

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

Public Hearing at Morris Community Hall and Live on Zoom

April 21st, 2021 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/88288807702?pwd=S2NEc3FsdWgzSExpZmJFd3FybE95Zz09>

Meeting ID: 882 8880 7702

Passcode: 480466

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

Agenda

1. Call to Order

2. Planned Development District Application PDD 21-01 for 21 Higbie Road (17/460/21): South Farms Agro-Tourism.

For previous correspondences and emails please refer to the packet from the previous meeting. That packet is online at on the Town of Morris Website. Additional Files have been added to this agenda.

3. Adjourn

Received 3:58 PM
April 21, 2021
Susan J. Jeanfavre
Assistant Town Clerk

Subject : South Farms PDD - Additional Questions
Date : Wed, 21 Apr 2021 13:22:00 -0400
Linked to: Steve Byrne (Jeton Adili)
From : Steven Byrne <attysbyrne@gmail.com>
To : David Wiig <wiig@optonline.net>
Cc : Planning & Zoning <planningandzoning@townofmorriscct.com>

Dave

I provide the following responses to your questions from 4/15/21

1. *If the lots included in the application are to be combined, do previous cuts or subdivisions require that such an action require zoning review?* No. Review by the Commission is not needed as such an action to combine previously subdivided lots does not qualify as either a subdivision or resubdivision as defined by C.G.S. Sec. 8-18. This is especially true where none of the lots have been sold.

2. *Is a PDD approval something that conditions can be applied too?* Because it is a zone change, no conditions can be attached. In this case, the lots to be included in the new zone would need to comply with the lot size requirements - thus they need to be combined.

3. *Is an LISD plan required as part of a PDD application?* Yes. Sec. 55 of the zoning regulations requires that a stormwater plan designed in accordance with the town's LISD design manual be submitted as part of the application.

4. *Are there implications to approving a PDD application and then not approving the special exception?* No. The PDD regulation [Sec. 55] specifically provides that any use allowed within a PDD is by special permit approval. This implies that a separate decision for the special permit component is needed and the Commission has its usual discretion on whether to approve or deny it.

5. *Do the Covid Executive Orders forgive the requirement for paper copies of documents?* No. The Covid orders modified how public meetings are held. Supporting document requirements remain the same except for the additional requirement that they be posted 24hrs before the meeting or hearing.

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