

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES
TUESDAY, December 5, 2023
REGULAR MONTHLY MEETING
Bantam Borough Town Hall
7.00 pm

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

Public: Dick Sheldon
Kim Griffen
Paul Griffen
Lauren Sage
John McKenna
Laura Turner

Chairman Yarrish called the meeting to order at 7:04 p.m.

1. PREVIOUS MINUTES

Motion made by Ms. Powers to approve the November 7, 2023 minutes. Motion seconded by Mr. Buonaiuto and carried unanimously.

2. PERMITS - None

3. PUBLIC COMMENT – None

4. OLD BUSINESS - None

5. NEW BUSINESS

A. Betsy Schmidt – Former Pattison Gas Location

Several members of the public were present for this agenda item. Ms. Powers indicated that no application has been submitted for this property. Chairman Yarrish stated that he had spoken with Betsy's husband, John Schmidt, and he had indicated that they were not able to attend the meeting this evening. Mr. Schmidt further indicated that no final decision has been made with regard to the location, however, they are more than willing to work with the Borough and have a use that is welcomed by the Commission and the residents.

A brief conversation was held regarding electrical work being done at the site with Chairman Yarrish stating that minor repair work was being done under the watch of the Litchfield Building Office.

A concern was raised regarding parking for the site. It was believed that any subsequent application would need to include a traffic study. Additionally, Mr. Paul Griffen stated that there has been an issue with Arethusa employees not adhering to the crosswalk at that particular location and that they are crossing Route 202 between cars. It was decided that a call or letter should go out to Arethusa asking them to encourage their employees to use the crosswalk when going between locations.

6. CORRESPONDENCE –

- A. Written – Ms. Powers presented to the Commission a letter from Attorney Steven Byrne notifying the Commission of two State compliance issues. The first is regarding Public Act 21-29 which requires members to complete 4 hours of training each year. Ms. Powers stated that she would send links for training to the Commissioners so they may fulfill this requirement.

The second issue Attorney Byrne brought up was compliance with CGS Sec. 8-3j regarding childcare home or group childcare homes. The Commission will add this to the next regular agenda.

- B. Conversational – Chairman Yarrish reiterated his conversation with Mr. Schmidt regarding the gas station location and added that Meg Tilly contacted him regarding the possibility of moving the sign for her restaurant, Mockingbird Kitchen & Bar. Chairman Yarrish will meet with Ms. Tilly to review.

7. COMMISSION DISCUSSION

The Commission postponed discussion on Food Truck regulations as well as Short Term Rental Regulations to a later time to allow for discussion of the Plan of Conservation and Development. Chairman Yarrish directed that they remain on future agendas so as not to be forgotten.

8. ANY OTHER BUSINESS WHICH COMES BEFORE THE COMMISSION

- A. Plan of Conservation and Development – Discussion this evening focused on housing and affordable housing. Mr. Buonaiuto presented information regarding the availability of sewer in the Borough. He added that he had spoken with the Litchfield Sewer Department where he learned that there is more than sufficient capacity to support a large-scale project within the Borough. It was suggested that the Commissioners take a look at other very small towns in Connecticut to see how they handled their PoCaD.

The Commission agreed to meet again on Sunday, December 17th at 4 p.m. for the purpose of continuing discussion on the Plan of Conservation and Development.

9. ADJOURNMENT

There being no further business Ms. Powers moved to adjourn the meeting at 7:55 p.m. Motion seconded by Mr. Donohue and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass, Commission Clerk