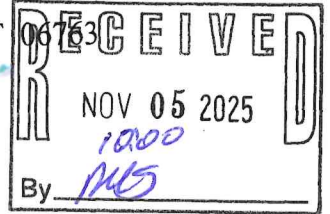


MORRIS PLANNING & ZONING COMMISSION  
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT



Regular Meeting Morris Town Hall and Live on Zoom  
November 6th, 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

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

**Agenda**

- 1) Call to Order
- 2) Agenda Review
- 3) Old Business
- 4) New Business
  - a) 158 Island Trail: Site Plan Application SPA 25-01 to make a nonconforming structure more conforming to setbacks
- 5) Complaints
  - a) 376, 378, 380, and 382 Bantam Lake Road
  - b) 95 Thomaston Road
  - c) 15 North Street
  - d) 191 Island Trail
  - e) 221 South Street
  - f) 1 Heron Pointe
- 6) Other Business
  - a) September 4<sup>th</sup> Meeting Minutes
  - b) September 4<sup>th</sup> Public Hearing Minutes

- c) September 17<sup>th</sup> Meeting Minutes**
- d) October 2<sup>nd</sup> Meeting Minutes**
- e) October 2<sup>nd</sup> Public Hearing Minutes**
- f) October 15<sup>th</sup> Meeting Minutes**
- g) October 15<sup>th</sup> Public Hearing Minutes**
- 7) Communications and Bills**
  - a) ZEO Report**
- 8) Adjourn**

TOWN OF MORRIS

# APPLICATION FOR ZONING PERMIT

Property Location: 158 Island Trail Date: 11/05/05 Application/Permit #: SPA-25-05

Owner (of Property): Carol L Post

Mailing Address: 158 Island Trail, Morris 06763 Phone Number: 267-337-2382

Cell Number: 267-337-2382 Email Address: CLCpost@aol.com

*The undersigned hereby makes application for a zoning permit under the provisions of the Morris Zoning Regulations of the Town of Morris, Connecticut.*

Owner's Signature Carol L Post Date 11/05/05

## CATEGORY OF APPLICATION

A: Application is made for one or more of the following:

- ☐ use of land
- ☐ change of use of existing building or structure
- ☒ proposed building or structure and use thereof
- ☐ sign
- ☐ certificate for a lawful nonconformity

B: The proposal involves one or more of the following under the requirements of the Zoning Regulations:

- ☐ outside storage area
- ☐ landscaping
- ☒ parking area
- ☒ driveway access
- ☐ loading space
- ☐ flood plain district (see Sec. 53)
- ☐ on-site sewerage and/or water supply

C: The proposal is authorized by the Regulations (under one or more of the following):

- ☒ as a matter of right in the appropriate district
- ☒ subject to approval of a SITE PLAN (see Sec. 51)
- ☐ subject to approval of a SPECIAL EXCEPTION (see Sec. 52)
- ☐ as an extension of use \_\_\_\_\_ excavation and grading (see Sec. 64)
- ☐ subject to Certificate of Approval of Location from Zoning Board of Appeals
- ☐ other: \_\_\_\_\_

**PROPOSED STRUCTURES:**

The proposed buildings and structures on the lot as indicated below:

*(if there are more than 3 proposed structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)*

**Structure 1:** Type/Use Storage Ground Coverage \_\_\_\_\_ Total Floor Area \_\_\_\_\_  
No. of Stories: \_\_\_\_\_ Height: \_\_\_\_\_  
Attached Structures: (Deck, Etc.) Yes NO Ground Coverage (Footprint) \_\_\_\_\_  
Proposed Use (Cite Appropriate Paragraph #): \_\_\_\_\_  
Description: \_\_\_\_\_  
Type/Use: \_\_\_\_\_

**Structure 2:** Type/Use \_\_\_\_\_ Ground Coverage \_\_\_\_\_ Total Floor Area \_\_\_\_\_  
No. of Stories: \_\_\_\_\_ Height: \_\_\_\_\_  
Attached Structures: (Deck, Etc.) Yes NO Ground Coverage (Footprint) \_\_\_\_\_  
Proposed Use (Cite Appropriate Paragraph #): \_\_\_\_\_  
Description: \_\_\_\_\_  
Type/Use: \_\_\_\_\_

**Structure 3:** Type/Use \_\_\_\_\_ Ground Coverage \_\_\_\_\_ Total Floor Area \_\_\_\_\_  
No. of Stories: \_\_\_\_\_ Height: \_\_\_\_\_  
Attached Structures: (Deck, Etc.) Yes NO Ground Coverage (Footprint) \_\_\_\_\_  
Proposed Use (Cite Appropriate Paragraph #): \_\_\_\_\_  
Description: \_\_\_\_\_  
Type/Use: \_\_\_\_\_

**ADDITIONAL DATA**

This application is accompanied by one or more of the following as required by the Zoning Regulations.

- ☐ Plan Drawing (entitled: \_\_\_\_\_)
- ☐ Site Plan
- ☐ Application for Special Exception Use
- ☐ Application for Excavation and Grading
- ☐ Application for Certificate of Approval of Location



Location/Address of Property: 158 Island Trail, Morris

Map: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

The lot has frontage of \_\_\_\_\_ (feet) on one or more of the following:

- ☐ state highway
- ☐ accepted town road
- ☐ in a filed subdivision approved by the Planning Commission with a completion bond in effect
- ☐ in a filed subdivision approved by the Planning Commission with no completion bond in effect
- ☐ other, please describe \_\_\_\_\_

Zoning District: \_\_\_\_\_ Existing Use of Property/Structure: \_\_\_\_\_

Area of Lot: \_\_\_\_\_

Purpose of Proposed Building/Use Is: Storage to house one car.

### **EXISTING STRUCTURES:**

There **are / are not** (circle one) existing buildings and structures on the lot as indicated below:

*(if there are more than 3 existing structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)*

**Structure 1:** Type/Use \_\_\_\_\_ Ground Coverage \_\_\_\_\_ Total Floor Area \_\_\_\_\_

No. of Stories: \_\_\_\_\_ Height: \_\_\_\_\_

Attached Structures: (Deck, Etc.) Yes \_\_\_ NO \_\_\_ Ground Coverage (Footprint) \_\_\_\_\_

**Structure 2:** Type/Use \_\_\_\_\_ Ground Coverage \_\_\_\_\_ Total Floor Area \_\_\_\_\_

No. of Stories: \_\_\_\_\_ Height: \_\_\_\_\_

Attached Structures: (Deck, Etc.) Yes \_\_\_ NO \_\_\_ Ground Coverage (Footprint) \_\_\_\_\_

**Structure 3:** Type/Use \_\_\_\_\_ Ground Coverage \_\_\_\_\_ Total Floor Area \_\_\_\_\_

No. of Stories: \_\_\_\_\_ Height: \_\_\_\_\_

Attached Structures: (Deck, Etc.) Yes \_\_\_ NO \_\_\_ Ground Coverage (Footprint) \_\_\_\_\_

**I hereby agree to conform to all requirements of the Laws of the State of Connecticut and the Ordinances and Zoning Regulations of the Town of Morris, and to notify the Zoning Officer and the Commission of any alteration in the plans for which this Zoning Permit is being sought.**

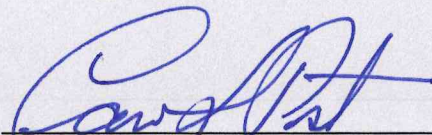
**I furthermore agree the above described structure/use is to be located at the proper distance from all street lines as required by the Zoning Regulations or any other applicable local and state ordinances and regulations. It is also understood that the proposed structure/use, upon completion, will be used in compliance with the Zoning Regulations of the Town of Morris.**

**I hereby apply for Certificate of Use and Compliance for the use of the property as described in the above application. I also understand that the structure/use cannot be used or occupied until a Certificate of Occupancy has been issued by the Morris Building Official.**

**Furthermore, I hereby note that it is the responsibility of the applicant to notify the Zoning Officer and Commission and arrange an on-site inspection as soon as the foundation is poured for the site plan and placement verification. This notification must take place prior to any construction or framing activity on the foundation.**

**The undersigned states that he is aware of the applicable provisions of the Zoning Regulations of the Town of Morris, including but not limited to requirements pertaining to performance standards (sec. 61), signs (sec. 63), off-street parking and loading (sec. 62) and earth removal (sec. 64), that if the proposal is authorized under a special exception, site plan, or other action of the Zoning Commission or Zoning Board of Appeals he is aware of any applicable conditions, limitations and stipulations and that approval of this application or issuance of a certificate shall not be considered to constitute compliance with any other regulations, ordinance, or law nor relieve the undersigned from responsibility to obtain any permit thereunder.**

11/05/25  
date

  
applicant's signature

\_\_\_\_\_  
date

\_\_\_\_\_  
authorized agent for applicant

This application was received by the Zoning Office on 11-5-2025 by Jeanne Adji.

This application was:

☐ approved  
☐ denied

by the:

☐ Zoning Enforcement Officer  
☐ Planning and Zoning Commission (Meeting Date: \_\_\_\_\_)

Explanation: \_\_\_\_\_  
\_\_\_\_\_

If your Zoning Permit application has been denied by the Zoning Enforcement Officer or the Zoning Commission, the Connecticut General Statutes provides you with the right to appeal the decision of the Zoning Office to the Morris Zoning Board of Appeals. You have thirty (30) days from the denial date to start the appeals process.



**From:** [Steven Byrne](#)  
**To:** [Planning & Zoning](#)  
**Subject:** 158 Island Trail-Nonconforming Shed  
**Date:** Tuesday, November 4, 2025 12:04:21 PM

---

Tony

You asked what is the proper procedure for reviewing a property owner's request to install a shed at 158 Island Trail. This property was subject to litigation. The court's decision addressed several zoning issues, one of which was the rebuild of a nonconforming shed/garage. The nonconforming aspect was the location of the shed within a required setback. The court ruled that the shed could be rebuilt in the same location and in the same size.

Since that decision was issued, you have been asked twice by the property owners whether a smaller shed/garage could be located in a more conforming location. In each case, the distance to the property line would be increased, bringing the nonconforming setback aspect of the building more into conformance with the zoning regulations.

Sec. 10 of the zoning regulations states in part that it is "the intent of these regulations that the degree of nonconformity in any nonconforming situation be reduced". This would be the situation here where a smaller shed would be located further from the property line, thus reducing the setback nonconformity.

According to my file on this property, the approval of the shed/garage was part of a site plan application to construct a single family home on this property. A site plan modification application will be needed to approve this new location for the proposed shed/garage. No public hearing is needed.

The Commission may want to consider adopting a regulation that would allow the ZEO to approve minor site plan modifications on his own without the need to bring such matters to the Commission for its approval. I believe Litchfield has such a regulation.

Attorney Steven E. Byrne  
Byrne & Byrne LLC  
P.O. Box 1065  
1730 New Britain Ave.  
Farmington CT 06034  
(860) 677-7355  
(860) 677-5262 (fax)

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## ZEO Report NOVEMBER 2025

Lawyer Fees: Have not been received.

Planner Fees: \$570.00

### **Enforcement**

95 Thomaston Road: The cars have been removed. The citation should be removed as well.

15 North Street: Much More improved. Seems to be aligned with the Site Plan that was submitted. Reached out too Owner. Only 1 invasive species was removed and one large tree that was a danger to the house.

191 Island Trail: The Neighbor has been in and said that there have not been many improvements. The Citation got sent out. Awaiting conformance with regulations.

376, 378, 380, and 382 Bantam Lake Road: Same situation. Nothing has changed. The owner will be here.

221 South Street: There was an event on November 2<sup>nd</sup>. Since then, quiet. Not too many cars. Went by the last 3 days and always saw no more than 7 or 8 cars on parking lot. Recommend send a strongly worded letter to make sure they do not host events again.

1 Heron Pointe: Regatta Dock. Nothing has changed since we decided not to act 3 years ago. I recommend we do not reengage in this issue.



510°

WARRANTEE, VOL. 7.

To all People to whom these Presents shall come, Greeting:

Know Ye, That *We*, *Harriet R. Welton & Arline E. Belden DeVito*,  
*both*

of the City of *Waterbury* County of *New Haven* and State of Connecticut,  
 for the consideration of a valuable sum in Dollars received to our full satisfaction of

*Burton H. Morrison,*

of the Town of *Zorington*, *Litchfield County, Connecticut*,  
 do give, grant, bargain, sell and confirm unto the said *Burton H. Morrison*, of the Town of *Zorington*, *Litchfield County, Connecticut*, that certain piece of land,  
 situated at *Bantam Lake*, in the Town of *Morris*, in said *Litchfield County, Connecticut*, bounded and described as follows:—

Beginning at a cross cut in a Rock on the shore of *Bantam Lake*, said point being the northwest corner of land of said *Welton and DeVito*, and the southwest corner of land now or formerly of *H. D. Abbott*, thence running easterly along said *Abbott's* line, one hundred seventy six and three fourths (176.30) feet to the west line of a 25 foot Passway that runs southerly to the New Road, so-called, thence running southerly at right angles to said *Abbott's* line and along the west line of said Passway, ninety-five (95) feet, thence running westerly at right angles to last described line one hundred seventy six and seventy seven and hundred (176.77) feet to *Bantam Lake*, thence running northerly ninety five (95) feet, more or less, to point of beginning, bounded:—

Northerly by land now or formerly of *H. D. Abbott*; Easterly by a 25 foot Passway; Southerly by land of said *Welton and DeVito*; and Westerly by *Bantam Lake*.

Grantor is to pay taxes on said premises on the list of 1921, due 1922, as part consideration for this deed. Together with the right to pass and repass over strip of land twenty-five feet wide east of the above described

To have and to hold the above-granted and bargained premises with the appurtenances thereof, unto the said grantee his heirs and assigns forever, to his and their own proper use and behoof. And also, *We* the said grantor *s* do for ourselves, our heirs, executors, and administrators, covenant with the said grantee his heirs and assigns, that at and until the enrolling of these presents *We* well-seized of the premises, as a good indefeasible estate in fee simple: and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever,

And furthermore, *We*, the said grantor *s*, do by these presents, bind ourselves and our heirs forever to warrant and defend the above-granted and bargained premises to the said grantee his heirs and assigns, against all claims and demands whatsoever.

In Witness Whereof, *We* have hereunto set our hand *s* and seal *s* this 25<sup>th</sup> day of June A. D. 1921.

Signed, Sealed, and Delivered in presence of

*Mary E. Garraw*  
*James R. Rawlson*

*Harriet R. Welton* [L. S.]  
*Arline B. Belden DeVito* [L. S.]

STATE OF CONNECTICUT,  
 COUNTY OF *New Haven*

Personally Appeared

*Harriet R. Welton and Arline E. Belden DeVito.*

Signer *s* and Sealer *s* of the foregoing instrument, and acknowledged the same to be their free act and deed before me.

Attest

*Mary E. Garraw*

Notary Public.

Jurisdiction of the Power

Received for record July 2<sup>nd</sup> 1921 at 3<sup>rd</sup> h. 3<sup>rd</sup> m. and recorded by

\$1.00 Documentary Stamp on said deed

*Geo. Johnson*

Town Clerk.

Vol 24

WARRANTER, VOL 24.

## 20 To all People to whom these Presents shall come, Greeting:

Know Ye, That WE, Florence A. Phelps, of Waterbury, Connecticut, Leicester H. Lancaster

of West Hartford, Connecticut, and Ethel A. Leibert, of Bethlehem, Pennsylvania, (Ethel A. L. Leibert acting herein by Florence A. Phelps, by virtue of power of attorney dated May 18, 1942)

for the consideration of a valuable sum in - - - - - Dollars received to our full satisfaction of

Stanley J. Lucas and Broné Rasims Lucas, both of the Town of Waterbury, County of New Haven and State of Connecticut

do give, grant, bargain, sell and confirm unto the said Stanley J. Lucas and Broné Rasims Lucas, a certain piece or parcel of land, situated in the Town of Morris, County of Litchfield and State of Connecticut, on Deer Island, together with buildings thereon, being the Southerly portion of lot #22 on map of Deer Island, bounded and described as follows, viz.:

Commencing at the Southeastly corner of lot #23 as shown on said map, running thence along the Easterly line of lot #23 100.16 feet; running thence Easterly along Southerly line of roadway 52 feet to a point; running thence Southerly to the Northerly line of Grassy Way as shown on said map to a point 55 feet Easterly of the Southeastly corner of lot #23, as shown on said map; running thence Westerly 55 feet to the point and place of beginning.

Bounded Northerly by roadway known as Shady Lane; Easterly by other land of grantors; Southerly by roadway known as Grassy Way; and Westerly by lot #23 as shown on said map.

Together with rights of way appurtenant thereto.

To Have and to Hold the above-granted and bargained premises, with the appurtenances thereof, unto them the said grantee a, their heirs and assigns forever, to them and their own proper use and behoof. And also, we the said grantors, do for our sel ves, our heirs, executors and administrators, covenant with the said grantee a, their heirs and assigns, that at and until the encasing of these presents we a well-versed of the premises, as a good indefeasible estate in fee simple: and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever

And Furthermore, we the said grantors, do by these presents, bind our selves and our heirs forever to warrant and defend the above-granted and bargained premises to them the said grantee a, their heirs and assigns, against all claims and demands whatsoever.

In Witness Whereof, we have hereunto set our hand, and seal, this 22nd day of

May in the year of our Lord nineteen hundred and forty-two.

Signed, Sealed and Delivered in presence of

Jean Brown

David Cramer

Florence A. Phelps [L. S.]

Leicester H. Lancaster [L. S.]

Florence A. Phelps [L. S.]

As attorney in fact for  
Ethel A. Leibert

STATE OF CONNECTICUT,

COUNTY OF LITCHFIELD,

Morris, Litchfield, May 22,

A. D. 19 42.

Personally Appeared Florence A. Phelps, Leicester H. Lancaster and Ethel A. Leibert, (acting herein by Florence A. Phelps) Signer, and Sealer, of the foregoing instrument, and acknowledged the same to be their free act and deed before me.

David Cramer  
Commissioner of the Superior  
Court

Received for record May 23rd 1942 at 12th h. 9th m. p. m. and recorded by

for Litchfield County.

\$3.85 Documentary stamps on said Deed.

Hiram Z. Johnson Town Clerk.