

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, December 7, 2021

In attendance: Chairman John Langer, Commissioners: Carol Powers, Adam Yarrish, Anne Haas.

Public: none

Meeting called to order at 7:39 pm by John Langer.

1. PREVIOUS MINUTES:

- A. Carol Powers made a motion to accept the regular minutes as presented and then Adam Yarrish 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: none

6. NEW BUSINESS:

- A. Airbnb Regulation: Commissioners discussed the topic at length. John Langer spoke with Marty Connor, the town planner, to let him know it was being discussed. Marty Connor shared that he is gathering information from the Deer Island Association in Morris as they also have concerns and are trying to come up with a plausible solution (contemplating a 30 day minimum rental policy). After lengthy discussion, commissioners favor not allowing short term rentals in the borough in order to protect residential areas and help maintain established business in the area (such as inns). John Langer will continue conversation with the town planner and bring forward questions posed by commissioners: How to define residential; how to define what isn't to be allowed; how to enforce such regulations; ask if it is possible to impose significant fines/liens against homeowners in order to enforce such regulations. Discussion will continue next month.
- B. Legalization of recreational marijuana and potential impact on borough zoning: After a review of last month's discussion, commissioners have agreed that there will be no marijuana businesses allowed in the borough. Carol Powers made a motion that there be no marijuana shops allowed in the borough and then Anne Haas seconded the motion. All were in favor and the motion passed. John Langer will discuss the topic with the town planner and attorney to determine how to proceed.

- C. BPZ Calendar 2022: Carol Powers made a motion to approve the BPZ Calendar for 2022 and then Adam Yarrish seconded the motion. All were in favor and the motion to approve the calendar was passed.

7. CORRESPONDENCE

A. WRITTEN FORMAL CORRESPONDENCE: none

B. CONVERSATIONAL NOTES WITH PEOPLE: John Langer said that interest in the #940 Bantam Rd. property continues, but pollution concerns are deterring any possible sale. John Langer spoke with Dennis Tobin (Town Land Use Administrator). He shared that the Inlands/Wetlands Phase 1 report is extensive and difficult to understand if one is not an engineer in that field. The Phase 2 report has not been done at this point in time.

8. COMMISSION DISCUSSION: Commissioners agreed to meet at 7 pm, January 4th (Borough Hall) to continue organizational work inside the vault.

9. PENDING ISSUES: Work will continue to recruit new commissioners as tonight was Anne Haas' last meeting and John Langer will be leaving in the summer of 2022.

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 8.32 pm, December 7, 2021.

Respectfully submitted,



Kim MacDonald
December 10, 2021

