

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

Regular Meeting Morris Town Hall and Live on Zoom

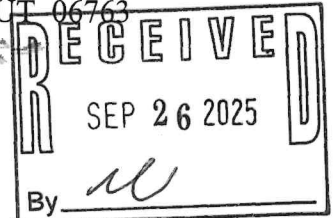
October 2nd, 2025 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/89091654083?pwd=eaUmAnlQ7NamKQWlGrPybzQvoB5ayf.1>

Meeting ID: 890 9165 4083

Passcode: 572038



Barbara Bongolotti

Helen White

Veronica Florio

Douglas Barnes (Secretary)

David Wiig Chairman

Dylan Hovey

William Ayles Jr. (Vice-Chairman)

Marc Petzold

Kim Dore

Staff: ZEO Tony Adili

Planner: Janell Mullen

Alternates:

Noah Butler

Geoff Paletsky

Erika Leone

Agenda

1) Call to Order

2) Agenda Review

3) Old Business

a) Application SD 25-01 at 96 Stoddard Road for a 4 Lot Subdivision.

Applicant: Anthony LoFrisco

4) New Business

5) Complaints

a) 376, 378, 380, and 382 Bantam Lake Road

b) 95 Thomaston Road

c) 191 Island Trail

d) 150 Bantam Lake Road

e) 15 North Street

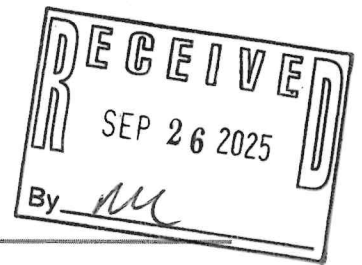
6) Other Business

7) Communications and Bills

a) ZEO Report

8) Adjourn

From: Larry Gordon
To: planningandzoning@morrisct.gov
Subject: Camp David (382 Bantam Lake Rd) and David Sperling
Date: Friday, September 19, 2025 12:09:12 PM



To the Morris Town Planning and Zoning Committee:

I am a homeowner at 408 Bantam Lake Rd and have been severely impacted by the potential illegally zoned and occupied property referenced above. My family has been active and engaged members of the Morris/Bantam community since the 1950's and have owned our home for over 45 years in the Breezy Knoll Home Owners Association.

Mr. Sperling has a complete disregard for adhering to the rights of others and has repeatedly thumbed his nose at both his neighbors and this committee by installing a conference center that he claims can sleep 34 guests and accommodate many more. His customers illegally dump garbage onto our property and park in the right away that serves emergency vehicles, while he over populates his property beyond capacity. He has removed survey flags from our property and berated community members when they lodge complaints. We are kept awake with loud music and bonfire parties until 3AM and when we call him to stop he professes ignorance. His current website advertises that his property has an excellent space for corporate events, business meetings, church meetings, retreats, weddings, etc. We also have a room for conferences, parties and seminars.

Clearly, corporate conference and seminar meetings were never contemplated by the town's zoning laws and his clear disregard for the its rules and regulations must be addressed. We understand there are upcoming meetings in both October and November so we trust this matter will be put forward to the committee in a proper forum. Perhaps the town's attorney should be made available to discuss the legality of this property and how it came to pass that a commercial enterprise (conference center) was built on a residential site.

Thank you for your consideration; we look forward to the board making a quick determination on how it will best address this situation for the community at large.

Larry and Lori Gordon
408 Bantam Lake Rd
Morris, CT

From: Brian Berger
To: Planningandzoning@morrisct.gov
Subject: Camp David 382 Bantam Lake Road Morris CT 06763
Date: Tuesday, August 26, 2025 2:20:52 PM

Planning and Zoning,

I am not sure you are aware of the following activities at Camp David

1. Direct parking on grass at the edge of Bantam Lake Road - make it difficult to head North on Bantam Lake Road and take the left onto Benedict Road.
2. Loud music and noise after 10pm - called the police many times and they did not do anything to stop the noise.
3. Gathering of 100 or more for their weddings and special events events
4. Open garbage cans at each of the cottages and no bear proof dumpster on property - most days bears are going to throw the garbage.
5. Bonfires going most weekends

We live just north of the property and we thought we purchased a home in a residential area east of Bantam Lake Road. We did not realize we can use our properties for commercial events and spaces.

Based on the above can we review our option and perhaps a cease and desist until you have a full investigation? Please review the website <https://www.campdavidct.com/>

Thanks

426 Bantam Lake Road

Brian Berger
203-558-0062

From: [Robert Maddox](#)
To: planningandzoning@morrisct.gov
Subject: Camp David Issues
Date: Sunday, August 24, 2025 5:42:51 PM

Dear Tony,

We would like to report issues with our neighbors at Camp David, a 4 building AirBnB containing multiple units, run by a non resident owner, Mr. David Sperling.

Despite numerous requests to Mr. Sperling, there continue to be significant noise issues after 11pm, large bonfires being lit on his property, the running of a "Paddling" school/rental establishment, a conference center/event venue(leading to a large number of guests, including some overflow which was camping in tents on the property), numerous incidents of his renters parking in our shared right of way and on our private property as well as negligence in garbage disposal leading to our property effectively becoming a transit lane for a large black bear heading towards Camp David.

In addition, we question whether his business is properly zoned for this type of non owner occupied day rentals and outside commercial enterprises . We also wonder whether his construction(addition of another building) and other "improvements" were ever vetted and meet Morris Zoning guidelines.

More generally, we are also very interested in finding out Morris' stance on day rate rentals in general as this type of operation has and may negatively impact the enjoyment of our own property.

Sincerely,

Joanne Waller and Robert Maddox
412 Bantam Lake Road
Morris, CT

From: Ronald Gold
To: planningandzoning@townofmorrist.com
Subject: Camp David on Route 209
Date: Monday, September 1, 2025 12:19:28 PM

Tony,

We're reaching out about the [Airbnb](#) and [Vrbo](#) short-term rental property and [commercial venue event space](#) next door, known as Camp David. Despite repeated requests to the owner, many issues persist, including late-night noise. It's so loud that we can sometimes hear it all the way up at the north end of the Breezy Knoll community.

We've also experienced repeated issues with renters parking in our shared right-of-way and even on our property. Additionally, garbage disposal has become a problem — so much so that bears are traversing our land heading to and from Camp David, frightening children, pets, and adults alike, and disrupting our lives and activities.

We'd appreciate any guidance on how the town views short-term rentals, such as this one, which are often conducted when the owner is not present, and how Morris views commercial enterprises on the lake. We're also wondering what steps the town can take when such problems are affecting neighboring properties on an ongoing basis.

Thank you for your time,

--

Ron and Betsy Gold
436 Bantam Lake Road
201 819-7825

From: [Steve Friedman](#) on behalf of treasurer@breezyknoll.org
To: Planningandzoning@morrisct.gov
Subject: Camp David survey violation
Date: Friday, August 29, 2025 7:17:02 AM

Tony:

I am the treasurer of the Breezy Knoll Association. I wanted to pass along another example of David Sperling's malfeasance.

There is a 20-foot-wide right-of-way along the southern edge of Breezy Knoll adjoining Mr. Sperling's property. The maintenance and use of the right-of-way have long been sources of confusion and outright disagreement between our communities. And the right-of-way has been a particular source of contention between Marguerite Mains and David Sperling.

In mid-2022, the Breezy Knoll board engaged Berkshire Engineering & Surveying, LLC of Bantam to conduct a Class A-2 survey of the southern perimeter of the Breezy Knoll property with the goal of clarifying exactly where the boundaries of our property were, and to demarcate the right-of-way. The survey was completed in May 2022. Markers were placed and the survey results were filed with the Morris town clerk.

When Mr. Sperling heard about the survey and the placing of the markers, he was incensed, so he claimed, because we did not notify him of the survey being done (even though all the survey activity took place on our property). He then removed the markers that had been placed to clarify the edge of the right-of-way, rendering the physical results of the survey useless. Our understanding is that removal of survey markers by an individual is a violation of the law. His action incensed the board; at the time, we chose not to pursue legal action against Mr. Sperling to prevent escalation of the hostilities between our communities. In retrospect, that may not have been the best decision, as our deferral of action has only encouraged his continued disdain for compliance with rules and ordinances.

I can provide additional documentation on our engagement with Berkshire Engineering if that would be useful.

Many thanks for your consideration.

Regards,

Steve Friedman
Treasurer
Breezy Knoll Association
treasurer@breezyknoll.org



Virus-free www.avast.com

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From: Marguerite Mains
To: planningandzoning@morrisct.gov
Subject: Dear Tony
Date: Monday, August 25, 2025 6:33:25 PM

Dear Tony

This is a letter is regarding Camp David (David Sperling).
I am an immediate neighbor to David Sperling.
Unfortunately my concerns are numerous.

1. Health and Safety Issues

He has been asked many times to “bear proof” his dumpsters and to remove the garbage cans from his cottages. Breezy Knoll has become a corridor walk for the bear(s) as a consequence.

Despite numerous texts and calls he continues to have bonfires on his property.
I can not sit outside, nor can I open my windows. The smoke is overwhelming. This is a safety hazard, a health hazard and a nuisance.

1. Litchfield Paddleboard

Please be advised that Camp David advertises that they are a satellite paddling location. He is renting 382 Bantam Lake Rd as a commercial enterprise. In addition to the obvious they are interfering with my lakefront property.
His renters/ tenants floating in front of my lakefront/ home. When asked to stay in front of his property I was told to” f—k off, I don’t own the lake”.

1. Camp David Venue

Advertised as an Event Venue David Sperling is renting 382 to large groups. For example on the weekend of June.2 2024 he rented the entire property to The Forman School. It was a total drunken outrage. I was still texting him at 4:27 in the morning. They were underage high schoolers, drunk, screaming, blasting loud music , swearing , burping contests and fires were raging.

And if not a group of drunk renters then there are young kids screaming at 7 o’clock in the morning also violating the noise ordinance.

When I call or text him he has several different lines

1. He had no idea I was asleep
2. This was a one off event to have such a large group
3. I am a lawyer
4. I never heard of a noise ordinance
5. I wasn't on the property
6. Noise ordinances for residential premises only. He is inferring he is a business and can do whatever he wants?
7. I am blocking you
8. I can't control my renters

Consistently there is partying, loud music and fires into early hours (4 am) of the morning.

1. Advertisement on Wedding Wire

<https://www.weddingwire.com/biz/camp-david-bantam-lake-ct/038e7c04b0d05e03.html>
August 2025

Although not a wedding he had 75+ renters including pitched tents across the lawn



Tenants and campers in front of my lakefront owned property telling me to go f-ck myself

The bear



Walking across our property



Walking back from Camp David

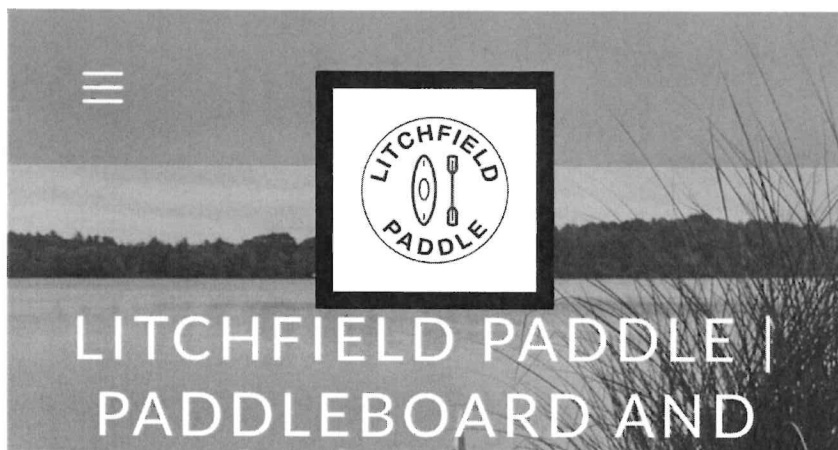
2:38

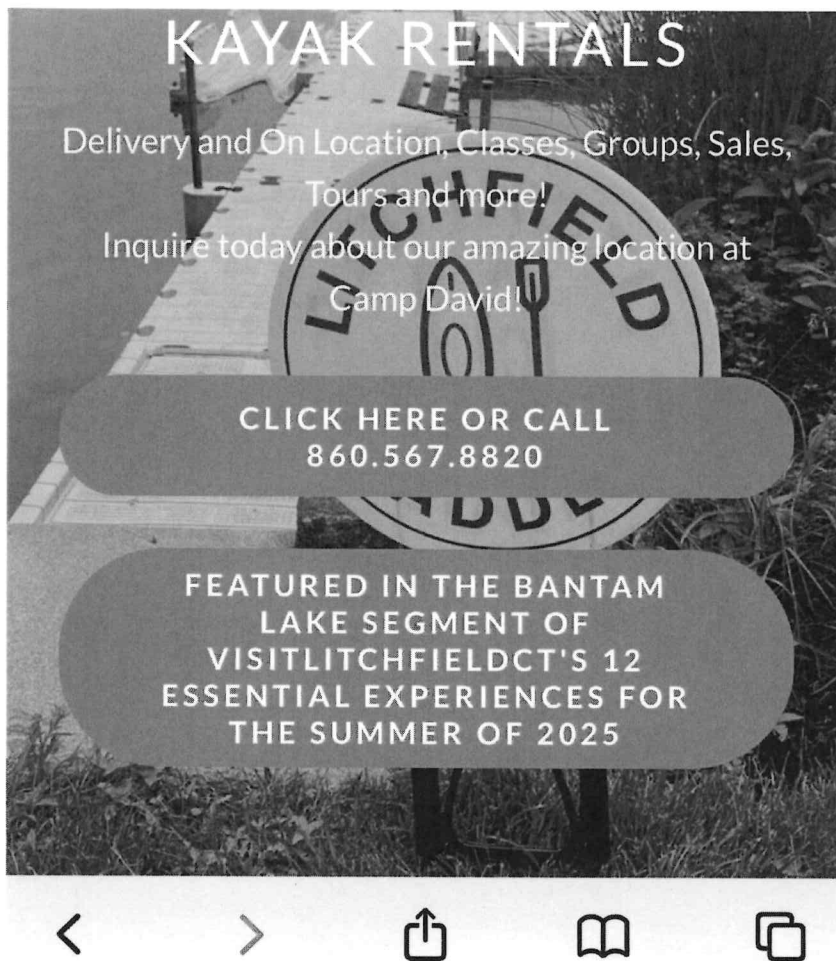


litchfieldpaddle.com



Litchfield Paddle is open! Rentals, Locations,
Classes, Season Passes, Groups, Sales!





Litchfield Paddle advertizing satellite at Camp David



Signage in front of Camp David advertising Litchfield Paddleboard

Also when I purchased 402 Bantam Lake the adjacent property to David Sperling's there was a house and 3 cottages. Now there are five dwellings. He has raised roofs, adding floors and converted a garage/ shed into another residence. I was never notified by the town. He raised the roof adding more space illegally? He converted a shed into a dwelling illegally? Of course for a safety standpoint(although this doesn't impact me or BK) is there a window and reasonable egress ?

There is a right of way between the homes. He has blocked access. He has a cement patio in the fourth quarter as well as this season adding a huge boat rack which serves Litchfield Paddleboard Co.

Often there are cars and large vehicles blocking the right of way setting up for his "events". His renters are regularly trespassing on my property or Breezy Knoll's using our basketball court, dumping their garbage in our dumpsters(often using recycling instead of the garbage), and parking on Breezy Knoll's private property.

Thank you for your attention. David Sperling does not have any regard for rules or respect for anyone.

Sincerely
Marguerite Mains
402 Bantam Lake Rd

Sent from my iPhone by Marguerite Mains

From: [Ellen Schorr](#)
To: planningandzoning@morrisct.gov
Cc: board@breezyknoll.org
Subject: Disruption from neighboring "Camp David"
Date: Thursday, September 25, 2025 3:25:33 PM
Attachments: [bear IMG_9973.mov](#)
[Untitled attachment 00197.htm](#)
[image0.jpeg](#)
[Untitled attachment 00200.htm](#)
[PastedGraphic-5.png](#)
[Untitled attachment 00203.htm](#)
[PastedGraphic-3.png](#)
[Untitled attachment 00206.htm](#)
[PastedGraphic-11.png](#)
[Untitled attachment 00209.htm](#)
[PastedGraphic-10.png](#)
[Untitled attachment 00212.htm](#)

Dear Mr. Adili, Mr. Wiig, and members of the Planning & Zoning Commission:

We live at 432 Bantam Lake Road, one of 20 cottages in the Breezy Knoll Association. We are writing to express concerns about our neighbors David Sperling and Patricia Zavaleta at 376, 378, 380, and 382 Bantam Lake Road (a.k.a. "Camp David").

Though we became homeowners just a few years ago, we have been visitors and long-term renters at Breezy Knoll since the 1980s. For decades we enjoyed Breezy Knoll's friendly relations with its neighbors to the South, the group of cottages that used to be called Maplecrest and are now Camp David. Unfortunately, Mr. Sperling's behavior has badly eroded those good relations since he and Ms. Zavaleta purchased Camp David in 2017.

Almost from the start, Camp David began hosting short-term renters who wandered without permission onto Breezy Knoll property, used our facilities (tennis, basketball, trash dumpsters), and parked their cars on our roadside and in the right of way between our lots. Repeated polite requests that Mr. Sperling please ask his guests to stay on his property were met with indifference or hostility.

The situation went from bad to worse a few years ago, when Mr. Sperling began promoting Camp David as a conference site, wedding venue, and, most recently, a concession for water sport rentals. (See screenshots below.) The constant stream of day visitors and transient overnight guests has multiplied the existing problems of trespassing and parking. Loud music, crowd noise, car traffic, and smoky bonfires disturb our peace both day and night. Our cottage is at the North end of Breezy Knoll, yet we hear noisy parties at Camp David several times a week, often well past midnight, all summer long.

More than extremely unpleasant, the situation has become unsafe. Specifically: Camp David's trash infrastructure is nowhere near adequate for the number of guests. The facility's overflowing dumpsters and uncovered outdoor trash cans have attracted a large bear who lives in the woods north of Breezy Knoll, and now crosses our property almost daily to visit Camp David. (Photo and video attached.) We and our neighbors have repeatedly asked Mr. Sperling to get appropriately-sized, bear-safe containers (as Breezy Knoll has done) but he insists there is no problem — even when we show him photos of the bear or call on him to clean up Camp David trash that the bear has strewn across Breezy Knoll property.

We understand that some Morris homeowners welcome weeklong or multi-week rental guests — we were such guests for many years. But Camp David's commercial operation — with its

crowds, constant turnover, and insufficient infrastructure — seems very far from what the Town of Morris would want to encourage. As Camp David's neighbors, we are confronting a situation that has gone from routinely and intolerably intrusive to downright threatening. We hope the Commission can intervene to restore the safety and tranquility of our residential neighborhood.

Thank you for giving this your attention.

Sincerely,

Nathaniel Polish & Ellen Schorr



Camp David

382 Bantam Lake Rd., Morris, CT Map Phone www.campdavidct.com Capacity: 50 people

[Request Pricing](#)



About Camp David

Planning a family reunion, wedding reception, or other special events with lodging for 25-35 guests? We have the perfect solution.

Spend an idyllic vacation at Camp David with your extended family, soaking up the sun, making beautiful memories, and enjoying the spectacular views and waterfront activities at pristine Bantam Lake.

Camp David is conveniently located in northwest Connecticut, about a 2-hour drive from New York City and less than 3 hours from Boston, just south of the Berkshires but without the crowds.

We have an excellent space for corporate events, business meetings, church meetings, retreats, weddings, etc. We also have a room for conferences or training, equipped with a sound system and screens.

Please contact us or visit our website for more information!

[Website](#) [Facebook](#) [Write A Recommendation](#)



Camp David Bantam Lake CT

★★★★★ 5.0 Fantastic · 3 reviews

📍 Morris, CT

💰 \$5,000 starting price

👥 Up to 75 guests

Request pricing

About FAQ Reviews 3 Map

About

Camp David Bantam Lake is a modern waterfront venue in Morris, Connecticut. Ideal for hosting weddings and other special occasions. The team at Camp David Bantam Lake aims to provide you and your guests with an unforgettable experience. You and your loved ones will have a blast while you make memories that can last for years to come.

Facilities and Capacity

Set on the idyllic shores of Bantam Lake, Camp David is a romantic setting to say 'I do'. The four beautifully furnished cottages can accommodate 25 to 35 people during the celebrations. Each lodging features modern kitchens and bathrooms, AC, wide-screen TVs with streaming capabilities, and WiFi. During your stay, you can gather in the community room that has direct views of the water. The beautiful outdoor ceremony location can host up to 100 attendees.

Services Offered

The dedicated staff at Camp David Bantam Lake will do everything they can to ensure your event runs smoothly. You and your



RENTALS | LOCATIONS | CLASSES & GROUPS | TOURS | MORE

PADDLEBOARD 101

WITH
THERESA SHERMETA OF SOULFUL SUP AND YOGA
AN IN-PAK SUP AND YOGA INSTRUCTOR AND CERTIFIED LIFEGUARD

Litchfield Town Beach
AUGUST 2nd & 3rd
9-10:30am

\$150 Our Gear
\$75 Your Gear
LIMITED AVAILABILITY

VISIT
LITCHFIELDPARKANDREC.COM
FOR MORE INFO

LITCHFIELD
PARK & RECREATION



RENTALS

Litchfield Paddle provides beautiful, curated experiences on Bantam River, Little Pond, and Bantam Lake. We provide top-quality rental paddleboards, kayaks, and canoes, along with all the necessary equipment.

We've been paddling these waters for two decades or more. We also offer sales, equipment consulting, and local paddling knowledge.



LITCHFIELD PADDLE @ CAMP DAVID

We are absolutely thrilled to announce our first satellite paddling location, Litchfield Paddle @ Camp David. Appointment only, curated paddlecraft rentals, right on the lake.

Join us for a quiet, idyllic, managed, nearly private paddling experience. We don't know of anything similar.

We paddle for fun, and so should you.

PADDLEBOARD 101



LITCHFIELD PADDLE @ CAMP DAVID

BY APPOINTMENT ONLY

7/14/25

Litchfield Paddle @ Camp David

As we type this, we're preparing a stunning paddling experience for the first Guests at our Litchfield Paddle @ Camp David location. We are so proud to offer this truly unique, appointment only, boutique paddling experience right here on Bantam Lake.

You may have noticed our temporary yard sign on Bantam Lake Road. There is a wood one coming soon. More Importantly, we've installed a Paddlecraft rack right by the water, and we've begun to add some of our most popular Paddleboards and Kayaks to it. We've also assembled a rack for our PFDs and Drybags. Camp David really is a little slice of heaven.

Park, walk down to the lake, and head out on your own idyllic paddling experience. Before or after, take advantage of the beautiful setting, facilities, and refreshments.

LITCHFIELD PADDLE X CAMP DAVID

September 15, 2025

To the members of the Morris Zoning Board,

I am the president of the Breezy Knoll Association, a small homeowners association of twenty homes located from 400 to 436 Bantam Lake Road (with one home, 443 Bantam Lake Road, situated in Bantam). We are bounded on the north end by North Shore Road, and on the south by what is now known as Camp David, a rental property and event venue owned by David Sperling.

Our multi-generational community has enjoyed living on Bantam Lake for 65 years, spending summers swimming and boating, sending our kids to local summer camps, participating in charitable and community organizations. We consider Breezy Knoll and the northwest corner of Connecticut to be our home away from home.

Ours is an owner-occupied single-family community and we come to Morris seeking quiet enjoyment of our properties. That enjoyment has been significantly disrupted in recent years by the presence of Camp David. While that property had often had summer renters over the years, it has now been transformed into a weekend rental facility that is advertised as a convention center and event venue. Our membership has truly been negatively affected by the presence of this raucous, transient, party business in what was always a quiet residential neighborhood.

I am aware that individual members of Breezy Knoll have also reached out and I want to add our communal voice to their complaints. Camp David does not provide adequate parking or garbage disposal facilities for the volume of customers on the property; does not control noise late at night; has allowed parking and put fixed structures into a shared right-of-way; has operated or allowed other businesses to operate from the property (for example, Litchfield Paddleboard with a sign posted on the road); does not prevent visitors from trespassing on our property or using our garbage and recycling dumpsters. Mr. Sperling also moved markers following a property survey that we commissioned to identify the line delineating our properties.

We understand that there are limits to what the zoning board can do, but we are asking that you do whatever you can to address any zoning violations, buildings constructed without permits, etc. This business should not be allowed to operate on a residential property, disrupting its neighbors, and devaluing our own properties and experiences there.

We look forward to learning what actions the zoning board might be able to take. Our membership is available to speak to you. Thank you for your time.

Best Regards,

Karen Krop

418 Bantam Lake Road, Morris

KarenKrop@gmail.com

To the Morris Zoning Board:

I, Shirley Levy, and my daughter Rani Levy have lived at 400 Bantam Lake Road since 1968. For the past 57 years Breezy Knoll has been our retreat, a place we come for peace and quiet on the beautiful lake. When David Sperling bought the property next door to us in 2018, we tried to be friendly neighbors, but as you'll see he hasn't been a friendly neighbor. And during the last 7 years it has only gotten worse.

Here are the issues:

- **Noise** at all hours of the night as late as 3:00 AM. (see photo/screengrab of the call below)
- **Fires** at all hours with smoke streaming into our bedrooms.
- **Garbage** overflowing outside his dumpster. (see photo below). The garbage has attracted a bear! (see photo below)
- **Cars parked** illegally on our handball court and in the right-of-way (see photo below).
- **60 to 70 people** on his property at a single time, with **tents set-up** for extra people to sleep.
- **Kayak and paddling business** operating out of his property.
- **Advertising a Conference Center** that can hold up to 40 people (see screengrab from his website below)
- **Pulling up our survey stakes** that we asked the BKA board to preform, so we can see our property line to him.

We have also believe:

- He built a second floor on a house, without a permit.
- He converted the first unit from a garage into a house without a permit.
- He installed a kayak rack on our property (see photos)

His property is zoned RESIDENTIAL. No Commercial use!

His website says it all:

He can sleep 35 people and his conference center can hold 40 people.

CAMP DAVID

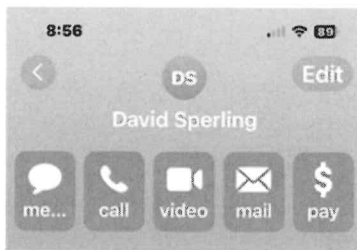
A Spectacular View of Bantam Lake

Our unique lakeside property features 4 newly renovated cottages with spectacular views and luxurious accommodations for up to 35 guests.

The property also features a party/recreation room accommodating more than 40 guests.

This is to be a residential property but yet he advertised commercial uses on the internet and at the Bantam Cinema.

This is from a Google search:

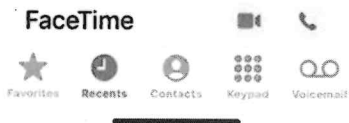


June 29, 2025

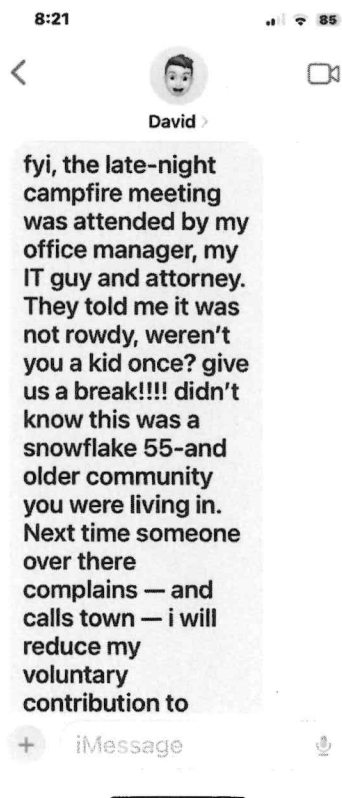
3:05 AM **Outgoing Call**
46 seconds

Contact Photo & Poster

work **RECENT**
(631) 827-7748



His nasty text back and his threat to not pay his water bill:



One of his renters parked on our Handball court:



Jun 1, 2024 at 2:30 PM



One of your renters

I will advise,
thanks. seen any
bears lately?

Another text asking him to quiet down his guests in the middle of the night:



Mon, May 26 at 9:37 AM

Your renters were
very noisy last
night

Read

Sorry about that, I
did tell them to
keep it down.
They were a group
of 20-something
kids having a
college
reunion. They are
leaving today,
again sorry for the
inconvenience. in



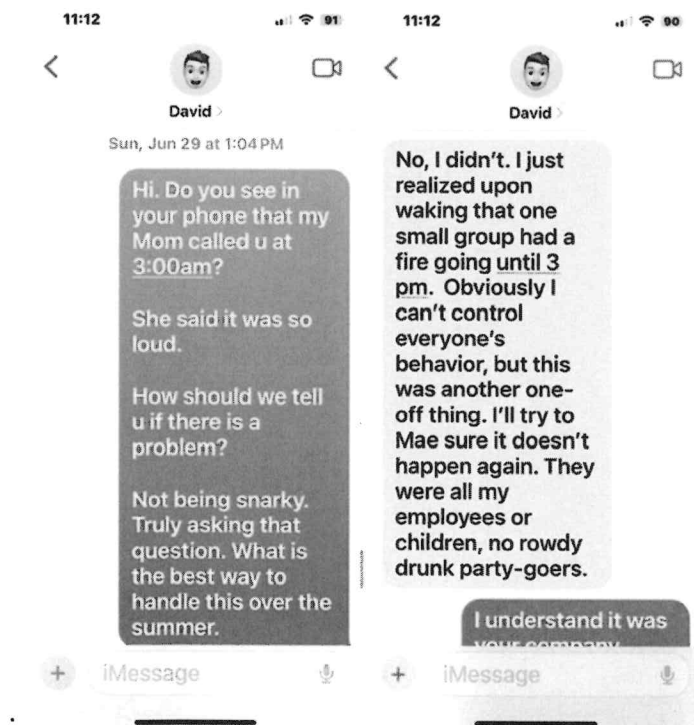
The bear due to his outdoor garbage and an overflowing dumpster, which I politely asked him to secure:



Garbage the bear dragged from his garbage cans onto our property:



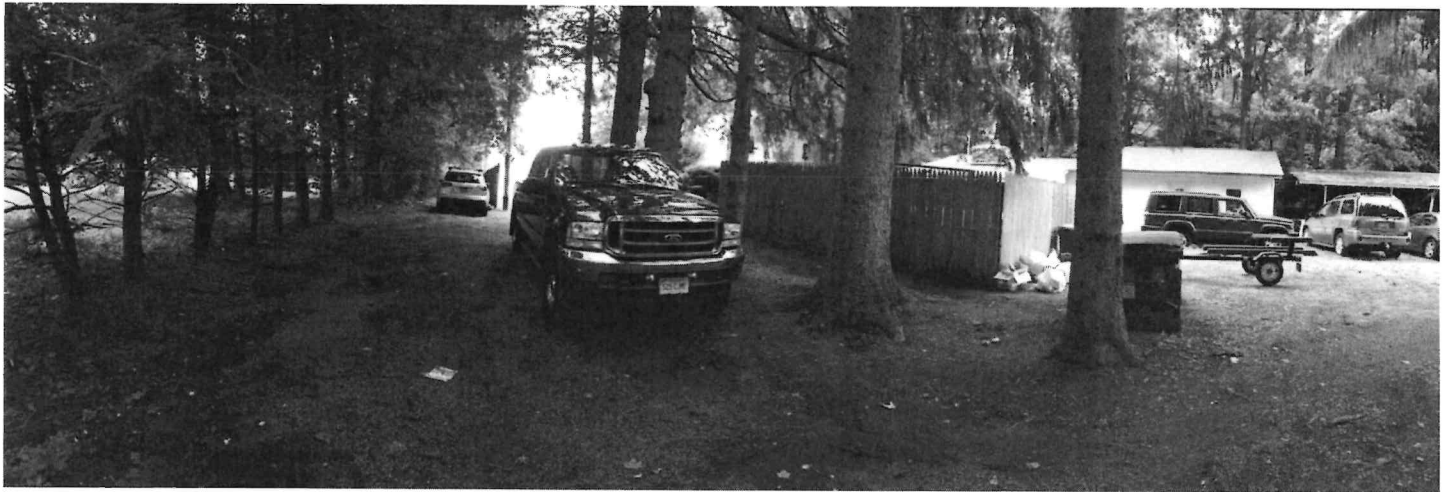
A text to me claiming he can't control his guests:



In 2022 we had a Survey done of our property line. In the first photo I show the Survey Stake of our side. And the second photo shows his kayak rack on our property.



July 2018, cars in the right of way and garbage outside the dumpster:



I've attached to this email, a video of the noise we hear with his guests.

We have spoken to the Fire Marshall, who says he can't do anything. We have called the police a couple of time and they never showed. We went to the state police in Litchfield to discuss that and they said the Zoning board should be enforcing the regulations.

So, we come to you for help. Specifically, we want him to not use the property for commercial use. We want him to not create excessive noise after 10 PM. We want him to control fires on his property so we don't have to inhale smoke from his property. We don't want his guests to park on our property. We want him to dispose of his garbage in an acceptable manner.

This can't continue, and as we know, when we try to resolve issues with him, he only acts nastier!

We have lived in Bantam for 57 years and have been good neighbors and community members. But now, our ability to live peacefully and comfortably has been upended.

Thank you,

Shirley Levy and Rani Levy
400 Bantam Lake Rd
Morris CT