

# THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

---

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES  
TUESDAY, February 6, 2024  
REGULAR MONTHLY MEETING  
Bantam Borough Town Hall  
7.00 pm

Present: Adam Yarrish, Chair  
Carol Powers, Vice Chair  
Pete Donohue

Absent: John Buonaiuto, seated alternate

Public: Kim Griffen  
Brandon Merritt

Chairman Yarrish called the meeting to order at 7:08 p.m.

1. PREVIOUS MINUTES

Motion made by Mr. Donohue to approve the January 2, 2024, January 20, 2024 and January 28, 2024 minutes. Motion seconded by Ms. Powers and carried unanimously.

2. PERMITS - None

3. PUBLIC COMMENT

Mr. Brandon Merritt addressed the Commission with regard to 1218 Bantam Road. He is seeking a zoning permit for the single-family home in order to construct a master bedroom over the existing kitchen. Mr. Merritt noted that there would be no expansion of the footprint and the height would be 24'8". After an extensive review it was determined that the property is within the borough and Permit #7-21 was issued.

Mrs. Griffen addressed the Commission to ask if the new owners of the old Patterson Building on Bantam Road have submitted any applications or brought forth a site plan indicating their intentions for the building. Chairman Yarrish stated that they had not. Mrs. Griffen also mentioned that there were parking issues on the property as well as being noted as a blight property. The Commission suggested that she contact the Litchfield Building Inspector and see if he could be of any assistance.

4. OLD BUSINESS - None

5. NEW BUSINESS - None

6. CORRESPONDENCE –

A. Written – None

- B. Conversational – Chairman Yarrish stated that he had spoken with Judith Pilicy who inquired if the property at 700 Bantam Road had any violations or any zoning issues. Chairman Yarrish stated that he was not aware of any, however, he would need to do research.

7. COMMISSION DISCUSSION

The Commission postponed discussion on Food Truck regulations as well as Short Term Rental Regulations to a later date. Chairman Yarrish requested 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 – The Commission agreed to meet on Saturday, February 23<sup>rd</sup> at 10 a.m. for the purpose of continuing discussion on the Plan of Conservation and Development.
- B. Resent Public Hearing – There was an issue with putting the required legal notices in the newspaper for the public hearing on addition of language to Section 6.1.2.C. of the Zoning Regulation as required by State Statutes. A new public hearing date was set for 6:45 p.m. on March 5<sup>th</sup> before the regular meeting.

Chairman Yarrish brought to the Commission his displeasure with the current online process when applying for a zoning permit. Mr. Donohue said that he would be happy to assist with updating the site as needed to streamline the system.

9. ADJOURNMENT

There being no further business Ms. Powers moved to adjourn the meeting at 8:00 p.m. Motion seconded by Mr. Donohue and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass, Commission Clerk