

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

March 7, 2023
REGULAR MEETING
Bantam Borough Town Hall
7.00 pm

MINUTES

Present: Adam Yarrish, Chairman
Carol Powers, Vice-Chairwoman
Pete Donohue

Absent: Lex Sidon
Brett Seamans

Public: Kim Griffen
Nichole Brant

Chairman Yarrish called the meeting to order at 7:00 p.m.

1. PREVIOUS MINUTES

The Commission reviewed the minutes of the February 7th Regular Meeting and made the following motion:

Motion made by Ms. Powers to approve the February 7, 2023 Regular Meeting minutes as written. Motion seconded by Mr. Donohue and carried unanimously.

2. PERMITS

A. Bantam Art House, 1062 Bantam Rd. Arthur Matuszewski. Sign permit.

Mr. Matuszewski was not in attendance this evening. This item will be removed until Mr. Matuszewski reaches out to the Commission regarding a sign permit.

B. Tom Russo, 760 Bantam Road. Use Permit

Mr. Keith Bodwell, Bodwell Engineering and David Wilson, property owner, were present to discuss the application and Mr. Tom Russo joined via phone.

Mr. Bodwell reviewed the proposal noting that Mr. Russo is proposing use of the building as a three room taphouse with limited food service. The food would be prepared in a converted

food truck ten feet off the back door on its own pad. He added that the truck would have the wheels removed and it would be a permanent, tied down structure.

Mr. Wilson stated that the house, built in 1839, would have no change to the footprint and that the upstairs would be utilized as storage and a small office for the business. He added that there were no anticipated exterior changes to the building with the exception of the color scheme.

Mr. Bodwell stated that the proposed parking was in excess of the required 21 spaces and that most of the parking would be gravel with the handicap spaces either paved or completed with concrete. He added that part of the parking was within the 150' wetland review area and they were meeting with the Inland Wetland Commission tomorrow evening for review.

The Commission reviewed regulations and it was determined that the property, in an R-40 zone, would require a zone change. Chairman Yarrish noted that the properties abutting to the north are commercially zoned and this property would need to be changed in order to house a restaurant since a restaurant is not permitted in an R-40 zone.

The Commission thanked the gentlemen and discussed this item further under agenda item number 7 – Commission Discussion.

3. PUBLIC COMMENT

Kim Griffen addressed the Commission to clarify the spelling of Mr. McMorrow's name from the February meeting. Mr. McMorrow of Berkshire Engineering worked with Chairman Yarrish on an issue for Arethusa Farm.

Nichole Brant, 42 Trumbull Street, addressed the Commission to request information on converting her detached two-story, two-car garage into an accessory apartment for her grandmother. The commission directed Ms. Brant to the section of the regulations and asked that she complete an application and submit with the required information. Chairman Yarrish noted that if she meets the regulation requirements it could be as simple as a sign-off. Ms. Brant stated that she would get the information and email with the application to the Commission.

4. OLD BUSINESS - None

5. NEW BUSINESS - None

6. CORRESPONDENCE

- A. WRITTEN FORMAL CORRESPONDENCE - None
- B. CONVERSATIONAL NOTES WITH PEOPLE - None

7. COMMISSION DISCUSSION

A. Discussion re vacation rental by owner in the Borough.

The Commission reviewed information submitted by Ms. Powers from the Horsley Witten Group (HWG). After discussion of the general direction the Commission would like, based on the HWG informational sheet, the Commission requested that the Secretary to put together a suggested short term rental regulation for Commission review prior to scheduling a public hearing.

B. Approval of Updated Bylaws

This item was carried to the next regular meeting to allow for all members to be present.

C. Tom Russo, 760 Bantam Road

The Commission discussed the project and Chairman Yarrish stated that he would contact Mr. Bodwell and ask him to submit an application for a zone change and will go over with him the items that will be required for the site plan review if the Commission votes in favor of a zone change.

The Commission decided to hold the public hearing on April 4th before the regular meeting. The secretary will get the legal notice prepared in anticipation of a formal application.

8. ANY OTHER BUSINESS WHICH COMES BEFORE THE COMMISSION - None

9. ADJOURNMENT

There being no further business Ms. Powers moved to adjourn the meeting at 8:40 p.m. Motion seconded by Mr. Donohue and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass
Commission Clerk