

# THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

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P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES  
SUNDAY, August 11, 2024  
SPECIAL MEETING  
Bantam Borough Town Hall  
10:30 a.m.

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

Public: Dennis Tobin, PhD, Municipal Consultant

Chairman Yarrish called the meeting to order at 10:42 a.m. and invited Dr. Dennis Tobin to participate in today's discussion on the Plan of Conservation and Development.

## 1. PLAN OF CONSERVATION AND DEVELOPMENT

The Commission reviewed the up-to-date plan that Ms. Tornow had sent out to the members with the updated sections that were submitted to her. There was a brief discussion on the logistics of submitting and updating in Google Docs. The Commission would like to see all changes to the document with one final review to accept or reject changes.

Chairman Yarrish asked which sections still needed work and after discussion it was determined that members would prepare and submit to Ms. Tornow updates to the following:

Chairman Yarrish:	Open Space/Conservation/Recreation
Mr. Donahue:	Demographics with charts
Mr. Buonaiuto	Sewer Infrastructure and Affordable Housing
Ms. Tornow:	Education
Dr. Tobin:	Legal wording from Attorney Byrne

Dr. Tobin reviewed with the Commission his thoughts on the Affordable Housing and Land Use Sections noting that parts of those sections could be taken from the Litchfield Plan due to the crossover of those sections between the two boroughs. The Commission spent some time on review of the Litchfield Land Use Map and how Bantam could, and should, mirror to a certain extent the Route 202 zones in Litchfield.

The Commission set a special meeting for Sunday, August 25, 2024 at 10:30 a.m. to continue discussion and review of the information gathered.

## 2. DISCUSSION AND POSSIBLE ACTION – Litchfield Community Greenway

The Commission reviewed the project and the suggested conditions of approval prepared by Attorney Steven Byrne. A copy of Attorney Byrne's suggested conditions is attached to these minutes. In addition to Attorney Byrne's eleven item memo the Commission added the requirement of two signs as discussed at the August 6<sup>th</sup> public hearing. The first sign was "No Parking" to be located at the Route 209 turnaround, the other sign "Private Property" to be installed at the area on the trail where the trail deviates from the railroad bed to accommodate a private drive to the Murphy home.

Motion made by Mr. Buonaiuto to approve the site plan for a hiking/biking trail through the Borough as requested by the Litchfield Community Greenway and shown on a map entitled Litchfield Greenway Extension Plan, Phase IV, prepared by Hrica Associates, LLC and dated March 8, 2024, revised May 2, 2024. The approval is with the stipulation that the 11 conditions of approval prepared by Attorney Steven Byrne are met and that the requested "No Parking" and "Private Property" signage is installed. Motion seconded by Mr. Donahue and carried unanimously.

All members were very excited about the project and commended those taking the project through the approval process knowing how difficult it can be to navigate the land use requirements for a project of this size.

## 3. ADJOURNMENT

There being no further business Ms. Tornow moved to adjourn the meeting at 12:05 p.m. Motion seconded by Mr. Donahue and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass  
Commission Clerk

## ATTORNEY STEVEN E. BYRNE

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### Recommended Conditions of Approval for Litchfield Community Greenway for an Extension of the Litchfield Greenway Bike/Hiking Trail through Bantam CT.

1. Any signage is subject to further approval by the planning & zoning commission;
2. Bridge handrails are subject to approval by the town of Litchfield's engineer;
3. Sufficient barriers shall be installed at all entrances to the path and trails so as to prevent motorized vehicle use;
4. Prior to construction, all agreements guaranteeing that the applicant is solely responsible for maintaining this construction must be fully executed and placed in this file as well as recorded in the town land records;
5. Any damage to existing infrastructure during construction shall be the applicant's sole responsibility to repair and is shall be responsible for any costs incurred by the borough or town related to repairing any damage;
6. Documentation shall be provided, such as a letter from the City of Waterbury, acknowledging the construction of the trail within the old railroad bed and abutting the City's property;
7. The proposed crossing of Bantam Road [State Route 209] is subject to review by the Connecticut Department of Transportation. Provide a letter or other documentation from District IV office in regard to this review prior to the encroachment permit application to the same office. A copy of the encroachment permit shall be placed in this file;
8. Provide a copy of the Connecticut Department of Energy and Environmental Protection permit to perform work within the Bantam River regulated area;
9. Construction plans, once finalized, shall be provided to the Department of Public Works for review prior to construction;
10. Any modifications to the approved proposal shall be reviewed by the planning & zoning commission and may need further approval;
11. All proposed improvements associated with this application are to be completed according to the approved plan prior to the issuance of any certificate of zoning compliance.