

THE BOROUGH OF BANTAM
PLANNING AND ZONING COMMISSION

P.O. BOX 416
INCORPORATED 1915

BANTAM 06750

DRAFT
MINUTES OF THE REGULAR MEETING
FOR BANTAM PLANNING AND ZONING COMMISSION
TUESDAY, June 7, 2022

In attendance: Chairman John Langer, Commissioners: Carol Powers, Lex Sidon, Adam Yarrish.

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 Adam Yarrish seconded the motion. All were in favor and the motion passed.
2. ZONING PERMITS:
 - A. Permit #720- Andrew Matusiak (#876 Bantam Rd.) for a business sign (4'x4', externally lit). John Langer approved on 4.29.2022.
 - B. Permit #719- Chris Derkatch (#50 Highland Rd.) for an added on porch at lower level and a second floor bathroom. All setbacks were met and John Langer approved on 4.13.2022.
3. PUBLIC PERMITS: none
4. PUBLIC COMMENT: none
5. OLD BUSINESS ISSUES: none
6. NEW BUSINESS:
 - A. Airbnb Regulation: John Langer reported that Martin Connor said that there are not a lot of options on how to regulate Airbnb rentals. Commissioners reviewed "Regulation of Airbnb Rentals in select Municipalities", dated 9.28.2018. Several possibilities were reviewed and discussed by commissioners, including enforcement. The focus narrowed to what the towns of Kent and Woodstock (looking at Bed and Breakfast only regulations with hosts on site) implemented. Carol Powers will do further research on their actions and John Langer will draft a letter to the zoning board seeking further information. Discussion will continue next month.
 - B. Legalization of recreational marijuana and potential impact on zoning: Commissioners referenced letter from Martin Connor regarding proposed amendments, adding a new section to zoning regulations and the addition of definitions for "cannabis" and "cannabis establishments". Commissioners discussed

the need/timing of hiring an attorney after further research by John Langer.
Discussion will continue next month.

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- C. FEMA revised ordinance for new buildings in flood plains: The major FEMA required change is due to climate change: Build at least one foot above base flood elevation, with a recommendation of two feet above because of the impact of climate change on septic system flooding. Discussion centered on information needed in order to adopt changes: Litchfield's regulations were revised in 2022 (previous revisions were 1981 and 1993). Carol Powers would like a copy of those years of regulation revisions and the flood plain map from Dick Sheldon, Borough of Bantam. Commissioners also discussed the need to grandfather in existing buildings, the fact that flood insurance will be lowered with the new changes and that only a few locations will be affected in the borough. Discussion will be continued next month.

7. CORRESPONDENCE

A. WRITTEN FORMAL CORRESPONDENCE: none

B. CONVERSATIONAL NOTES WITH PEOPLE:

1. Carol Powers spoke with the owner of Bantam Market regarding the need to complete the work required by the zoning commission. The owner said that the work would be completed by the end of the year.
2. John Langer spoke with several people regarding clean up issues behind the cemetery in the borough. Clean up has taken place with a few more items to left to remove.

8. COMMISSION DISCUSSION: none

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 9.02 pm, June 7, 2022.

Respectfully submitted,



Kim MacDonald
June 11, 2022

