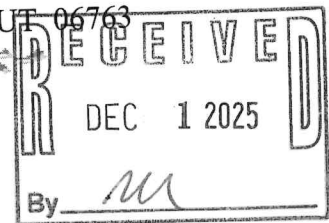


MORRIS PLANNING & ZONING COMMISSION  
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763

Regular Meeting Morris Town Hall and Live on Zoom  
December 4th, 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

Noah Butler

Douglas Barnes (Secretary) Kim Dore

**David Wiig Chairman**

Dylan Hovey

William Ayles Jr. (Vice-Chairman)

Erika Leone

**Alternates:**

Veronica Florio

Barbara Bongolotti

Marc Petzold

Staff: ZEO Tony Adili

Planner: Janell Mullen

**Agenda**

**1) Call to Order**

**2) Agenda Review**

**3) Old Business**

**4) New Business**

a) Application for Subdivision # SD 25-03 at 94 Isaiah Smith Lane to Split the Lot into Two Lots.

b) Application for Subdivision # SD25-03 at 266 Watertown Road to split the property into Three Lots.

c) Discussion for Solar over 1 Megawatt (State Jurisdiction)

d) Discussion of how to engage with and get more public involvement

**5) Complaints**

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

b) 191 Island Trail

c) 221 South Street

**6) Other Business**

a) November 6th Meeting Minutes

**b) November 19th Meeting Minutes**

**7) Communications and Bills**

**a) ZEO Report**

**i) Legislative Update (New Housing Bill passed by State of Connecticut)**

**8) Adjourn**



# TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790  
Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail [info@tahd.org](mailto:info@tahd.org) ♦ Web [www.tahd.org](http://www.tahd.org)

*"Promoting Health & Preventing Disease Since 1967"*

Borough of Bantam

September 16, 2025

Bethlehem

Planning & Zoning Commission

Canaan

Town of Morris

Cornwall

3 East St.

Goshen

Morris, CT 06763

Re: 94 Isaiah Smith Ln. – Subdivision

Harwinton

Dear Commission Members:

Kent

The following correspondence concerns itself with a proposed 2-lot subdivision within the town of Morris and located along the southerly side of Isaiah Smith Lane. The parcel, consisting of approximately 5.39 acres and owned by Roy E. & Christine D. Bouffard, is shown on a map submitted by William G. Colby, PE, revised September 9, 2025. Soil testing was observed by the TAHD on April 2, 2025. Deep hole data with this date, alongside percolation test data dated April 4, 2025, were also included. As a result of this material review and field evaluation, the Torrington Area Health District is in agreement with Mr. Colby's assessment that the proposed parcel can satisfactorily accommodate a subsurface sewage disposal system for single family, three-bedroom dwelling served by a proposed private well. Furthermore, it is proven in this plan that the proposed subdivision will not take away code-complying septic space from the existing lot; Favorable soils were found on the abovementioned testing date, and a 100% code-complying reserve area is shown on the plan. The proposed subdivision does not impact this established reserve space nor the existing septic system.

Borough of Litchfield

Litchfield

Middlebury

Morris

Ledge and a seasonal high ground water table appear to pose no problems for the proposed lot as it pertains to subsurface sewage disposal. Finally, prior to the issuance of any new septic permit, finalized architectural floorplans and an individual subsurface sewage disposal system design prepared by a professional engineer must be submitted for review and approval to this office. Additionally, the septic systems must be staked prior to construction and an "as-built" drawing prepared after construction by a professional engineer. During the installation of the septic systems a Connecticut Licensed Professional Engineer will have to perform the following: a percolation test in the select fill, a final inspection and submission of a letter indicating that the systems were installed according to the approved plan.

Norfolk

North Canaan

Plymouth

Salisbury

If you should have any questions, please do not hesitate to call this office.

Thomaston

Respectfully Submitted,

Torrington

Warren

Brandon W. Jacques, B.S.  
Sanitarian

Watertown

Winsted

The Torrington Area Health District is an equal opportunity provider, and employer.

To file a complaint of discrimination write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C., 20250-9410, or call (800) 795-3272 (voice), or (202) 720-6382 (TDD).

WHITE

MON. FOUND  
AT ANGLE POINT

20' REAR  
SETBACK

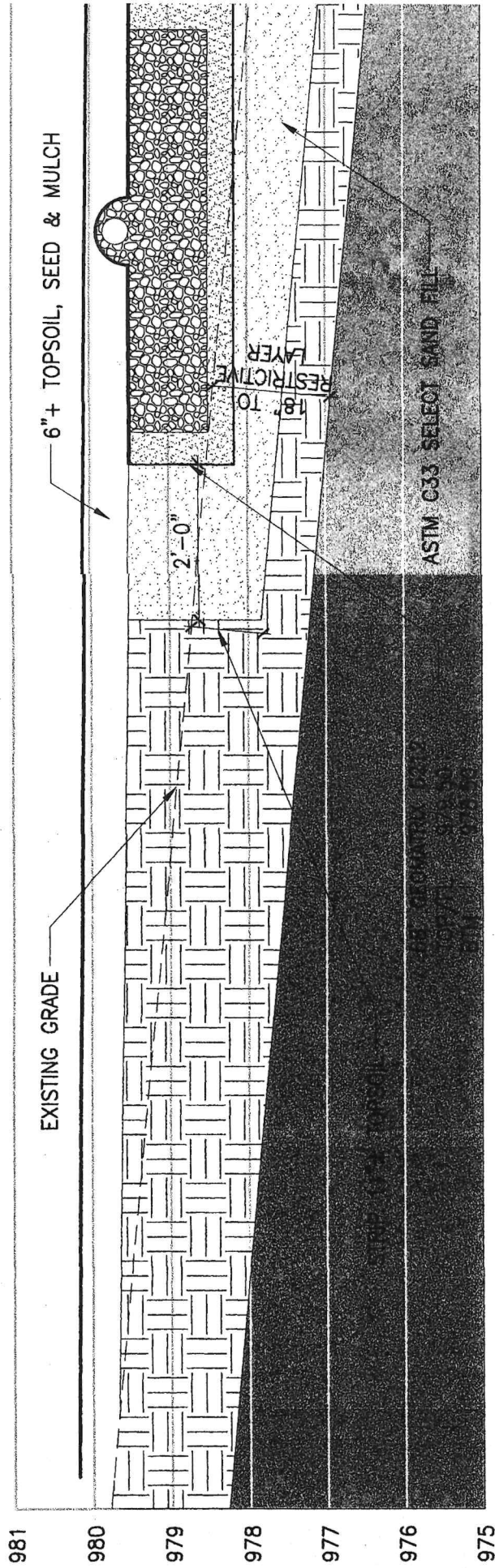
S67°20'38"W  
148.73'

IRON PIN FOUND  
ON CORNER

83.73'  
S15°03'41"E

42.36'  
S17°38'51"E





# SYSTEM PROFILE SECTION - NEW LOT

1

