

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

Regular Meeting Morris Town Hall and Live on Zoom
September 16, 2026 at 7:00 pm
Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85645969444?pwd=Tf99fFseWSCsAP8s1qasN1u0zYi7D6.1>

Meeting ID: 856 4596 9444

Passcode: 558069

Noah Butler Helen White Erika Leone Douglas Barnes (Secretary)	David Wiig Chairman Dylan Hovey William Ayles Jr. (Vice-Chairman) Veronica Florio Kim Dore Staff: ZEO Tony Adili Planner: Janell Mullen	Alternates: David Owen Michael Delaney
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Agenda

- 1. Call to Order**
- 2. Agenda Review**
- 3. Public Hearings**
- 4. New Business**
- 5. Old Business**
 - a. Data Center Regulations**
 - b. Battery Storage Facilities Regulations**
 - c. Subdivision Regulations Rewrite/Review**
 - d. Regulation Change to allow Zoning Enforcement Officer, with input of the chairman to approve Site Plan Modifications**
 - e. HB 8002 Implementation**
 - f. Minutes**
 - i. August 19th Meeting Minutes**
 - ii. September 3rd Meeting Minutes**
- 6. Communications and Bills**
 - a. Board Membership: Open Alternate Seat**
- 7. Adjourn**

**TOWN OF MORRIS, CONNECTICUT
BATTERY ENERGY STORAGE SYSTEMS & DATA CENTERS
TEXT AMENDMENT - PROHIBITION**

Prepared by Janell Mullen, Town Planner dated August 31, 2026

Section 1. Background

A moratorium associated with Battery Energy Storage Systems and Data Centers was adopted by the Town of Morris Planning and Zoning Commission pursuant to the authority granted under Connecticut General Statutes §§ 8-2 and 8-7. It went into effect on June 10th, 2026 with a duration of twenty-four (24) months.

The purpose of this Moratorium is to temporarily prohibit the acceptance and approval of applications for Battery Energy Storage Systems and Data Centers in order to:

- Allow the Commission sufficient time to evaluate the potential land use, environmental, infrastructure, and public safety impacts associated with such uses;
- Ensure that any future regulations are consistent with the Town of Morris's Plan of Conservation & Development, natural resource protection goals, and limited infrastructure capacity;
- Prevent the establishment of uses that may be incompatible with existing development patterns, including low-density residential areas, agricultural uses, and environmentally sensitive lands;
- Protect the public health, safety, and welfare while appropriate regulatory standards are developed.

Section 2. Next Steps

With careful consideration, The Town of Morris Planning & Zoning Commission has requested that regulatory language be adopted to prohibit this use throughout the Town of Morris.

Section 3. Suggested Language

Within **Section 6 – Permitted Uses** *The following uses are specifically prohibited in all districts* **add**

4. Battery Energy Storage Systems

A stationary system or facility designed to store electrical energy using rechargeable batteries or similar technologies for later use, whether as a principal use or accessory use. Such systems include all associated components and infrastructure, including but not limited to:

- Battery modules, racks, or containers;
- Power conversion systems, including inverters and transformers;
- Thermal management and cooling systems;
- Fire detection and suppression systems;
- Control systems and associated equipment;
- Fencing, screening, and security infrastructure.

This definition includes grid-scale, commercial, and utility-owned energy storage facilities, whether standalone or co-located with renewable energy systems or substations.

Battery storage systems that are clearly accessory and subordinate to a single-family or two-family residential use, including systems paired with rooftop or ground-mounted solar installations for on-site consumption are allowable uses.

5. Data Centers

A facility, structure, or campus of structures primarily used for the storage, processing, and distribution of digital data and information, including cloud-based services and network operations. Data Centers typically include:

- High-density server and data storage equipment;
- Telecommunications and networking infrastructure;
- Mechanical systems for cooling, including HVAC or liquid cooling systems;
- On-site electrical substations, backup generators, and/or battery storage systems;
- Security, monitoring, and operational support infrastructure.

This definition includes hyperscale, colocation, and enterprise data centers, but does not include small-scale server rooms or equipment that are clearly incidental and accessory to a permitted principal use.

TOWN OF MORRIS, CONNECTICUT SUBDIVISION REGULATIONS

Original Date of Adoption – June 25, 1987, revised to October 27, 1987

Comprehensive Revision –June 1, 2010

Comprehensive Revision- **XX, XX** 2026

SECTION 1

AUTHORITY, PURPOSE, APPLICABILITY, AND RELATIONSHIP TO THE PLAN OF CONSERVATION AND DEVELOPMENT

1.1 Authority

These Regulations are adopted by the Town of Morris Planning and Zoning Commission pursuant to the authority granted under Chapter 126 of the Connecticut General Statutes, including §8-25, as amended.

1.2 Purpose

The purpose of these Regulations is to provide for the orderly subdivision and development of land in a manner that protects the public health, safety, convenience, and general welfare while implementing the goals and recommendations of the Town of Morris Plan of Conservation and Development.

These Regulations are intended to:

- A. Promote orderly growth that is consistent with the Town's rural development pattern and long-term planning objectives.
- B. Ensure that land proposed for subdivision is suitable for development without creating hazards to public health, safety, or the environment.
- C. Protect natural resources, including wetlands, watercourses, aquifers, groundwater, forests, wildlife habitat, ridgelines, scenic views, and significant environmental features.
- D. Protect the water quality of Bantam Lake, important watersheds like the **Shepaug River and Wigwam Reservoir**, and other surface and groundwater resources through sound site planning and stormwater management practices.
- E. Preserve farmland, open space, scenic roads, stone walls, and other natural and cultural resources that contribute to the Town's identity and quality of life.
- F. Promote subdivision design that minimizes land disturbance, protects environmental resources, and incorporates Low Impact Development (LID) techniques to the maximum extent practicable.
- G. Ensure that roads, drainage systems, utilities, and other required improvements are designed and constructed to protect public safety and serve future development.
- H. Encourage efficient use of land and municipal infrastructure while minimizing long-term public costs associated with development.

I. Promote coordinated review among municipal boards, commissions, and agencies having jurisdiction over subdivision development.

1.3 Applicability

No land shall be subdivided or re-subdivided, and no subdivision plan shall be approved or filed, except in accordance with these Regulations and the applicable provisions of the Connecticut General Statutes.

Approval of a subdivision under these Regulations shall not relieve an applicant from obtaining any permit or approval required under the Town of Morris Zoning Regulations, Inland Wetlands and Watercourses Regulations, or any other applicable federal, state, or local law or regulation.

1.4 Relationship to the Plan of Conservation and Development

These Regulations are intended to implement the goals, policies, and recommendations of the Town of Morris Plan of Conservation and Development.

In reviewing subdivision applications, the Commission shall consider the extent to which a proposed subdivision advances the Plan's objectives relating to:

- A. Protection of Bantam Lake, its watershed, and the Town's surface and groundwater resources.
- B. Preservation of the rural **landscape**, scenic roads, forests, farmland, ridgelines, and significant viewsheds.
- C. Conservation of wildlife habitat, ecological resources, and interconnected open space.
- D. Efficient use of existing public infrastructure and municipal services.
- E. Sustainable stormwater management through Low Impact Development techniques.
- F. Preservation of natural resources while accommodating appropriate residential growth.

1.5 Relationship to Other Regulations

Subdivision approval shall not exempt an applicant from compliance with any applicable provision of the:

- Town of Morris Zoning Regulations;
- Town of Morris Inland Wetlands and Watercourses Regulations;
- Town Ordinances;
- Connecticut General Statutes; or
- Any applicable federal or state law or permit.

Where the provisions of these Regulations conflict with another applicable regulation or law, the more restrictive requirement shall govern unless otherwise required by statute.

SECTION 2 – DEFINITIONS

2.1 General Interpretation

A. These Regulations shall be interpreted and applied to achieve the purposes stated herein and the objectives of the Town of Morris Plan of Conservation and Development.

B. The provisions of these Regulations establish minimum requirements unless a more restrictive standard is expressly required.

C. Where these Regulations conflict with another applicable law, regulation, ordinance, permit, easement, covenant, or restriction, the more restrictive requirement shall govern unless otherwise provided by law.

D. Words not defined in these Regulations shall have the meaning assigned in the Town of Morris Zoning Regulations. Where a term is not defined therein, the Commission shall interpret the term consistent with the Connecticut General Statutes, accepted planning practice, and the ordinary dictionary meaning of the word.

2.2 Interpretation of Terms

A. Words used in the singular include the plural and words in the plural include the singular.

B. Words used in the present tense include the future.

C. The word "**shall**" is mandatory; the word "**may**" is permissive.

E. References to a Section shall mean a section of these Regulations unless otherwise specified.

F. The term "**these Regulations**" means the Town of Morris Subdivision Regulations.

3.3 Definitions

A

A-2 Survey

Survey information meeting the standards for an A-2 Survey established by the Connecticut Association of Land Surveyors and the State of Connecticut, as amended.

Applicant

The owner of record of the property proposed for subdivision or the owner's duly authorized agent.

B

Bond

A financial guarantee acceptable to the Commission, including a performance bond, irrevocable letter of credit, passbook savings account, escrow account, or other form of security approved by the Commission, ensuring completion of required improvements. This definition should be retained but broadened beyond only two forms of security.

Buildable Area

A contiguous portion of a lot suitable for the construction of principal buildings, accessory structures, utilities, and on-site sewage disposal systems that complies with the Town of Morris Zoning Regulations. Buildable Area shall exclude wetlands, watercourses, required setbacks, easements, regulated flood hazard areas, and slopes exceeding twenty percent (20%).

C

Commission

The Planning and Zoning Commission of the Town of Morris.

Conservation Easement

A perpetual legal restriction placed upon land for the purpose of protecting natural, scenic, agricultural, historic, or open space resources that is recorded on the Town Land Records and enforceable by a governmental entity or qualified conservation organization.

~~Conservation Subdivision~~

~~A subdivision designed to preserve significant natural, agricultural, scenic, or cultural resources through the permanent protection of open space while permitting residential development on the remaining portions of the property.~~

Cultural and Community Resources

Scenic roads, scenic views, parks, trails, greenways, open space, agricultural lands, historic buildings, historic sites, archaeological resources, stone walls, ridgelines, significant trees, and other features identified by the Commission as contributing to Morris' rural **landscape**.

D

Date of Receipt

As defined in Connecticut General Statutes §8-7d. Rather than repeating statutory language, simply reference the statute.

Disturbed Area

Any area where vegetation, topsoil, or ground cover has been removed, graded, excavated, filled, or otherwise altered. This clarifies the existing definition.

Driveway

An accessway connecting a public or private street to **no more than four (4) individual building lots**.

E

Easement

A legal right to use another person's property for a specific purpose.

Erosion and Sediment Control Plan

A plan prepared in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended, describing measures necessary to minimize erosion and sedimentation resulting from land disturbance.

F

Flag Lot

Also known as an “Interior Lot”. A lot that obtains frontage through a narrow access strip.

Flood Hazard Area

Land identified by FEMA as subject to inundation by the one-percent annual chance flood, as shown on the currently effective Flood Insurance Rate Maps.

L

Low Impact Development (LID)

A site planning and engineering approach that minimizes land disturbance, reduces impervious surfaces, promotes infiltration and groundwater recharge, preserves natural drainage systems, and manages stormwater runoff close to its source.

Lot

A parcel of land created in accordance with these Regulations for the purpose of sale or development, excluding land dedicated for municipal, conservation, or agricultural purposes, consistent with the existing definition.

N

Natural Features

Landforms, water resources, vegetation, wildlife habitat, forests, wetlands, watercourses, floodplains, rock outcroppings, steep slopes, ridgelines, significant trees, prime and important agricultural soils, and other environmentally sensitive resources.

O

Open Space

Land permanently protected from future development for the purpose of preserving natural resources, agriculture, forestry, wildlife habitat, scenic resources, recreation, water quality, or other public benefits through fee ownership, conservation easement, deed restriction, or other legally enforceable instrument. This expands the existing definition to encompass modern conservation tools.

P

Plan of Conservation and Development (POCAD)

The currently adopted Town of Morris Plan of Conservation and Development, as amended. This replaces separate references to "Town Plan."

R

Resubdivision

As defined in Connecticut General Statutes §8-18,

Resource Conservation Area

Areas containing significant environmental, agricultural, scenic, historic, or ecological resources, including wetlands, watercourses, floodplains, steep slopes, ridgelines, forest blocks, prime farmland soils, aquifer recharge areas, wildlife habitat, scenic roads, and existing protected open space.

Ridgeline

Also known as horizon-line.

Right-of-Way

Land or an interest in land dedicated or reserved for transportation, utility, drainage, pedestrian access, or similar public or private purposes. This is broader and more useful than the current definition.

S

Significant Tree

A healthy specimen tree identified by a qualified arborist, landscape architect, forester, or the Commission as possessing exceptional ecological, scenic, historic, or aesthetic value because of its size, species, age, condition, or location. This is preferable to relying solely on a 12-inch diameter threshold.

Soil Scientist

A soil scientist certified in accordance with Connecticut law.

Steep slopes**Street**

A public or private right-of-way providing vehicular access to lots and accepted or approved in accordance with these Regulations. This broadens the current definition to recognize approved private roads where permitted.

Subdivision

As defined in Connecticut General Statutes §8-18.

Subdivider

The owner of record or authorized applicant proposing a subdivision or re-subdivision.

W**Walkway**

A sidewalk, trail, path, or easement intended for pedestrian or other non-motorized travel.

Watercourses

As defined in the Town of Morris Inland Wetlands and Watercourses Regulations.

Wetlands

As defined in the Town of Morris Inland Wetlands and Watercourses Regulations.

Wildlife Corridor

A continuous area of natural habitat that facilitates the movement of wildlife between larger habitat areas or protected open space.

SECTION 3 – APPLICATION PROCEDURES

3.1 Purpose

The purpose of this Section is to establish uniform procedures for the submission, review, and approval of subdivision and resubdivision applications in accordance with these Regulations and the Connecticut General Statutes.

Applications shall provide sufficient information to enable the Commission to determine compliance with these Regulations, the Town of Morris Zoning Regulations, and the goals and recommendations of the Town of Morris Plan of Conservation and Development.

3.2 Pre-Application Review

Applicants are encouraged to request a pre-application meeting with the Commission prior to preparing a formal subdivision application.

The purpose of the pre-application review is to:

- Review the applicable provisions of these Regulations and the Zoning Regulations.
- Identify significant site characteristics and environmental constraints.
- Discuss opportunities for conservation design and open space preservation.
- Review access, utilities, drainage, and infrastructure considerations.
- Identify additional permits or approvals that may be required.

A pre-application meeting shall not require a fee, shall not constitute the filing of an application, shall not involve a public hearing, and shall not result in a formal decision by the Commission.

Comments made during a pre-application conference are advisory only and shall not bind the Commission during formal review.

3.3 Conservation Analysis

Prior to preparing a subdivision layout, applicants for subdivisions shall prepare a Conservation Analysis identifying the natural, agricultural, scenic, and cultural resources located on the property.

The Conservation Analysis shall identify, where applicable:

- Wetlands and watercourses
- Flood Hazard Areas
- Aquifer recharge areas
- Prime and important agricultural soils
- Existing farmland
- Forest blocks
- Significant trees
- Wildlife habitat and wildlife corridors
- Ridgelines and scenic views

- Stone walls
- Historic resources
- Existing trails and greenways
- Steep slopes
- Existing protected open space on adjoining properties

The proposed subdivision shall demonstrate how these resources have been incorporated into the overall design.

3.4 Application Requirements

Applications shall include all forms, plans, reports, and supporting information necessary for the Commission to determine compliance with these Regulations.

As applicable, submissions shall include:

- Application forms
- Boundary survey
- Existing conditions survey
- Topographic mapping
- Subdivision layout
- Zoning compliance table
- Conservation Analysis
- Soil testing
- Septic feasibility
- Stormwater Management Report
- Low Impact Development Plan
- Soil Erosion and Sediment Control Plan
- Utility plans
- Road construction plans
- Open Space Plan
- Draft conservation easements or deed restrictions
- Proposed homeowners' association documents, where applicable
- Any other information reasonably required by the Commission

3.5 Determination of Completeness

The Commission shall determine whether an application is complete prior to commencing formal review.

An application shall not be considered complete unless all required information has been submitted.

The Commission may waive submission of specific materials where it determines such information is unnecessary due to the nature or scale of the proposed subdivision.

3.6 Referral to Other Agencies

The Commission may refer applications to any municipal, regional, or state agency having jurisdiction or expertise relevant to the proposed subdivision.

Such agencies may include:

- Inland Wetlands Commission – if an application for a subdivision involves land regulated as inland wetland soils or a watercourse, the applicant is required to acquire approvals from the Morris Inland Wetlands and Watercourse Commission prior to the submission of the subdivision application to the Town of Morris Planning & Zoning Commission
- Conservation Commission
- Torrington Area Health District
- Town Engineer
- Fire Marshal
- Public Works
- Connecticut Department of Energy and Environmental Protection
- Connecticut Department of Transportation
- Northwest Hills Council of Governments
- Adjacent municipalities when required by statute

3.7 Professional Review

The Commission may retain qualified professional consultants to review subdivision applications, including:

- Engineers
- Soil Scientists
- Landscape Architects
- Environmental Professionals
- Traffic Engineers
- Hydrologists
- Foresters
- Other specialists as necessary

Review costs may be reimbursed by the applicant where authorized by law.

3.8 Public Hearing

Public hearings shall be held when required by the Connecticut General Statutes (ie all re-subdivisions) or when otherwise determined appropriate by the Commission.

3.9 Commission Review

In evaluating an application, the Commission shall consider whether the proposed subdivision:

- Complies with these Regulations.

- Complies with the Town of Morris Zoning Regulations.
- Implements the objectives of the Plan of Conservation and Development.
- Protects significant natural and cultural resources.
- Preserves the rural landscape of Morris.
- Provides safe and adequate access.
- Minimizes environmental impacts.
- Provides adequate drainage and stormwater management.
- Incorporates Low Impact Development practices.
- Provides suitable open space where required.
- Is consistent with sound planning and engineering principles.

3.10 Conditions of Approval

The Commission may impose reasonable conditions necessary to ensure compliance with these Regulations, including but not limited to:

- Construction sequencing
- Open space dedication
- Conservation easements
- Performance guarantees
- Utility improvements
- Stormwater management
- Road improvements
- Landscaping
- Resource protection measures

3.11 Commission Action

The Commission shall approve, approve with conditions, modify and approve, or deny an application within the time prescribed by the **Connecticut General Statutes**.

The Commission shall state the basis for its decision in the record.

SECTION 4 – SUBDIVISION REQUIREMENTS

4.1 General Requirements

All subdivision and resubdivision shall be designed and developed in accordance with these Regulations, The Town of Morris Zoning Regulations, applicable Inland Wetlands and Watercourses Regulations, the Connecticut General Statutes, and other applicable federal, state, and local requirements.

The design of a subdivision shall:

- A. Provide the orderly and coordinated development of land;
- B. Protect public health, safety, and welfare;
- C. Be compatible with the existing development pattern and rural landscape of Morris;
- D. Protect significant natural, agricultural, scenic, historic, and cultural resources;
- E. Provide safe and adequate access to each lot;
- F. Provide adequate water supply, sewage disposal, drainage, utilities, and other necessary infrastructure;
- G. Minimize unnecessary clearing, grading, filling, and alteration of natural terrain;
- H. Incorporate Low Impact Development practices where practicable;
- I. Provide for the permanent protection of required open space; and
- J. Implement the applicable goals and recommendations of the Town of Morris Plan of Conservation and Development.

4.2 Compliance with Zoning Regulations

Each proposed lot shall comply with the applicable dimensional, use, setback, frontage, density, and other requirements of the Town of Morris Zoning Regulations.

Subdivision approval shall not authorize a use or development that is prohibited by the Zoning Regulations.

Where a proposed subdivision creates lots intended for residential development, each lot shall contain a sufficient Buildable Area, as defined in **Section 2**, to accommodate the proposed development while complying with applicable zoning requirements and other regulatory constraints.

The subdivision plan shall identify applicable zoning districts and demonstrate compliance with the dimensional requirements applicable to each proposed lot.

4.3 Suitability of Land

Land proposed for subdivision shall be of such physical characteristics that it can be developed without unreasonable risk to public health, safety, or the environment.

The Commission may determine that portions of a property are unsuitable for development because of:

- Wetlands or watercourses;
- Flood hazard areas;
- Excessive slopes;
- Poor or unstable soils;
- Inadequate septic suitability;
- Inadequate water supply;
- Significant drainage limitations;
- Hazardous conditions;
- Lack of safe access;
- Significant environmental constraints; or
- Other conditions that would prevent the lot from being reasonably developed in accordance with applicable regulations.

The presence of constrained land shall be considered in determining the appropriate location and configuration of building lots, roads, open space, and other improvements.

4.4 Conservation-Based Design

Subdivision design shall follow a conservation-first approach.

The applicant shall identify significant natural, agricultural, scenic, cultural, and community resources before establishing the final location of lots, roads, and other improvements.

The subdivision shall be designed to:

- A. Avoid or minimize disturbance to significant natural features;
- B. Preserve contiguous areas of forest and wildlife habitat;
- C. Minimize fragmentation of agricultural land;
- D. Protect wetlands, watercourses, groundwater resources, and watershed areas;
- E. Preserve significant views, ridgelines, scenic road corridors, stone walls, and significant trees where practicable;
- F. Maintain connections between existing and proposed open space;
- G. Minimize unnecessary road construction and land disturbance; and

H. Locate development in areas that are most suitable for development based upon existing site conditions.

4.5 Lot Layout

Lots shall be arranged to provide safe access, adequate buildable areas, appropriate setbacks, and efficient provision of utilities and other improvements.

Lot lines shall, where practicable:

- A. Follow existing property boundaries, natural features, or other logical divisions of land;
- B. Avoid unnecessary fragmentation of natural or agricultural resources;
- C. Avoid creating irregular or impractical lots;
- D. Avoid placing development envelopes within environmentally sensitive areas;
- E. Provide sufficient area for required stormwater management facilities and on-site sewage disposal systems; and
- F. Allow reasonable use of each lot without requiring substantial alteration of natural terrain.

Lots shall not be created solely for the purpose of achieving minimum dimensional requirements where the resulting lot would be impractical to develop or would require substantial disturbance of significant natural resources.

4.6 Buildable Area

Each proposed lot shall contain a contiguous Buildable Area sufficient to accommodate the proposed principal use and required improvements.

The Buildable Area shall consider, as applicable:

- Required zoning setbacks;
- Wetlands and watercourses;
- Flood hazard areas;
- Steep slopes;
- Soil limitations;
- Septic disposal areas;
- Wells and water supply areas;
- Stormwater management facilities;
- Access and driveway requirements;
- Utility easements; and
- Other regulatory constraints.

The Commission shall require the Buildable Area to be shown on the subdivision plan to demonstrate that each lot is suitable for development.

4.7 Density and Development Pattern

The number, size, and arrangement of lots shall be consistent with the applicable zoning requirements and shall reflect the physical characteristics of the property.

Where site conditions permit, development shall be arranged to:

- A. Preserve larger contiguous areas of open space;
- B. Minimize fragmentation of farmland and forest;
- C. Protect significant natural resources;
- D. Avoid unnecessary extension of roads and utilities; and
- E. Maintain the rural development pattern identified in the POCD.

The Commission shall not require a development pattern that results in a greater number of lots than permitted by the applicable Zoning Regulations.

4.8 Access

Each lot shall have safe and adequate access to a public street or an approved private street.

Driveways and access points shall be designed to:

- A. Provide adequate sight distance;
- B. Minimize traffic hazards;
- C. Avoid unnecessary disturbance of wetlands, watercourses, stone walls, mature vegetation, and other significant resources;
- D. Minimize the number of curb cuts where shared access is practical; yet as established in **Section 2** an accessway shall serve no more than four (4) lots;
- E. Comply with applicable Town and State requirements.

4.9 Streets and Road Layout

Proposed streets shall:

- A. Provide safe and convenient access to all lots;

- B. Be appropriately located in relation to existing and proposed streets;
- C. Be consistent with applicable road standards;
- D. Follow existing topography to the maximum extent practicable;
- E. Minimize excessive cuts, fills, retaining walls, and grading;
- F. Avoid unnecessary disturbance of significant natural resources; and
- G. Be designed to accommodate present and reasonably anticipated traffic generated by the subdivision.

Street layout shall be consistent with the applicable provisions of the Morris Zoning Regulations, the Town's adopted plans, and the technical standards established in **Section 6** of these Regulations.

This also directly addresses the statutory requirement that subdivision streets be arranged to provide an adequate and convenient system for present and prospective traffic and be harmonious with principal thoroughfares shown in the POCAD.

4.10 Utilities and Public Services

Each subdivision shall provide adequate facilities for:

- Water supply;
- Sewage disposal;
- Stormwater management;
- Electric and telecommunications service;
- Fire protection; and
- Other utilities and services required by applicable law.

Utilities shall be designed and located to minimize unnecessary disturbance of natural resources and to allow reasonable maintenance and future access.

Where public utilities are not available, the applicant shall demonstrate that each lot can reasonably support an adequate private water supply and on-site sewage disposal system.

4.11 Drainage and Stormwater

Subdivision design shall provide adequate drainage without creating flooding, erosion, sedimentation, or other adverse impacts on the subject property, neighboring properties, public roads, wetlands, watercourses, or downstream drainage systems.

Stormwater management shall prioritize the preservation of natural drainage patterns and the use of Low Impact Development techniques as outlined in **Low Impact Sustainable Development (LISD) Design Manual**.

The applicant shall demonstrate that proposed development will not create or worsen drainage conditions downstream.

Where subdivision development would increase runoff to an undersized downstream ditch, culvert, or other drainage structure and thereby create a potential flooding condition, the applicant shall provide appropriate improvements as required by applicable law.

Detailed stormwater requirements will be addressed in **Section 7 – Environmental Protection and Stormwater Management**.

4.13 Energy-Conscious Site Design

Subdivision design shall consider energy-efficient patterns of development and land use, renewable energy opportunities, and energy conservation.

Applicants shall demonstrate consideration of passive solar design techniques, including:

- Building orientation;
- Street and lot layout;
- Existing and proposed vegetation;
- Natural and man-made topography; and
- Protection of solar access.

This is not merely a policy preference; **Connecticut subdivision regulations are required to encourage energy-efficient development, renewable energy, and energy conservation and to require consideration of passive solar techniques in subdivision design.**

4.14 Cultural and Community Resources

Subdivision design shall identify and, where practicable, preserve significant cultural and community resources located on the property, including:

- Historic structures and sites;
- Archaeological resources;
- Stone walls;
- Scenic roads;
- Significant trees;
- Scenic views;
- Existing trails;
- Agricultural landscapes; and
- Other resources identified in the POCAD.

The Commission may require reasonable modifications to the location of lots, roads, driveways, or other improvements to avoid or minimize impacts to such resources where authorized by these Regulations.

4.15 Phased Development

Where a subdivision is proposed to be developed in phases, each phase shall:

- A. Constitute a logical and independently functional stage of development;
- B. Provide adequate access and utilities;
- C. Provide required drainage and stormwater management;
- D. Provide or contribute its proportionate share of required improvements; and
- E. Be consistent with the overall approved subdivision plan.

Open space and other conservation measures shall not be deferred in a manner that could compromise their intended protection.

4.16 Subdivision Design and the POCAD

The Commission shall use the subdivision review process to implement the applicable goals and recommendations of the Town of Morris Plan of Conservation and Development.

The Commission shall consider whether the subdivision:

- A. Protects the Town's rural landscape and development pattern;
- B. Protects Bantam Lake and other water resources including the Shepaug River and the Wigwam Reservoir;
- C. Preserves agricultural land and significant forest resources;
- D. Protects wildlife habitat and ecological connections;
- E. Preserves scenic roads, ridgelines, and significant views;
- F. Provides meaningful and appropriately located open space;
- G. Minimizes unnecessary infrastructure and land disturbance;
- H. Incorporates sustainable stormwater practices; and
- I. Promotes development in locations and at a scale appropriate to the land's physical characteristics.

These considerations shall be applied in conjunction with the specific standards of these Regulations and shall not be interpreted as creating an independent density or dimensional standard beyond those otherwise authorized by law.

SECTION 5 – OPEN SPACE AND CONSERVATION DESIGN

This is where we'll establish the actual open-space percentage, eligible land, configuration, ownership, conservation easements, fee-in-lieu, and POCD priority areas.

SECTION 6 – STREETS, ROADS, UTILITIES AND PUBLIC IMPROVEMENTS

This will contain the detailed engineering standards.

SECTION 7 – ENVIRONMENTAL PROTECTION AND STORMWATER MANAGEMENT

This will contain wetlands/watercourses coordination, LID, erosion and sediment control, drainage, groundwater, steep slopes, and related requirements.

SECTION 8 – REVIEW, FINDINGS AND COMMISSION ACTION

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

Regular Meeting Morris Town Hall and Live on Zoom

August 19th, 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85645969444?pwd=Tf99fFseWSCsAP8s1qasN1u0zYi7D6.1>

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Noah Butler	David Wiig Chairman	
Helen White	Dylan Hovey	Alternates:
Erika Leone	William Ayles Jr. (Vice-Chairman)	David Owen
Douglas Barnes (Secretary)	Veronica Florio	
	Kim Dore	Michael Delaney
	Staff: ZEO Tony Adili	
	Planner: Janell Mullen	

Agenda

1. Call to Order

The meeting was called to order at 7:04 pm with David Wiig, Noah Butler, Kim Dore, Veronica Florio, and Douglas Barnes present.

The meeting was digitally recorded and the proceedings can be viewed here at <https://www.youtube.com/watch?v=kZ1oTQIrugc>.

2. Agenda Review

Veronica Florio made a motion to add review of PA 25-01 (HB 8001) under New Business. Kim Dore seconded the motion. The motion passed unanimously.

3. Public Hearings: There were no public hearings.

4. New Business

a. Review and Approval Janell Mullens Contract

Veronica Florio made a motion to approve Janell Mullens contract for FY 26-27. Kim Dore seconded the motion. The motion passed unanimously.

5. Old Business

a. Data Center Regulations

b. Battery Storage Facilities Regulations

Veronica Florio made a motion to have Janell Mullen to not allow Data Centers and Battery Storage Facilities as a permitted use in the Zoning Regulations. Kim Dore seconded the motion. The motion passed unanimously.

c. Subdivision Regulations Review

Janell Mullen did a review of the new Subdivision Regulations.

d. Regulation Change to allow Zoning Enforcement Officer, with input of the chairman to approve Site Plan Modifications

No Discussion.

e. Minutes

i. January 21st 2026 Workshop Meeting

Veronica Florio made a motion to approve January 21st 2026 meeting Minutes. Kim Dore seconded the motion. The motion passed unanimously.

ii. February 5th 2026 Regular Meeting

Veronica Florio made a motion to approve February 5th meeting Minutes. Noah Butler seconded the motion. The motion passed unanimously.

iii. February 18th 2026 Workshop Meeting

Veronica Florio made a motion to approve February 18th meeting Minutes. Kim seconded the motion. The motion passed unanimously.

iv. March 5th 2026 Regular Meeting

Veronica Florio made a motion to approve February 18th meeting Minutes. Kim seconded the motion. The motion passed unanimously. Douglas Barnes abstained.

v. March 18th 2026 Workshop Meeting

Kim Dore made a motion to approve March 18th meeting Minute. Noah Butler seconded the motion. The motion passed unanimously. Douglas Barnes and Veronica Florio abstained.

vi. April 2nd 2026 Regular Meeting

Veronica Florio made a motion approve the April 2nd 2026 meeting Minutes. Kim Dore seconded the motion. The motion passed unanimously. Douglas Barnes abstained.

vii. April 15th 2026 Workshop Meeting

Veronica Florio made a motion approve the April 15th 2026 Meeting Minutes. Kim Dore seconded the motion. The motion passed unanimously. Douglas Barnes abstained.

viii. May 7th 2026 Regular Meeting

Veronica Florio made a motion to approve the May 7th 2026 Meeting Minutes. Noah Butler seconded the motion. The motion passed unanimously. Kim Dore abstained.

ix. May 20th 2026 Workshop Meeting

Veronica Florio made a motion to approve the May 20th 2026 Meeting Minutes. Noah Butler seconded the motion. The motion passed unanimously. Kim Dore and Douglas Barnes abstained.

x. June 4th 2026 Regular Meeting

Veronica Florio made a motion to approve as amended the June 4th Meeting Minutes. Kim Dore seconded the motion. The motion passed unanimously. Douglas Barnes abstained.

xi. June 17th 2026 Workshop Meeting

Veronica Florio made a motion to approve the June 17th meeting Minutes. Kim Dore seconded the motion. The motion passed unanimously. Noah Butler abstained.

xii. July 2nd 2026 Regular Meeting

Kim Dore made a motion to approve the July 2nd, 2026 meeting Minutes. Noah Butler seconded the motion. The motion passed unanimously. Douglas Barnes and Veroncia Florio abstained.

xiii. August 6th 2026 Regular Meeting Minutes

Veroncia Florio made a motion to approve the August 6th, 2026 meeting Minutes. Kim Dore seconded the motion. The motion passed unanimously. Douglas Barnes abstained.

6. Communications and Bills

7. Adjourn

Veronica Florio made a motion to adjourn at 8:35 pm. Kim Dore seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom

September 3rd, 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/87178806693?pwd=2d1WbgbeW12DvJFZVUhjabLFUih8bj.1>

Meeting ID: 871 7880 6693

Passcode: 330602

Noah Butler	David Wiig Chairman	
Helen White	Dylan Hovey	Alternates:
Erika Leone	William Ayles Jr. (Vice-Chairman)	David Owen
Douglas Barnes (Secretary)	Veronica Florio	
	Kim Dore	Michael Delaney
	Staff: ZEO Tony Adili	
	Planner: Janell Mullen	

Minutes

1. Call to Order

The meeting was called to order at 7:05 pm with David Wiig, William Ayles Jr, Veronica Florio, Helen White, Kim Dore, David Owen who was seated for Erika Leone, and Michael Delaney who was seated for Dylan Hovey. Douglas Barnes arrived at 7:20 pm.

The meeting was digitally recorded and the proceedings can be viewed at the following link. <https://www.youtube.com/watch?v=x4-RIxeboWg>.

2. Agenda Review

3. New Business

4. Old Business

- a. Gravel Mines Discussions/complaints: No Updated. Land Use Attorney Steve Byrne will have our answers to our questions in October.

- i. 261 Stoddard Road: Deacon
 - ii. 120 Burgess Road: Green formerly Mosimann
 - iii. 492 West Morris Road: Town and Aurell

The ZEO reported that a list of questions has been sent out to the Land Use Attorney and the answers can be ready on October 1st.

5. Other Business

6. Complaints

- a. 376, 378, 380, and 382 Bantam Lake Road

The ZEO Reported on August 31st, 2026 the Zoning Board of Appeals upheld the Cease-and-Desist order sent on June 12th, 2026. The ZBA is waiting to see if a appeal will be made.

- b. 30 Burgess Road**
- c. 194 Todd Hill Road**
- d. 198 East Street**
- e. 153 East Shore Road**

7. Communication and Bills

- a. ZEO Report**

The ZEO reported about the above complaints and the proceedings were digitally recorded.

8. Adjourn

Veronica Florio made a motion to adjourn at 7:32 pm. Kim Dore seconded the motion. The motion passed unanimously.