

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, March 1, 2022

In attendance: Chairman John Langer, Commissioners: Carol Powers, Adam Yarrish.
Public: Kim Griffen, Dick Sheldon, Paul Griffen. Lex Sidon, Matthew Waldvogel, Michael Russell.
Meeting called to order at 7:33 pm 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: none

3. INTRODUCTION: Introduce prospective new commissioner. If so decided, vote to approve appointment: John Langer introduced Lex Sidon (77 Cathole Rd) as a prospective commissioner for the Bantam Planning and Zoning Commission. His background is varied (an extensive finance background and current screen writer/film director), he loves the community and is very interested in filling the current zoning board vacancy. John Langer and the other commissioners welcome the fresh perspective that Lex Sidon brings to the borough; all agreed to forward his name for consideration for a position on the Bantam Planning and Zoning Commission to the Board of Bantam Borough Burgesses.

4. PUBLIC PERMITS: none

5. PUBLIC COMMENT:

- A. Matthew Waldvogel and Michael Russell (owners of North River Properties, LLC) plan to purchase the property at #940 Bantam Road. Their intention tonight was to visit the zoning board to help clarify what information they would need before re-approaching with a permit application in hand. They shared that they understood the property needs remediation and that they aim to fully cooperate with the State of CT and the Bantam Borough in realizing the necessary remediation. They are aware of the wetlands and added that they would like to tie into town water. Between the two of them, they have excavation and construction backgrounds. Their interest/ideas lie in the needed remediation and renovation leading to eventually renting the property (bottom floor limited retail/ second floor as an apartment/barn would likely be storage). They said they are in the infancy stage of their quest, but were to here to gather information as they begin to prepare.

Mike Russel also shared that the Phase 2 document was recently redone and that they have hired a firm to investigate that fully. It is their hope that Matt can do the work and that the specialty company will do the testing (project background, description, scope provided). John Langer provided the following guidance as they move forward: contact Dennis Tobin (Inlands/Wetlands) first; prepare a parking proposal in conjunction with Inlands/Wetlands; provide a plot/site plan that includes parking, staircase, type of business, barn use; # of employees, hours of business, signage and lighting.

ELECTION OF OFFICERS: 8.05 pm
(There is a short hold on the meeting for election.)

Nominations:

John Langer: Chairman

Adam Yarrish: Vice Chairman

Carol Powers Secretary

Secretary Carol Powers cast a ballot to nominate the slate. All commissioners agreed to take their positions.

Return to regular meeting: 8.10pm.

6. OLD BUSINESS ISSUES: none

7. NEW BUSINESS:

- A. Airbnb Regulation: John Langer informed commissioners that Marty Connor is going to research all aspects of use and what can be done to regulate said use. Commissioners will review information derived next month and if appropriate, will send it forward for review by the zoning board's attorney.
- B. Legalization of recreational marijuana and potential impact on borough zoning: John Langer informed commissioners that Marty Connor suggested a one line regulation (i.e. Commercial cultivation/sale of marijuana is not allowed in the Borough of Bantam.) Commissioners will revisit this next month to work on the wording before sending it to the attorney for review.

7. CORRESPONDENCE

A. WRITTEN FORMAL CORRESPONDENCE:

- 1. Written letter of intent from Lex Sidon requesting consideration to become a commissioner on the Bantam Planning and Zoning Board.
- 2. Project Scope for #940 Bantam Road from Matthew Waldvogel and Michael Russel

B. CONVERSATIONAL NOTES WITH PEOPLE: John Langer continues to receive inquiries of interest in #940 Bantam Road property.

8. COMMISSION DISCUSSION:

- a. John Langer reminded commissioners that a training session will take place at the end of tonight's meeting.
- b. Carol Powers reported to commissioners that The Bantam Borough of Burgesses, on the advice of Attorney Asman, wrote a rule for signage on Bantam Borough Hall Property that included grandfathering in allowance of "yellow ribbons" and allowing only two week display of other signage.

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. 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 8.24 pm, February 1, 2022.

Respectfully submitted,



Kim MacDonald
March 7, 2022

