

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, November 2, 2021

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

1. PREVIOUS MINUTES:

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

2. ZONING PERMITS: none

3. PUBLIC PERMITS: none

4. PUBLIC COMMENT: none

5. OLD BUSINESS ISSUES:

- A. Carol Powers and Anne Haas are continuing to work on recruitment of new commissioners for Bantam Planning and Zoning. Carol has put a "Please Volunteer" banner on the Bantam Website and they also plan to put requests out on social media, the Bantam Post Office, Litchfield BZ, etc.

6. NEW BUSINESS:

- A. Airbnb Regulation Discussion using The Legislative Research Report ("Regulating Airbnb Rentals Through Zoning in Connecticut"): Commissioners discussed the topic at length and looked at various definitions of "Bed and Breakfast" and "Regulation of Airbnb Rentals". None of the regulations discussed from the report exist in the Borough of Bantam at this time. Commissioners agreed that said rentals are becoming a business, often in residential areas and are at times proving to be disruptive to neighbors. Additionally, it was noted that some single residential properties are being purchased purely to use as Airbnbs, diminishing availability of properties for families. Regulatory ideas were discussed and John Langer reminded commissioners that such regulations would be difficult to enforce. It was decided that John Langer would discuss with/ask questions of the town planner, Marty Connor and continue the discussion at the next meeting: specified duration per visit/caps of days per year; density/controls regarding property size; special permit required; neighbor notification of Airbnb business; permit from Torrington Board of

Health; possibility of not allowing in order to protect residential areas; investigate “special exception” permits in RT 202/209 commercial areas; owner occupancy requirements; not allow in single family residential areas.

- B. Legalization of recreational marijuana and potential impact on borough zoning: Carol Powers made a motion to bring this discussion to the next month’s meeting and then Anne Haas seconded the motion. All were in favor and the motion passed.

7. CORRESPONDENCE

- A. WRITTEN FORMAL CORRESPONDENCE: none
- B. CONVERSATIONAL NOTES WITH PEOPLE: John Langer had additional interest in the #940 Bantam Rd. property, but pollution issues were again a concern.

8. COMMISSION DISCUSSION: no additional discussion

9. PENDING ISSUES: none

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. Carol Powers moved to adjourn this meeting, which was seconded by Anne Haas. All were in favor and the motion passed. The meeting adjourned at 8.45pm, November 2, 2021.

Respectfully submitted,



Kim MacDonald
November 6, 2021