

THE BOROUGH OF BANTAM  
PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

DRAFT  
MINUTES OF THE REGULAR MEETING  
FOR BANTAM PLANNING AND ZONING COMMISSION  
TUESDAY, October 5, 2021

In attendance: Chairman John Langer, Commissioners: Carol Powers, Adam Yarrish, Anne Haas.  
Public: Christina Emery.  
Meeting called to order at 7:40pm by John Langer.

1. PREVIOUS MINUTES:

- A. Adam Yarrish made a motion to accept the regular minutes as presented and then Carol Powers seconded the motion. All were in favor and the motion passed.

2. ZONING PERMITS:

- A. Permit # 713 - Andrew Matusiak (#896 Bantam Road) for a Wellness Center (800 square ft.): up to two employees; sign likely on the building; hours 8 am to 8 pm Saturday through Sunday; maximum number of people in building at one time is 13, with 16/17 parking spaces. All requirements were met and John Langer signed off on the permit on 9.13.2021. Fee paid.
- B. Permit # 714 – Roger Wylie of #46 Stoddard Rd. applied for a temporary permit for a food wagon to occupy space at the Bantam Annex on Doyle Rd. on October 2, 2021 during a town wide tag sale. No fee was charged, but Mr. Wylie is making a 100\$ donation. Permit was signed for 10.2.2021 use.
- C. Permit # 716 - Christina Emery (#760 Bantam Rd.) for Prime Time House’s temporary permit from mid November 2021 to December 30, 2021. The purpose is to raise funding for mental health program(s) and is designated as a non-profit endeavor. Days and hours will be limited, with no more than three staff members and sufficient parking. All regulations were met and John Langer signed the approval on 10.5.2021.

3. PUBLIC PERMITS: none

4. PUBLIC COMMENT: none

5. OLD BUSINESS ISSUES: Anne Haas led discussion on the need for more volunteers for the borough. She offered that she revised the last recruitment notice and re-posted it appropriately. Both Anne Haas and Carol Powers will work together on social media and message board postings. (It was noted that it might be appropriate to post time commitment and meeting schedule, as people generally need that information before considering. For example: 2 hours per month, with meetings on the first Tuesday of each month.)

6. NEW BUSINESS: none

7. CORRESPONDENCE

A. WRITTEN FORMAL CORRESPONDENCE: Carol Powers shared (via email) "Regulating Airbnb Rental through Zoning in Connecticut" from the Office of Legislative Research. Commissioners are to read and prepare to discuss at November's meeting.

B. CONVERSATIONAL NOTES WITH PEOPLE: John Langer had conversations with Christina Emery regarding the permit process.

8. COMMISSION DISCUSSION: John Langer provided a brief synopsis of the "Vision of The Bantam Annex" to the Town Facilities Committee on 9.16.2021. Commissioners remain concerned about the future outcome for the Bantam Annex. Carol Powers stated that Bantam School was built to last and remains flexible for any use, subject to interpretation of planning and zoning regulations and will affect the future of Bantam. Deliberations are ongoing and commissioners will continue to discuss.

9. PENDING ISSUES:

A. Legalization of recreational marijuana and potential impact on borough zoning: John Langer commented that most action currently seems to be in cities, but that smaller towns should be prepared for the possibility of future applications. Carol Powers suggested that our ongoing research continue; John Langer asked that commissioners read the research she shared via email and be prepared to discuss at the November meeting.

10. ANY OTHER BUSINESS WHICH COMES BEFORE THE COMMISSION REQUIRES A TWO THIRDS VOTE TO BE ADDED TO THE AGENDA

11. ADJOURNMENT: John Langer asked for a motion to adjourn the meeting. Adam Yarrish moved to adjourn this meeting, which was seconded by Carol Powers. All were in favor and the motion passed. The meeting adjourned at 8.33pm, October 5, 2021.

Respectfully submitted,



Kim MacDonald  
October 7, 2021



