained a Zoning Permit I would anticipate that there would also be a Building Permit required. There could be a rather extensive amount of people on a Raised Public Walkway and I would think there probably is some engineering involved for live loads and any special loads involved for lateral movement.

The June 5, 2024 Planning and Zoning minutes are still not posted, however the video is available. The Morris Bluegrass CONCERT VENUE was discussed and there was mention that the outdoor concert was "all over facebook". I am requesting the section of the Town of Morris Zoning Regulations where Facebook approval is an approval for the outdoor amplified concert. I have gone through the regulations and have failed to find that section. I am also requesting the motion to approve the Outdoor Concert Venue during the June 5, 2024 Planning and Zoning and what the vote for that

approval was. It is still my understanding that in permissive zoning if an activity or use is not specifically approved then it is not permitted.

The COVID concert discussion in 2020 involved a question of IF there was a traffic study required and IF there was a waiver given by the Board of Selectmen, June 2020. If there is a recent traffic study I would like to view this document. I am looking forward to seeing the CORRECT approvals in place PRIOR to an Outdoor Concert Venue starting in Town.

Thank you for your assistance in viewing / obtaining this public information.

Joel Skilton

ATTORNEY STEVEN E. BYRNE

2B Farmington Commons, 790 Farmington Ave., Farmington, CT 06032
(860) 677-7355 (860) 677-5262 fax

To: Morris Planning & Zoning Commission
From: Steven E. Byrne Esq.
Date: November 3, 2021
Re: Outdoor Music as an Accessory Use

A Zoning Violation Complaint was filed with the Zoning Enforcement Officer requesting that a cease-and-desist order be issued against 21 Higbie Road and 5 Watertown Road due to outdoor music at these properties. According to the complainant, outdoor music is not a permitted use either as a primary or accessory use. This is based upon his reading of the zoning regulations which provide in part that:

1. Sec. 6 "Any use not specified as permitted in a district is prohibited."
2. Sec. 8 "Accessory uses shall not include uses which are otherwise not permitted or specifically prohibited in the district."

Approvals for 21 Higbie Road – South Farm LLC

The 2014 Approval: This was an application for a zoning permit and site plan approval that would allow for the change of use of a barn on this property. The new use would permit a portion of a barn to be used as a farm market and also to rent space for indoor and outdoor events. A parking area would be created on site with 53 spaces. The Commission approved the application at its May 12, 2014 meeting. The approval was done pursuant to the statement of use contained in the application together with general standards. The only general standards in the zoning regulations appear in Sec. 52 'Special Exceptions'.

The 2017 Approval: Identified on the agenda as a site plan approval/zoning permit application to allow interior modifications to existing buildings and uses. Six uses were applied for, all of which the applicant believes are permitted by the zoning regulations: Commercial Kitchen, Restaurant, Commercial Production, Farm Brewery/Distillery, Lodging and Theater/Auditorium. The Commission, at its January 8, 2018 meeting, approved the commercial kitchen and restaurant uses pursuant to sec. 51 of the regulations. All other uses were denied.

Questions on 21 Higbie Road – South Farm LLC

Outdoor Music as Accessory Use – The zoning violation complaint raises the issue whether a use that is not specifically permitted in the zoning regulations can be allowed as an accessory use. The issue implicates Sec. 8 of the regulations which specifically states that accessory uses cannot

be a use which is not permitted or is listed as a prohibited use. The only specific mentions of music in the regulations are in Sec. 31 and it appears to be limited to indoor music and in the Winvian PDD which allows outdoor music as an accessory use “providing it does not migrate off the property”.

When a zoning regulation is interpreted, it must be done so as to avoid bizarre or unreasonable results. The interpretation put forth in the complaint would mean that no music is permitted outdoors in the town of Morris. Thus, playing a radio outside or practicing on a musical instrument in one’s backyard would be a zoning violation under this interpretation – an unreasonable result. Thus, another interpretation is merited.

A reasonable interpretation would be to follow past practices as well as the Winvian PDD regulation and allow outdoor music as an accessory use with conditions attached that limit any harm to neighboring properties.

Municipal Estoppel – This legal doctrine prevents a zoning authority from enforcing its regulations against a zoning violation under certain circumstances. These circumstances were set forth by our State Court of Appeals in Crisman v. Zoning Board of Appeals, 137 Conn. App. 61 (2012). A finding of municipal estoppel is appropriate when:

“the party claiming estoppel would be subjected to substantial loss if the municipality were permitted to negate the acts of its agents ... and may be invoked against the enforcement of zoning regulations (1) only with great caution, (2) only when the resulting violation has been unjustifiably induced by an agent having authority in such matters and (3) only when special circumstances make it highly inequitable or oppressive to enforce the regulations.”

Part (3) of the above test has been further elaborated as follows:

- The party had changed its position in reliance on those facts; and
- The aggrieved party would be subjected to substantial loss if the municipality were permitted to negate the acts of its agents.

In the Crisman case, while the court found that a garage had been constructed in violation of the zoning regulations, the regulations could not be enforced because a zoning permit had been issued and the property owner had expended over \$100,000 in constructing the garage.

Thus, care must be taken where approval for a use has been given by the Commission or its agent and the applicant has taken steps to implement that use.

Approval for 5 Watertown Road – The Barn Restaurant

At its May 13, 2019 meeting, the Commission approved a special exception application to allow outdoor dining subject to several conditions one of which was “Only acoustic, non-amplified music shall be outside.”

Questions Regarding 5 Watertown Road – The Barn Restaurant

Do Conditions of Approval Need to Be a Permitted Use – The approval for outdoor dining at the Barn restaurant allows, as a condition of approval, outdoor acoustic music. A zoning commission can only approve those uses permitted by the zoning regulations. Thus, any use allowed as a condition to an approval must be in compliance with the regulations. Whether outdoor music is permitted by the regulations, I rely on my answer provided for 21 Higbie Road.

Municipal Estoppel – The same discussion set forth for 21 Higbie Road applies here as well. The Barn was approved for outdoor music and likely expended funds to accommodate this use. Revoking this approval now probably raises a valid municipal estoppel defense.

Amplified Music – Whether the use of a microphone qualifies as amplified music can be answered by looking for a definition of amplified music. Since the zoning regulations contain no such definition, the Commission can look to other sources for one. Collins On-Line Dictionary provides the following definitions:

Music is the pattern of sounds produced by people singing or playing instruments.
If you amplify a sound, you make it louder, usually by using electronic equipment

Based on these definitions, the use of a microphone could qualify as amplified music.

planningandzoning@townofmorrisct.com

From: 'Mr. David Wiig' <wiig@optonline.net>
Sent: Monday, July 1, 2024 10:45 AM
To: Planning & Zoning
Subject: re: FW: Outdoor Concert Venue approval

Jeton

We should just add it to the agenda under complaints and discuss it. I would suggest the August meeting. July 17th is for Planning.

Your response to Joel would be to show up at that meeting. He can present his letter at that time. Then board will then evaluate it.

We also should state that we don't manage wetlands issues. At first blush, I see the walkways across wetlands to be akin to Docks. We don't regulate Docks, Wetlands does. He should direct that part of the letter to Wetlands.

In the meantime, send it to Steve. Determine what the latest opinion letter would be. Although, the latest opinion would likely have been his statements in a meeting when we discussed the outdoor music at South Farms.

Dave

----- Original Message -----

From: <planningandzoning@townofmorrisct.com>
To: "Mr. David Wiig" <wiig@optonline.net>
Date: Mon, 1 Jul 2024 09:01:56 -0400
Subject: **FW: Outdoor Concert Venue approval**

Hi David

I received this email from Joel. I want to get your opinion before I write anything. I have a few answers for a response I can give him right away, but I would rather wait for what you have to say and wait a couple days.

Thank You, Tony Adili ZEO

-----Original Message-----

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Thank you for your assistance in viewing / obtaining this public information.

Joel Skilton

On Wed, Aug 7, 2024 at 5:53 PM, Joel Skilton

<joel.helpfulguy@gmail.com> wrote:

Tony,

Thank you for your reply. I have a conflict and will not be able to attend. I read the minutes for the January 4, 2023 P and Z meeting, posted this week 8/5/2024, and the Zoning Commission approved the designated area for food trucks, they did not limit the number in that area. The original request was for 3 food trucks. Reading the recently posted minutes cleared up my confusion. There was no limit given.

The lighting was discussed at the January 04, 2023 meeting but in the approval there was no lighting addressed in the minutes by the Commission and the site plan was silent on lighting.

The work in the wetlands review area has been addressed by the Wetlands Commission. The mention of Docks in the Morris Zoning Regulations definitions refers to an uncovered walkway, either fixed or movable, extending into a lake.

I understand that the incidental use for music is approved, re-reading your attached information and approvals. I would still question a stand alone concert events compliance.

1. If the Morris Blue Grass concert is a scheduled event what is the secondary use for the event.

Does the 2014 approval for incidental music have a designated outdoor area? There is no question that outdoor music has been approved as a secondary incidental use.

2. Is this 2014 area the same "stage" area for the Bluegrass concert ? Is this shown on the older Site Plan?

Thank you for your patience and assistance.

Joel Skilton

CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES QUARTERLY NEWSLETTER

Summer 2024

Volume XXVIII, Issue 3

NONCONFORMING HEMP USE CAN BE CHANGED TO CANNABIS

The issue of whether the cultivation and processing of cannabis is a lawful continuation of the nonconforming cultivation and processing of hemp was answered in the affirmative by a Superior Court judge. A zoning board of appeals had reached the opposite conclusion based upon the reasoning that since Connecticut law treated hemp and cannabis differently, then the change from processing and cultivating hemp to cannabis would amount to a change of use.

The property in question had been used for the manufacture of tobacco products prior to the adoption of zoning, a use no longer permitted at the site. When the use of the property was changed to the cultivation and processing of hemp, the town's zoning enforcement officer found this to be a continuation of the existing nonconforming tobacco activity. An opposite finding was made when the change was to be from hemp to cannabis.

The court found that the zoning board's sole reliance on the different treatment that state law applied to cannabis and hemp was an insufficient basis to find that the processing and cultivation of cannabis could not be a lawful extension of the existing nonconforming use. Instead, the board should have determined whether the change from hemp to cannabis changed

the character of the use. In this case, the processing was identical except that the end product would have a differing concentration of THC. *See Lasa Extract LLC v. Zoning Board of Appeals, HHD-CV-23-6166972 (4.10.24).*

STATE SUPREME COURT DEFINES SUBSTANTIAL CIRCULATION

Connecticut General Statutes Sec. 8-3(d) provides that a notice of any amendment to zoning regulations be published in a newspaper of substantial circulation in the municipality before it becomes effective. The term 'substantial circulation' was always understood to require that the newspaper wherein the notice was published have at least some level of subscribers residing within the effected municipality. Under the State Supreme Court's new rule, a newspaper can have substantial circulation within a municipality even where no copies are purchased or distributed within the municipality. Thus, it is immaterial to the question of whether there is substantial circulation that anyone in a municipality actually receives the newspaper. Instead, an 'availability' test is to be used.

This test consists of 4 parts: how is the newspaper distributed and how often, what are the cost barriers to access, whether the newspaper has been habitually used by the municipality to publish notices and whether residents are generally aware of the newspaper's use for publishing notices.

Written and Edited by
Attorney Steven E. Byrne
P.O. Box 1065, Farmington CT 06032
Tel: (860) 677-7355
stevenbyrne@gmail.com
contact.cfpza@gmail.com

CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES QUARTERLY NEWSLETTER

Summer 2024

Volume XXVIII, Issue 3

In making this change to existing law, the Supreme Court was troubled by the fact that the State Legislature has not amended the newspaper notice requirements to reflect the current state of the newspaper business and the impact of on-line publications as well as the ability of nearly all municipalities to place notices on their webpages. As noted by the court, the language in Sec. 8-3(d) has remained unchanged since 1925. This ruling may prod the state legislature to take action. *See 9 Pettipaug LLC v. Planning & Zoning Commission, 349 Conn. 268 (2024).*

SURVEILLANCE CAN CAUSE EMOTIONAL DISTRESS

A complaint was made to a land use department by a property owner concerning activities on his neighbor's property. He suspected that the neighbor was operating her business from her home. To support his claim, the property owner had conducted surveillance of his neighbor's activities. A cease and desist order was issued.

While the surveillance was useful to the enforcement action, it also subjected the complaining property owner to a lawsuit from his neighbor. The surveillance efforts were intense, consisting of 24/7 video recording as well as the taking of photographs using a zoom lens. The complaining property owner also followed his neighbor in his car. The neighbor's lawsuit was ultimately successful, finding that these

intensive and intrusive surveillance efforts caused emotional distress. *See C.W. v. Warzecha, AC 45775 (2024).*

REGULATION OF SHORT-TERM RENTALS

Section 7 of Public Act 24-143 authorizes the legislative body of a municipality to adopt an ordinance that requires short term rental operations to be licensed by the municipality. This authority would also allow for the municipality, by ordinance, to regulate short term rentals, which are defined as being a rental of a dwelling unit for 30 days or less. One question the Federation has is how this impacts the ability to control short term rentals through zoning regulations.

CONVERSION OF NURSING HOME TO MULTI-FAMILY HOUSING

Section 3 of Public Act 24-143 requires that zoning regulations allow, as of right, the conversion of nursing homes to multi-family housing as long as the footprint of the building is not substantially altered.

With respect to this new law, as of right is described as summary review. This level of review encompasses, at most, site plan review of the proposed conversion project. If the conversion would involve a substantial alteration to the footprint of the building, then the regulations could require that a variance or special exception application be filed.

Written and Edited by
Attorney Steven E. Byrne
P.O. Box 1065, Farmington CT 06032
Tel. (860) 677-7355
attysbyrne@gmail.com
contact.cfpza@gmail.com

CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES QUARTERLY NEWSLETTER

Summer 2024

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AFFORDABLE HOUSING WITHOUT THE 8-30G APPLICATION

A new way to provide for affordable housing as defined by Connecticut General Statutes Sec. 8-30g has been created by Sec. 10-12 of Public Act 24-5474. Any municipality that adopts zoning regulations which allow, as of right, the use of land zoned for residential, commercial or mixed-use development for middle housing, can apply any such housing toward satisfying its 10% affordable housing mandate.

Middle housing is defined as being a residential duplex, triplex, quadplex, cottage cluster or townhouse.

In the Federation's opinion, this has been the first practical amendment to 8-30g since its creation approximately 30 years ago.

LACK OF TRANSPARENCY REGARDING FAIR SHARE ZONING REFORM

According to a recent news story in the Republican American, negative comments on a proposed Fair Share Housing Bill were kept from public view. Apparently, staff of the State Department of Housing strongly objected to the fair share bill that was before the legislature finding that it treats affordable housing as a punishment whose pain must be spread out. It thus appears that a full and honest

debate of such an important topic did not take place. Unfortunately, this appears to be the case on more and more issues of great importance.

ANNOUNCEMENTS

Membership Dues

Notices for this year's annual membership dues were mailed March 1, 2024. The Federation is a nonprofit organization which operates solely on the funds provided by its members. So that we can continue to offer the services you enjoy, please pay promptly.

Workshops

Four hours of Commissioner training must be completed once every four years or once each term of a commissioner. At the price of \$185.00 per session for each agency attending, our workshops are an affordable way for your board to 'stay legal'. Email us at contact.cfpza@gmail.com to schedule a workshop.

ABOUT THE EDITOR

Steven Byrne is an attorney with an office in Farmington, Connecticut. A principal in the law firm of Byrne & Byrne LLC, he maintains a strong focus in the area of land use law and is available for consultation and representation in all land use matters both at the administrative and court levels.

Written and Edited by
Attorney Steven E. Byrne
P.O. Box 1065, Farmington CT 06032
Tel. (860) 677-7355
attysbyrne@gmail.com
contact.cfpza@gmail.com

planningandzoning@townofmorrisct.com

From: Robert Phillips <rphillips@northwesthillscog.org>
Sent: Tuesday, July 23, 2024 9:50 AM
To: dbrydon@barkhamsted.us; Zeo; mmelanson@colebrooktownhall.org; landuse@cornwallct.gov; landuse@goshenct.gov; predmond@harwinton.us; seisenlohrlanduse@hotmail.com; yourrighthand@snet.net; landuseadmin@townofkentct.org; zoningadmin@townoflitchfield.org; landuse@townoflitchfield.org; planningandzoning@townofmorrisct.com; mlucas@newhartfordct.gov; Mike Halloran; zoning@northcanaan.org; landuse@roxburyct.com; landuse@salisburyct.us; sharonlanduse@gmail.com; Jeremy Leifert; nate_nardi-cyrus@torringtonct.org; landuse@warrenct.org; clerical@warrenct.org; swhite@washingtonct.org; pcolombie@townofwinchester.org; mstankov@townofwinchester.org; lhansen@townofwinchester.org
Cc: Rista Malanca; jocelyn@thehousingcollective.org; nlukiwsky@barkhamsted.us; thompson.d@burlingtonct.us; selectmen@canaanfallsvillage.org; bbremer@colebrooktownhall.org; Selectmen@CornwallCT.gov; 1stselectman@goshenct.gov; Selectmen@hartlandct.org; mcriss@harwinton.us; firstselectman@townofkentct.org; draap@townoflitchfield.org; 1stselectman@townofmorrisct.com; djerram@town.new-hartford.ct.us; mriiska@norfolkct.org; selectman@northcanaan.org; proy@roxburyct.com; crand@salisburyct.us; Casey_f@sharon-ct.org; elinor_carbone@torringtonct.org; selectman@warrenct.org; jbrinton@washingtonct.org; pharrington@townofwinchester.org; mayor@townofwinchester.org; Emmeline Harrigan
Subject: Housing Forum Hosted by CT Chapter of American Planning Association
Attachments: Housing Forum_Invitation.pdf

Good morning CEOs and Land Use Staff,

We encourage you to appoint one staff member and one land use commission member to participate in CCAPA's upcoming **Housing Forum on September 11th, 2024 at the Hotel Marcel in New Haven**. Planning staff and planning commissioners from each CT municipality are being invited from around the state to discuss this important topic which includes several panels that discuss housing need and potential housing development types. It also includes two sessions with small group break-out discussions that are specifically focused on individual needs and issues that communities face locally for CCAPA to prepare for in the survey included in the RSVP process.

CCAPA is also producing a Housing Forum guide with the assistance of their Housing Fellow that will document CT examples of varying housing types and cite several Case Study examples of their implementation.

Lastly, this forum is a great opportunity to network beyond your borders and perhaps establish a broader framework of potential solutions that can be applied within your own community.

I highly encourage you to RSVP today !!

Registration link is embedded in the attached flyer or right here →

https://docs.google.com/forms/d/e/1FAIpQLSfQOTVnDDuCZO9h9KCr3Yzlmin2pLeDJhWpY4y_-aq5SGKvPLw/viewform

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Regular Meeting Morris Town Hall and Live on Zoom

January 4th, 2023 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/83261225058?pwd=OTljd3NqVDR0TWVBUjlkUjU3ZtQT09>

Meeting ID: 832 6122 5058

Passcode: 723581

David Wiig Chairman		
Barbara Bongolotti	Dylan Hovey	Alternates:
Del Knox	William Ayles Jr. (Vice-Chairman)	Chris Ciaffaglione
Veronica Florio	David Geremia Jr.	Geoff Paletsky
Douglas Barnes (Secretary)	Kim Dore	Lori Lindenmuth
Staff: ZEO Tony Adili		
Planner Janell Mullen		

Agenda

1. Call to Order

The meeting was recorded on zoom.

The meeting was called to order at 7:04 pm with David Wiig, William Ayles Jr, Douglas Barnes, Kim Dore, Veronica Florio, and Lori Lindenmuth who was seated for Barbara Bongolotti present.

2. Agenda Review

3. New Business

- a. Special Exception in the LI-80 District. (SE 23-01) at 355 Bantam Lake Road.**

Veronica Florio made a motion to receive application SE 23-01 and set a public hearing date for February 1st 2023. Kim Dore seconded the motion and the motion passed unanimously.

- b. Site Plan Approval (SP 23-01) 21 Higbie Road for Food Trucks.**

Douglas Barnes made a motion to Approve SP 23-01 at 21 Higbie Road for Food Trucks subject to review of Inlands and Wetlands and that subject to change on the site plan means Food Trucks may take a smaller space or they will be located in the area indicated. Veronica Florio seconded the motion. The motion passed unanimously.

4. Old Business

5. Complaints

- a. Zoning Violation Complaint form: 314 Bantam Lake Road . Complaint about Dock Displays**

6. Other Business

- a. Regular meeting Minutes December 7th**
- b. Regular meeting Minutes December 21st**
- c. Budget**

Veronica Florio made a motion to approve the budget for \$40,825 for fiscal year 2023-2024. Douglas Barnes seconded the motion. The motion passed unanimously.

- 7. Communications and Bills**
 - a. ZEO Report**

8. Public Input on non-agenda items

9. Adjourn

Veronica Florio made a motion to adjourn at 8:41 pm. Douglas Barnes seconded the motion and the motion passed unanimously.