

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES
TUESDAY, March 5, 2024
REGULAR MONTHLY MEETING
Bantam Borough Town Hall
7.00 pm

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

Absent: Carol Powers, Vice Chair

Public: Dick Sheldon

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

1. PREVIOUS MINUTES

Motion made by Mr. Donohue to approve the February 6, 2024 minutes. Motion seconded by Mr. Buonaiuto and carried unanimously.

Motion made by Mr. Donohue to approve the February 24, 2024 minutes. Motion seconded by Mr. Buonaiuto and carried unanimously.

2. PERMITS

Motion made by Chairman Yarrish to add to the agenda the following permits: 725 Bantam Road, Suite 3; 725 Bantam Road, Suite 2 and 80 Doyle Road. Motion seconded by Mr. Donohue and carried unanimously.

- A. 725 Bantam Road, Suite 3 - Mr. Mick Fales, contractor, appeared before the Commission to discuss the project. He stated that part of the old Sportsmans Retail Store is proposed to be converted to office space to house an Edward Jones office. The 1944 sq. ft. space would be entirely within the existing structure with no expansion of the building footprint. Mr. Fales noted that the updates planned would bring that portion of the building up to current building codes including ADA compliance. Mr. Fales added that the office would be open Monday through Friday with four employees.

The Commission noted that office space was an allowed use and that the 1944 sq. ft. required a total of 20 parking spaces noting that the building has sufficient parking. Mr. Fales did not have a floor plan of the space other than a digital copy, which the Commission did review. The \$25 application fee was submitted.

Motion made by Mr. Buonaiuto approve the permit application for 725 Bantam Rd Suite #3 contingent on receipt of a floorplan and letter of authorization from the applicant to allow Mr. Fales to represent them. Motion seconded by Mr. Donohue and carried unanimously.

- B. 725 Bantam Road, Suite 2 – Jason Wallengren, owner of Crafted Brew Lab, appeared before the Commission to discuss his company’s expansion. Mr. Wallengren stated that he is seeking a permit to expand his current operation to allow for a retail store and food service as well as expand his wholesale business. The additional 1170 sq. ft. space would be within the existing footprint of the building and would

include upgrades to the plumbing and mechanical systems. These upgrades would be in addition to counters, displays and seating for the retail store.

The Commission reviewed the layout of the reconfigured space to determine the parking requirements and found that the business would require 22 parking spaces which can be supported by existing parking. The Commission also discussed what signage would be allowed with Mr. Wallengren noting that any new signage would require a permit. The \$25 application fee was submitted.

Motion made by Mr. Buonaiuto to approve the permit application for 725 Bantam Rd, Suite #2 as requested by Jason Wallengren. Motion seconded by Mr. Donohue and carried unanimously.

- C. 80 Doyle Road – Mr. Brett Seamans, Town of Litchfield Department of Public Works Assistant Supervisor and Raz Alexe, Town of Litchfield Department of Public Works Director were present to discuss.

Mr. Seamans stated that he and Mr. Alexe were before the Commission this evening to request a Commission review for a Connecticut General Statute 8-24 referral. This statute requires, in part, that no municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report.

Mr. Seamans stated that the proposed project was to install one electric vehicle charging station at 80 Doyle Road. He noted that the unit would service two vehicles and that it is part of a larger project to bring electric charging stations to Litchfield/Bantam. The Commission reviewed the plans for the charger, it's proximity to the building and discussed the need for a public charging station.

Motion made by Mr. Buonaiuto to endorse a positive 8-24 referral for installation of an electric vehicle charging station within the borough as requested by the Town of Litchfield. Motion seconded by Mr. Donohue and carried unanimously.

The Commission turned its attention to the site plan review of the proposed electric vehicle charging station at 80 Doyle Road. Mr. Alexe stated that there were originally 28 locations identified as possible locations but that this number was reduced to 6-8 locations and 11 charging spaces. Mr. Seaman stated that the project was approved at a Town Meeting in January 2024 adding that the funding would be coming from various grants and ARPA funds.

Mr. Seamans reviewed with the Commission both the site detail map and the charging unit information showing the charger's relative size and shape as well as possible revenue and operating costs for all of the units. This revenue is estimated to be \$35,000 to \$50,000 annually.

Motion made by Mr. Buonaiuto to approve the site plan and issue a permit to the Town of Litchfield for construction of an electric vehicle charging station at 80 Doyle Road as shown on the plan entitled Town Hall Annex – EV Charger prepared by the Litchfield Department of Public Works dated February 26, 2024. Motion seconded by Mr. Donohue and carried unanimously.

After a brief discussion Mr. Buonaiuto moved to waive the \$25 permit fee for the Town of Litchfield. Motion seconded by Mr. Donohue and carried unanimously.

3. PUBLIC COMMENT - None

4. OLD BUSINESS – None

5. NEW BUSINESS

- A. Election of Officers
- B. Review of Bylaws

The Commission postponed the Election of Officers and the Review of Bylaws to the April regular meeting so that all members of the Commission are present.

6. CORRESPONDENCE –

- A. Written – Chairman Yarrish stated the only written correspondence received was for the request by the Town of Litchfield regarding a charging station at 80 Doyle Road.
- B. Conversational – Chairman Yarrish stated that he had spoken with both permit applicants for 725 Bantam Road as well as three people regarding the status of 700 Bantam Road which he will be discussing under Commission Discussion.

7. COMMISSION DISCUSSION

- A. Discussion on tonight’s public hearing re: State required regulation changes. This discussion was postponed to the April meeting.
- B. 700 Bantam Road – Chairman Yarrish stated that he has had several phone calls regarding 700 Bantam Road and its status. A review of the file showed that the building is in an R-40 zone and that the current structure was built in 1981 as a single-family house. Since that time the house has been converted to a four family multi-family house without benefit of proper zoning permits. Chairman Yarrish added that a notice of violation was sent in 2008, however, little seems to have been done since that time. The reason for the interest in the house is because the owner has recently passed away and residents are hoping to have the site brought into compliance.

Chairman Yarrish stated that he will be speaking with the Commission’s attorney, Steven Byrne, to determine what steps the Commission should take in regard to this property. He will return to the Commission with Attorney Byrne’s recommendation.

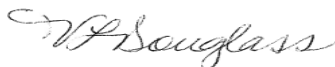
- C. Plan of Conservation and Development – Chairman Yarrish noted that there was a special meeting scheduled for Sunday, March 10th at 10 a.m. to review proposed the plan before moving it along to the Borough for review and acceptance.

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

9. ADJOURNMENT

There being no further business Chairman Yarrish moved to adjourn the meeting at 8:26 p.m. Motion seconded by Mr. Donohue and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass, Commission Clerk