

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

Special Meeting  
February 17th 2021 at 7:00 pm  
Call in # 1-929-205-6099

<https://us02web.zoom.us/j/81054149779?pwd=cWxFemN1enBKa0loQkNtbGZ3SWtRdz09>

Meeting ID: 810 5414 9779

Passcode: 174909

*Asst. Rec'd  
Susan J. Goufane  
Town Clerk  
FEB 17 2021  
9:28 AM*

Barbara Bongolotti	<b>David Wiig Chairman</b>	
Del Knox	Robert McIntosh	Alternates:
Veronica Florio	William Ayles (Secretary)	Chris Cigglafione
Eileen Narbutas (Vice Chairman)	David Geremia Jr.	Geoff Paletsky
	Douglas Barnes	Ron Shaffer
	Staff: ZEO Tony Adili	

**Agenda**

1. Call to Order
2. New Business
  - a. Planner Assistance and discussion
3. Old Business
  - a. Agro-Tourism amendment to the regulations
  - b. Discussion for Regulation change for Solar Arrays
4. Complaints
  - a. 89 Andersen Rd (10/110/89): Horses
  - b. Complaint form
  - c. 198 East Street: Complaint about overnight truck deliveries and working on days not mentioned in Statement of Use.
5. Other Business
  - a. February 8th Regular Meeting Minutes
6. Communications and Bills
  - a. Bill from Land Use Attorney
  - b. Update on litigation
7. Adjourn

X

## PROPOSED MORRIS ZONING REGULATIONS

### SECTION 9 DEFINITIONS.

#### **15 Farm:**

**Add:** Agritourism. The use of active farm property for recreational enjoyment of visitors. Agritourism may include fishing, hunting, wildlife study, horseback riding, educational experience (tours, culinary classes/tastings,) entertainment (festivals, concerts, dances,) hospitality services (farm stays, tours,) and pick-your-own.

R-40 R-60 Special Exception Uses No. 17 Agritourism.

### SECTION 52

**14.** Agritourism is defined as the use of active farm property for recreational enjoyment of visitors. Agritourism may include fishing, hunting, wildlife study, horseback riding, educational experience (tours, culinary classes/tastings,) entertainment (festivals, concerts, dances,) hospitality services (farm stays, tours,) and pick-your-own is subject to the following:

**Purpose:** The purpose of Agritourism use is to promote diversification and sustainability of large farm properties that have existed since prior to the adoption of zoning in Morris and that are now threatened to disappear due to urban sprawl and the endangered economics of traditional farming.

#### **Requirements:**

1. Statement of Use;
2. Site Plan;
3. The site plan shall show adequate facilities for personal sanitation and refuse disposal subject to review and approval by the TAHD (Torrington Area Health District);
4. The site plan shall provide detailed information regarding the location and appearance of all structures, including electrical.
5. Traffic. The site shall have access to a state roadway. Vehicular traffic projected as a result of the use, including traffic to and from and in the vicinity of the use, will not be hazardous or detrimental to the character of the zone or the neighborhood.  
In making its determination with respect to this criterion, the Commission shall consider the proposed location, the size and layout of the Special Exception use, its nature and the intensity of operations involved, and its relation to local streets providing access to the site;
6. The applicant shall demonstrate that noise generated by any Agritourism shall be reasonable for the respective Agritourism provided;
7. Food and alcohol service shall be incidental and related to the Agritourism use. Applications shall demonstrate compliance with alcohol service permitting and licensure requirements of the State of Connecticut;
8. Any such Agritourism shall end not later than 10:00 P.M. and all patrons must be off site by 10:30 P.M. ;

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Regular Meeting Minutes  
February 8th, 2021 at 7:00 pm  
Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85412251853?pwd=Q3hrdXlCdW9DOTF6eE04aStGQ3FlZz09>

Meeting ID: 854 1225 1853

Passcode: 239114

	<b>David Wiig Chairman</b>	
Barbara Bongolotti	Robert McIntosh	Alternates:
Del Knox	William Ayles (Secretary)	Chris Cigglafione
Veronica Florio	David Geremia Jr.	Geoff Paletsky
Eileen Narbutas (Vice Chairman)	Douglas Barnes	Ron Shaffer
	Staff: ZEO Tony Adili	

**Minutes**

**1. Call to Order**

The meeting was called to order at 7:11 pm with David Wiig, Veronica Florio, Douglas Barnes, William Ayles Jr, and Ron Shaffer who was seated for Barbara Bongolotti present.

**2. Agenda Review**

Veronica Florio made a motion to add under Old business e. Plan of Conservation and Development (POCAD). Ron Shaffer seconded the motion and the motion passed unanimously.

Veronica Florio made a motion to add under Other Business c. Meetings and Notices to the public. Ron Shaffer seconded the motion and the motion passed unanimously.

**3. New Business**

**4. Old Business**

a. 24 Marsh Point, Application 21-02, single-family home restoration.

Veronica Florio made a motion to allow the ZEO to process the application administratively because the building to be built is above the Flood Plain District. William Ayles Jr. seconded the motion and the motion passed unanimously.

b. 21 Higbie Rd/ 124 Watertown Rd. Approval re: Executive Order 7MM – southFarms – Outdoor Concerts and Comedy Shows.

- c. Agro-Tourism amendment to the regulations
- d. Discussion for Regulation change for Solar Arrays
- e. Plan of Conservation and Development (POCAD):

Ron Shaffer made a motion to set the effective date for the POCAD for March 1<sup>st</sup> 2021. Veronica Florio seconded the motion and the motion passed unanimously.

#### 5. Complaints

- a. 89 Andersen Rd (10/110/89): Horses
- b. Complaint form
- c. 198 East Street: Complaint about overnight truck deliveries and working on days not mentioned in Statement of Use.

#### 6. Other Business

- a. February 3<sup>rd</sup> Regular Meeting Minutes

Ron Shaffer made a motion to approve February 3<sup>rd</sup> 2021 Regular Meeting Minutes. Veronica Florio seconded the motion and the motion passed unanimously.

- b. February 3<sup>rd</sup> public hearing minutes

Veronica Florio made a motion to approve February 3<sup>rd</sup> 2021 Public Meeting Minutes. Ron Shaffer seconded the motion and the motion passed unanimously.

#### 7. Communications and Bills

#### 8. Public Input on non-agenda items

#### 9. Adjourn

Veronica Florio made a motion to adjourn at 9:35 pm.. Ron Shaffer seconded the motion and the motion passed unanimously.

LAW OFFICES  
**BYRNE & BYRNE, LLC**  
2-B FARMINGTON COMMONS  
790 FARMINGTON AVENUE  
FARMINGTON, CONNECTICUT 06032

STEVEN E. BYRNE  
THOMAS P. BYRNE, OF COUNSEL

TELEPHONE  
(860) 677-7355  
FAX (860) 677-5262

February 1, 2021  
Invoice Number: 21-02-0110

Morris Planning & Zoning Commission  
Town of Morris  
3 East Street  
P.O. Box 66  
Morris, CT 06763

STATEMENT OF SERVICES RENDERED:

In re:  
December 31, 2020 through January 31, 2021

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In re:			
1/4/21	Download and review public hearing transcripts for 12/5 and 12/17 public hearings	3.2 hrs.	
1/8/21	Continue review of transcripts for completeness and readiness for e-filing	1.4 hrs.	
1/11/21	Review of transcripts	2.3 hrs.	
1/15/21	Review of record and draft designated contents of record	2.6 hrs.	
1/29/21	E-file record with court in accordance with procedures, copy all parties	1.1 hrs.	
TOTAL TIME SPENT:		<hr/>	10.6 hrs.
	10.6 hrs @	\$175.00 per hour	= \$1,855.00
PLUS COSTS:	Transcription Fee:		\$1,608.50
TOTAL DUE:			<b>\$3,463.50</b>

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February 1, 2021

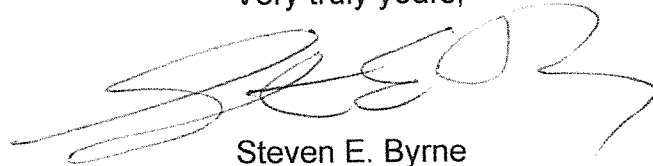
***Confidential – Pending Litigation***

David Wiig, Chairman  
Morris Planning & Zoning Commission  
Town Hall  
3 East Street  
Morris CT 06763

Re: \_\_\_\_\_

Dear Mr. Wiig:

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Byrne', written over a horizontal line.

Steven E. Byrne