

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES
TUESDAY, September 3, 2024
REGULAR MONTHLY MEETING
Bantam Borough Town Hall
7.00 pm

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

Public: Kim Griffen
Dr. Dennis Tobin, Municipal Consultant

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

1. PREVIOUS MINUTES

Motion made by Mr. Buonaiuto to approve the August 6, 2024 Regular Meeting minutes. Motion seconded by Ms. Tornow and carried unanimously.

Motion made by Mr. Buonaiuto to approve the August 11, 2024 Special Meeting minutes. Motion seconded by Ms. Tornow and carried unanimously.

Motion made by Ms. Tornow to approve the August 25, 2024 Special Meeting minutes. Motion seconded by Mr. Buonaiuto and carried on a vote of 3-0-1 with Mr. Donohue abstaining.

2. PERMITS

Chairman Yarrish stated that he has issued Permit #722 to Gary Leavitt, 14 W. Morris Road, for the reconstruction of an existing barn. See the minutes of the August 6th meeting for additional information.

Chairman Yarrish stated that Mark McCarthy of the Litchfield Community Greenway Project is seeking a permit for the portion of the greenway that runs through Bantam. A brief discussion has had regarding the conditions attached to approval.

Motion made by Mr. Buonaiuto to issue Permit #733 to the Litchfield Community Greenway for construction of a hiking/biking trail as presented and approved with conditions at the August 11, 2024 meeting. Motion seconded by Mr. Donohue and carried unanimously.

3. PUBLIC COMMENT –

Mrs. Kim Griffen was present and inquired about the status of 827 Bantam Road, aka Patterson Property, and 700 Bantam Road. Chairman Yarrish stated that there has been no application nor any discussions with the owners regarding permit requests.

Mrs. Griffen also inquired about 792 Bantam Road, aka The Dream House. She noted that the property has become a blight issue. The Commission suggested that the Borough contact the Bank that owns the property to have them address the blight situation.

4. OLD BUSINESS – None

5. NEW BUSINESS –

- A. Set public hearing date for adoption of the Plan of Conservation and Development.

Mr. Buonaiuto made a motion to set the public hearing for the review and adoption of the Borough's Plan of Conservation and Development on Tuesday, November 12, 2024 at 7 p.m. Motion seconded by Mr. Donohue and carried unanimously.

6. CORRESPONDENCE –

- A. Written – None

- B. Conversational – Chairman Yarrish stated that he met with Paul Griffen, ZBA Chairman, as well as the Litchfield Building Official and Fire Marshal to tour 700 Bantam Road. He noted that the new owners may be requesting a change in zoning regulations to allow for the continuing the use of the site as a multi-family property. He will keep the Commission updated on this issue.

Chairman Yarrish stated that he had spoken with members of the Litchfield Community Greenway Committee and the end result was the issuance of a permit.

Lastly, Chairman Yarrish noted that he needs to reach out to the new restaurant at 810 Bantam Road, the old Mockingbird Restaurant, for them to request a permit for the restaurant.

7. COMMISSION DISCUSSION

Motion made by Mr. Buonaiuto to add Plan of Conservation and Development discussion to the agenda. Motion seconded by Mr. Donohue and carried unanimously.

Dr. Tobin addressed the Commission to review the Plan as prepared, a copy of which was distributed to all members. He noted that a cover page could be added closer to adoption once it had been decided on. Dr. Tobin reviewed the proposed timeline and answered any questions on the timeline that the Commission had.

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

ADJOURNMENT

There being no further business Mr. Buonaiuto moved to adjourn the meeting at 7:48 p.m. Motion seconded by Mr. Mr. Donohue and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass, Commission Clerk