

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES
TUESDAY, April 2, 2024
REGULAR MONTHLY MEETING
Bantam Borough Town Hall
7.00 pm

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

Public: Kim Griffen

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

1. PREVIOUS MINUTES

Motion made by Mr. Buonaiuto to approve the March 5, 2024 Regular Meeting minutes. Motion seconded by Mr. Donohue and carried on a 3-0 vote with Ms. Powers abstaining.

Motion made by Mr. Buonaiuto to approve the March 5, 2024 Public Hearing minutes. Motion seconded by Mr. Donohue and carried on a 3-0 vote with Ms. Powers abstaining.

Motion made by Mr. Buonaiuto to approve the March 10, 2024 Special Meeting minutes. Motion seconded by Mr. Donohue and carried unanimously.

Motion made by Mr. Buonaiuto to approve the March 29, 2024 Special Meeting minutes. Motion seconded by Mr. Donohue and carried unanimously.

2. PERMITS

Chairman Yarrish informed the Commission that he has signed permits for an art installation at the Arts Factory as well as electric vehicle chargers at 80 Doyle Road, Litchfield Town Hall Annex. Both permits were approved at previous meetings.

3. PUBLIC COMMENT –

Kim Griffen addressed the Commission to discuss the following:

1. Commission Budget. Mrs. Griffen stated that the Borough budget meeting will be coming up very soon and this would be the opportunity for the Commission to request additional funding for the 2024/2025 fiscal year. Chairman Yarrish stated that there will be a need for the Commission attorney and that this expense will need to be budgeted for.
2. Website. Mrs. Griffen stated that Wendy Westcott inquired about issues with the P&Z website with regard to minutes and agendas. Commission Clerk, Valerie Douglass, will be meeting with Ms. Westcott on Thursday, April 4th to address issues and correct them.

3. Patterson Property. Mrs. Griffen asked if there had been any proposals brought forward for a use on this property as there have been several blight complaints. Chairman Yarrish stated that there have been no discussions on this property.

4. OLD BUSINESS – None

5. NEW BUSINESS

A. Election of Officers

Chairman Yarrish opened the floor for nominations.

Ms. Powers nominated Mr. Yarrish for chairman, the nomination was seconded by Mr. Buonaiuto. No other nominations for chairman were received and nominations were closed.

Chairman Yarrish called the vote. The vote was 3-0 for Mr. Yarrish to continue as the chairman. Chairman Yarrish abstained from voting.

Mr. Buonaiuto nominated Mr. Donohue for vice-chairman, the nomination was seconded by Mr. Yarrish. No other nominations for vice-chairman were received and nominations were closed.

Chairman Yarrish called the vote. The vote was 4-0 to elect Mr. Donohue as Vice Chairman.

B. Review of Bylaws

The Commissioners stated that they had reviewed the current by-laws and that the revisions made last year did not need updating.

6. CORRESPONDENCE –

A. Written – Chairman Yarrish noted that the correspondence with Attorney Byrne was verbal and not written.

B. Conversational – Chairman Yarrish stated that he had spoken with Attorney Steven Byrne regarding 700 Bantam Road. Chairman Yarrish reminded the Commission that the property is currently being used as an illegal multi-family dwelling. Attorney Byrne has received copies of the office files and will get back to the Commission with both short- and long-term guidance for the Commission with regard to the property.

7. COMMISSION DISCUSSION

A. Discussion on March 5th public hearing re: State required regulation changes. The Commission reviewed the memo from Attorney Byrne dated November 7, 2023 and determined that the State-required language should be added to the Zoning Regulations under Section 6.12.C3. This zoning regulation update was related to regulation of family childcare home or group childcare homes located in a residence.

Motion made by Ms. Powers to approve the addition of Section 6.12.C3 to the Zoning Regulations, as required by the State of Connecticut, to read: No childcare home or group home, located in a residence, and licensed by the Office of Early Childhood, shall be treated in a manner different from single or multifamily dwellings. Motion was seconded by Mr. Buonaiuto and carried unanimously.

It was noted that the State requires a sworn statement from the Borough's chief executive officer to the State's Office of Policy and Management stating that the municipality's zoning ordinances are in compliance with this section of the Connecticut General Statutes, C.G.S. Sec. 8-2 (d)(1). A letter will be drafted for Dick Sheldon, Borough Warden, to review and submit.

B. Plan of Conservation and Development – The Commission reviewed their final version of the Plan’s Summary and felt it was ready to move forward to Warden Sheldon and Dennis Tobin for the Summary to be developed into the Borough’s Plan of Conservation and Development.

8. ANY OTHER BUSINESS WHICH COMES BEFORE THE COMMISSION –

Ms. Powers took a moment to announce her intention to step down from the Commission after the meeting of December 2024. She added that the Borough and Commission members should be searching for her replacement so as not to cause a hardship in 2025.

9. ADJOURNMENT

There being no further business Mr. Buonaiuto moved to adjourn the meeting at 7:37 p.m. Motion seconded by Mr. Donohue and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass, Commission Clerk