

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES TUESDAY, November 12, 2024 SPECIAL MEETING Bantam Borough Town Hall

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

Public: Dennis Tobin, PhD, Municipal Consultant
Paul Griffen
Dick Sheldon

Chairman Yarrish called the meeting to order at 7:53 p.m.

1. PREVIOUS MINUTES

Motion made by Mr. Buonaiuto to approve the October 1, 2024 meeting minutes. Motion seconded by Mr. Donohue and carried unanimously.

2. PERMITS

A. 700 Bantam Road Permit application

Chairman Yarrish distributed an application made by 700 Bantam LLC to “permit continued use for 6 family occupancy, as explained in the cover letter to this application”.

Chairman Yarrish reviewed with the Commission the status of the site as well as the request by 700 Bantam LLC. The property, an illegal 6 family house, has been the subject of several notices of violation for both use and fire safety. The applicant, 700 Bantam LLC, is seeking to continue the use as a multi-family use while repairing the home and resolving the fire code violations.

After discussion of the property, it was determined that the permit requesting to continue the use as a 6-family house was not within the Commission’s authority to approve as it did not meet the zoning requirements therefore the permit was denied. Chairman Yarrish will contact the applicant to inform them of this decision and to discuss what their options are.

3. COMMISSION DISCUSSION

A. Discussion and possible action on adoption of the Plan of Conservation and Development.

The Commission took the public input from this evening’s public hearing and proposed the following amendments:

Page 2, first sentence: Remove the period after (POCD).

Page 3, paragraph 5: Correct “Bantam’s resident’s” to “Bantam residents”

Page 7, add #5 to Economic Development Recommended Actions: Review existing Borough signage to create a cohesive, consistent plan that captures the Borough’s character.

Page 8, Add to Cultural and Historic Resources Policies and Strategies under Recommended Policy Champions “Bantam Warden and Burgesses”.

Page 8, Add to Transportation Policies and Strategies under Recommended Policy Champions “Bantam Warden and Burgesses”.

Page 9, Add #4 to Transportation Recommended Actions: Encourage more effective communication between the Borough and the Litchfield Traffic Authority.

Page 9, Add #5 to Transportation Recommended Actions: Make recommendations regarding traffic to the State of Connecticut DOT, the Town of Litchfield and the Litchfield Traffic Authority.

Page 18, in the 4th paragraph on local roads: Update Marne Drive to Marne Park.

Page 19, in the first sentence of the Summary: Correct “town of Litchfield” to “Town of Litchfield”.

Page 22, Housing Affordability Plan: Insert December 3, 2024 as adopted date of the Housing Affordability Plan.

Motion made by Mr. Buonaiuto to adopt the Borough of Bantam Plan of Conservation and Development as amended with an effective date of December 3, 2024. Motion was seconded by Ms. Tornow and carried unanimously.

B. Review of 2025 meeting schedule

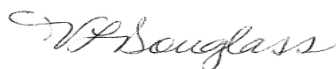
The Commission reviewed the proposed 2025 Regular Meeting schedule, keeping the meetings on the first Tuesday of each month at 7 p.m. A copy of the schedule is attached to these minutes.

Motion made by Ms. Tornow to approve the proposed 2025 meeting schedule as presented. Motion seconded by Mr. Buonaiuto and carried unanimously.

4. ADJOURNMENT

There being no further business Mr. Donohue moved to adjourn the meeting at 8:54 p.m. Motion seconded by Mr. Mr. Buonaiuto and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass, Commission Clerk

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To: Kim Griffen, Bantam Borough Clerk
Lisa Losee, Litchfield Town Clerk

From: Bantam Borough Planning & Zoning Commission

Date: November 13, 2024

Subject: Regular Meeting Schedule 2025

The Bantam Planning & Zoning Commission will meet in the Bantam Borough Town Hall, on the first Tuesday of the month at 7:00 p.m., as follows:

January 7, 2025
February 4, 2025
March 4, 2025
April 1, 2025
May 6, 2025
June 3, 2025
July 1, 2025
August 5, 2025
September 2, 2025
October 7, 2025
November 4, 2025
December 2, 2025

Any additional meetings deemed necessary will be warned as Special Meetings.