

\MORRIS PLANNING & ZONING COMMISSION  
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763

Regular Meeting Morris Town Hall and Live on Zoom

June 18th, 2025 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/89978564674?pwd=B26n07TCJtMtDcZASxLpbiEH5olsHG.1>

Meeting ID: 899 7856 4674

Passcode: 433590

Barbara Bongolotti	David Wiig Chairman	
Helen White	Dylan Hovey	Alternates:
Veronica Florio	William Ayles Jr. (Vice-Chairman)	Noah Butler
Douglas Barnes (Secretary)	Marc Petzold	Geoff Paletsky
	Kim Dore	Erika Leone
	Staff: ZEO Tony Adili	
	Planner: Janell Mullen	

**Agenda**

1. **Call to Order**
2. **Agenda Review**
3. **New Business**
4. **Old Business**
  - a. **Application: A Text Amendment to the Regulations to Update Article III Commercial districts and Article IV Light Industrial District. This will include Sections 31, 32, 33, and 34. Definitions in Section 9 will also be amended.**  
**Applicant: Town of Morris Planning and Zoning Commission**
  - b. **Discussion for growth of commercial centers using PDD's and Mixed-use development**
  - c. **Consider updates to Subdivision regulations that will include identifying archaeological, historical, or cultural resources that require a license professional to assess the impacts of development. Also restricting development on land with slopes of greater than 20 percent**
  - d. **Establish a Public Drinking Water Supply Overlay Zone and a Bantam Lake Waterfront Overlay District**
  - e. **Increase awareness of Low Impact Sustainable Development**
5. **Communications and Bills**

## 6. Adjourn

Town of Morris

Planning & Zoning Commission

### **Bantam Lake Overlay Memorandum**

*Prepared by Janell Mullen for Planning Workshop on June 18<sup>th</sup>, 2025*

## **BACKGROUND**

The Morris Town Plan of Conservation and Development included following recommendation:

*Explore developing a Bantam Lake Waterfront Overlay District that would create restrictions for activities that negatively affect the water quality of Bantam Lake.*

In August of 2023, the Town Planner prepared a document for the Bantam Lake Protective Association that introduced a concept of a Bantam Lake Overlay. It proposed all properties located within five-hundred feet of mean high-water mark of Bantam Lake be included in this overlay district.

An overlay is a zoning mechanism that can introduce additional development standards to areas of sensitive environmental concern (such as the Housatonic River Overlay Zone). Additional provisions will be applied within the overlay in addition to the existing standards that current exist in that zone.

## **SPECIFIC PROVISIONS**

1. It is proposed that all properties within 500' of the mean high-water mark of Bantam Lake will fall into the Bantam Lake Overlay Zone (BLOZ). The mean-high water (MHW) is a line that water impresses on the shore that distinguishes the land from the waterbody.
2. All site grading, clearing, construction and/or alteration of structures and site improvements such as the installation of pools, tennis courts, etc will be subject to the standards of the overlay zones. Exemptions will include patios of less than 200 square feet, fencing, and other ornamental features. Maintenance work will also be exempt.
3. Within the water, all docks will require a zoning permit (issued administratively) and will require numbering in accordance with the listed property address. One dock, one float, and one inflatable water toy shall be permitted per shoreline property. These structures (square footage combined) shall not exceed 350 square feet. All docks shall be constructed from non-toxic materials (no pressure treated wood) and affixed to the shore in a perpendicular manner that minimizes impact. Docks, boat lifts, and other shoreline structures shall not be located within 10 feet of the abutters side yard if their lot lines were to be extended into the waterbody. All docks and floats shall be removeable and shall not have permanent contact or be buried with the submerged land. They should require no excavation of submerged land for installment purposes.
4. Impervious coverage on a lot within the Bantam Lake Overlay Zone shall not exceed 20%. Gravel driveways are to be included in this calculation.

5. Artificial man-made beaches shall not exceed ten percent (10%) of the lot's frontage. For example, if the subject-lot's frontage is 150, its shoreline beach shall be no greater than 15 ft in length. Artificial beaches shall not exceed 15' in depth when measured perpendicular to the shoreline MHW.
6. All structures except waterside decks, docks, and patios shall be located no closer than twenty-five (25) from the shoreline as measured from the MHW.
7. Waterside decks shall be subject to a zoning permit similarly to docks. They shall be located at least 10' from the abutter's side yard and constructed from non-toxic materials. A waterside deck shall not have a roof, but may have removeable shade coverings, umbrellas, etc.

#### **VOLUNTARY RECOMMENDATIONS**

1. Discontinue lakefront use of lawn fertilizers.
2. Properly maintain a 25' buffer area of native vegetation at the shorefront.
3. Properly maintain and upgrade on-site wastewater disposal systems and get septic's pumped regularly.
4. Concentrate wake-boating activity in the center of Bantam Lake to minimize shoreline erosion and habitat disturbance.
5. Adhere to the Dark Sky principles alongside Bantam Lake.