

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES
December 6, 2022
REGULAR MEETING
Bantam Borough Town Hall
7.30 pm

Present: Adam Yarrish, Acting Chairman
Carol Powers, Acting Vice-Chair
Lex Sidon
Pete Donohue
Public: Dick Sheldon, Borough Warden
Kim Griffen, Borough Clerk

Chairman Yarrish called the meeting to order at 7:30 p.m.

1. PREVIOUS MINUTES

The Commission reviewed the minutes of the November 17th Special Meeting.

Motion made by Ms. Powers to approve the November 17, 2022 minutes as written. Motion seconded by Mr. Sidon and carried unanimously.

2. PERMITS

Ms. Ann Combs and Ms. Laurie Parsons were present to discuss the permit application for St. Paul's Church.

Ms. Combs stated that the proposed 4' x 4', two-sided sign would be located on the east side in front of the church and that there were no sightline issues. She presented drawings from Lauretano Sign to show the proposed sign adding that the sign would be lit from inside the plexiglass-enclosed case but it would not be backlit.

Chairman Yarrish explained that the regulations permit, as a matter of right, a sign up to 16 sq. ft. noting that the sign as proposed would exceed that amount due to the triangle shaped header that was above the 4' x 4' sign. He added that the square footage would take all parts of the sign into account and that their options were to reduce the sign so it was no greater than 16 sq. ft. or seek a variance.

Ms. Combs and Ms. Parsons indicated that they would consult with the church and Lauretano Sign to adjust the sign in order to meet the regulations and would return for the January 3rd

meeting. Chairman Yarrish noted that the Commission would like to see the sign be externally lit from the ground and not from within the unit.

3. PUBLIC COMMENT

Warden Sheldon addressed the Commission to let them know that the State DOT is in the planning phase of replacing the culvert bridge on Route 202 just before entrance to Cathole Road. He noted that the work would most likely be done in 2024 and that a public hearing for the borough resident's input would be held at a future date. He will let the Commission know when that hearing will be held.

4. OLD BUSINESS

A. 940 Bantam Road, disturbance of polluted soil.

The owner of 940 Bantam Road is working with an environmental consultant. P&Z has no further action in this matter.

5. NEW BUSINESS

A. 490 Bantam Road

Chairman Yarrish noted that this was an error and that it was 940 Bantam Road which was just discussed in Old Business. No further discussion.

6. CORRESPONDENCE

A. Written Formal Correspondence

1. Letter to Jill Bigelow about chicken coop requirements in the Borough.

Ms. Powers stated that she had responded to a request for information on construction of a chicken coop within the borough and gave the resident information related to zoning requirements. Ms. Bigelow was instructed to submit a permit application for review. Ms. Powers noted that at this time there has been no follow up from the resident.

2. Letter to Will Wesson about the procedure for permitting new vertical oil storage tanks

Chairman Yarrish stated that he had discussed with Will Wesson a proposal to add storage tanks at Bantam Wesson. These fuel storage tanks were proposed to be 46.5' tall with

Chairman Yarrish noting that the regulations only allowed a structure to be up to 45' in height. In a call to Chris Wilcox, Fire Marshal, Mr. Wilcox indicated that his concerns were only for the setback from the river.

Warden Sheldon addressed the Commission, stating that he would like to see a balloon flown at the 46.5' height to show the effect of a structure that height in that location. Members of the Commission expressed their concern for safety.

Chairman Yarrish stated that he would encourage Bantam Wesson to review alternatives to the vertical tanks that would still fulfill their storage needs.

B. Conversational notes

1. Johanna Fox, gas station property

Chairman Yarrish stated that he and Ms. Powers had addressed site development questions from Johanna Fox regarding the gas station property and its proposed use as a high-end retail establishment for the sale of home goods. He noted that the sale has since fallen through therefore any discuss on the site is moot.

7. COMMISSION DISCUSSION

A. Discussion and action on tonight's public hearing regarding adoption of regulations pertaining to cannabis establishments.

The Commission reviewed the four sections that were proposed to be added to the regulations. Those amendments include:

Article 1, Section 101: Definitions

- a. Cannabis. Marijuana as defined in Section 21a-240 of the C.G.S.
- b. Cannabis Establishment. Producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager and or delivery service.

Article III, Section 202.3: Residential Districts

Cannabis Establishments are not permitted in Residential Zones

Article III, Section 203.3: Commercial Districts

Cannabis Establishments are not permitted in Commercial Districts

Article III, Section 204.5: Special Use Districts

Cannabis Establishments are not permitted in Special Use Districts

In considering the input from the public collected at the public hearing, the economic impact of cannabis establishments and the potential negative effect on the aesthetics of the Borough a motion was made by Ms. Powers to adopt the proposed amendments to Article I, Section 101 and Article III, Sections 202.3, 203.3 and 204.5 of the zoning regulations as presented in the memo from Martin J. Connor, AICP, in his memo of March 22, 2022 pertaining to cannabis and cannabis establishments. The motion was seconded by Mr. Sidon and carried unanimously.

B. Online training from UCONN Center for Land Use Education and Research

Ms. Powers encouraged all members to look at the online training offered by UCONN noting that the training modules were roughly a half hour in length and were offered free of charge. The training can be found at <https://clear/uconn/edu/lau/basic/>.

8. PENDING ISSUES

No discussion.

9. ANY OTHER BUSINESS TO COME BEFORE THE COMMISSION

No discussion.

10. ADJOURNMENT

There being no further business before the Commission Ms. Powers moved to adjourn the meeting at 8:08 p.m. Motion seconded by Mr. Donahue and carried unanimously.

Respectfully Submitted,

Valerie L. Douglass
Commission Clerk