

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES
TUESDAY, October 3, 2023
REGULAR MONTHLY MEETING
Bantam Borough Town Hall
7.00 pm

Present: Adam Yarrish, Chair
Pete Donohue
John Buonaiuto, seated alternate

Absent: Carol Powers

Public: Kim Griffen
Dick Sheldon
Joanne Finn
Donald Finn
Priscilla Jeffrey
Thomasina Levy
Danielle Mailer

Chairman Yarrish called the meeting to order at 7:00 p.m. and welcomed John Buonaiuto as the newest member of the Commission.

1. PREVIOUS MINUTES

Motion made by Mr. Donohue to approve the September 5, 2023 minutes. Motion seconded by Chairman Yarrish and carried unanimously with Mr. Buonaiuto abstaining.

2. PERMITS

Chairman Yarrish moved St. Paul's Church up from the New Business section of the agenda.

- A. St. Paul's Church, 802 Bantam Road. – Ms. Dale Ripley spoke on behalf of the church for their request to revise lot lines that currently delineate the property into two parcels. She noted that the two parcels contain the church and a single-family home (known as 788 Bantam Road). The church will be selling the home and wishes to revise the lot lines giving the house property the minimum 40,000 square feet as required by the R-40 zone. The remaining 3+ acres would be part of the church property. There was a review of setbacks and the existing driveway easement to the home over non-church property. This easement is currently in place on the land records, volume 259 – page 475.

Chairman Yarrish issued Permit 723 based on the information presented on a survey by All Seasons Land Surveying dated October 1, 2023.

- B. Jeanne Pellitier, 1011 Bantam Road. Chairman Yarrish stated that Permit #722 was issued for demolition of the barn structure at 1011 Bantam Road. He added that it was issued at the request of the landowner to satisfy their homeowner insurance requirement to tear down the building.

3. PUBLIC COMMENT –

- A. Joanne and Donald Finn, 722 Bantam Road. Mrs. Finn stated that she would like to construct a third building at 722 Bantam Road. This single-story building is proposed to be 30' x 35' and would house the offices for her

business. Chairman Yarrish stated that a preliminary review shows that the project is feasible that that he would visit the site.

- B. Litchfield Arts Commission, 931 Bantam Road. Addressing the Commission were Priscilla Jeffrey, Litchfield Arts Commission Chairwoman, Thomasina Levy, Treasurer and Danielle Mailer, Artist. Ms. Jeffrey stated that they are seeking input from the P&Z Commission with regard to a proposed mural at the Arts Factory. Ms. Mailer presented an example of her work superimposed onto the chimney at the 931 Bantam Road site. The mural will be a separate piece and will be attached to the building. The proposed artwork will be approximately 22 feet in height and is proposed to be on each side of the chimney. Chairman Yarrish stated that no permit would be required, however, they should contact the Litchfield Building Inspector as they may require a building permit.

4. OLD BUSINESS - None

5. NEW BUSINESS –

- A. St. Paul’s Church. Moved to Permits

6. CORRESPONDENCE

- A. WRITTEN FORMAL CORRESPONDENCE - None

B. CONVERSATIONAL NOTES WITH PEOPLE

- 1. Chairman Yarrish stated that he had spoken with Dale from St. Paul’s Church several times prior to tonight’s meeting.

7. COMMISSION DISCUSSION

- A. Discussion on Food Truck regulations – Postponed to the regular meeting of November 7th.
- B. Discussion on Short Term Rental and Food Truck Regulations to be sent to Borough Attorney. Postponed to the regular meeting of November 7th.

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

9. ADJOURNMENT

There being no further business Mr. Donohue moved to adjourn the meeting at 7:32 p.m. Motion seconded by Mr. Buonaiuto and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass, Commission Clerk