

THE BOROUGH OF BANTAM  
PLANNING AND ZONING COMMISSION

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P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

DRAFT  
MINUTES OF THE REGULAR MEETING  
FOR BANTAM PLANNING AND ZONING COMMISSION  
TUESDAY, April 5, 2022

In attendance: Chairman John Langer, Commissioners: Carol Powers, Lex Sidon.  
Public: Kim Griffen, Paul Griffen

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 Lex Sidon seconded the motion. All were in favor and the motion passed.

2. ZONING PERMITS:

- A. Permit #718 issued to Sandy Bruens of 181B Circle Drive for the removal and replacement of deck: inspected, approved and signed off by John Langer on 3.23.2022.

3. PUBLIC PERMITS: none

4. PUBLIC COMMENT:

- A. Paul Griffen made suggestions for use in the future, regarding terminology use in the minutes, when considering a new member.

5. OLD BUSINESS ISSUES: none

6. NEW BUSINESS:

- A. Airbnb Regulation: Marin Connor spoke with John Langer about a workshop in the town of Washington on the subject. John will get more information to share at the next BPZ meeting.
- B. Legalization of recreational marijuana and potential impact on borough zoning: Martin Connor sent John Langer his recommendations for proposed amendments to the Borough of Bantam Zoning Regulations to prohibit Cannabis establishments. He recommended including definitions of cannabis and cannabis establishment; adding language that states that cannabis establishments are not permitted in each of the residential, commercial, special use and industrial sections. Commissioners will continue to work on this.
- C. Correction to February BPZ Regular Meeting Minutes (Under 2b of Zoning Permits): Name spelling and address should be "Westcott" and "1160 Bantam Rd."

7. CORRESPONDENCE

A. WRITTEN FORMAL CORRESPONDENCE:

1. Carol Powers sent commissioners an email relative to info posted on the Litchfield BZ website (Cannabis Vote at Litchfield Town Meeting): "Voters also unanimously adopted a cannabis moratorium approved last July by the Planning and Zoning Commission. The moratorium, which will expire August 1, prevents the retail sale of marijuana in town, which is allowed under a new state law. Planning and zoning will be developing regulations governing the sale of marijuana and voters will have the opportunity to petition for a referendum where they could entertain the idea of banning sales of the drug."

B. CONVERSATIONAL NOTES WITH PEOPLE:

1. John Langer had a conversation with Charlie Vidich (Western CT Council of Governments) regarding the FEMA Model of Regulations relative to town ordinances on flood zones. Commissioners will look into adapting those regulations to fit our community. Carol Powers will do additional research.

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 shared UCONN's "Land Use Academy Fact Sheet" with commissioners for background knowledge.

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 Lex Sidon. All were in favor and the motion passed. The meeting adjourned at 8.21 pm, February 1, 2022.

Respectfully submitted,



Kim MacDonald  
March 5, 2022



