

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

Workshop Meeting Morris Town Hall and Live on Zoom

September 20th , 2023 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/84045911584?pwd=OC9lc2VOZjFQUWxtS0gvOGVWNXJxdz09>

Meeting ID: 840 4591 1584

Passcode: 977248

David Wiig Chairman		
Barbara Bongolotti	Dylan Hovey	Alternates:
Helen White	William Ayles Jr. (Vice-Chairman)	Chris Ciaffaglione
Veronica Florio	David Geremia Jr.	Geoff Paletsky
Douglas Barnes (Secretary)	Kim Dore	Ericka Leone
Staff: ZEO Tony Adili		
Planner Janell Mullen		

Agenda

- 1. Call to Order**
- 2. Agenda Review**
- 3. New Business**

a. PA 23-142: made changes to laws on zoning for licensed family and group child care homes located in residences with certain requirements.

4. Old Business

a. Multi-family Housing

Public Act 21-29 (Effective January 1, 2023) Requires municipalities to enable multi-family housing as well as requires municipalities to adopt an Affordable Housing Plan by July 2022.

b. Addressing Housing Needs

c. Special Exception/Site Plan Changes to Regulations

d. Trailer Amendment to the Regulations

e. Special Event Amendment to regulations discussion

f. Short Term Rentals

Public Act 21-29 (Effective January 1, 2023) Accessory dwelling units used as short-term rentals can be regulated locally

5. Other Business

a. Board Membership

6. Communications and Bills

7. Adjourn

Town of Morris
Planning & Zoning Commission
Addressing Housing Needs- Multi-family Housing
Issued during Workshop Meeting on September 20, 2023

BACKGROUND

In accordance with Public Act 21-29, zoning regulations shall:

1. Provide for the development of housing opportunities, including opportunities for multi-family dwellings consistent with soil types, terrain, and infrastructure capacity.

Zoning regulations shall not:

1. Place a fixed numerical or percentage cap on the number of dwelling units that constitute multi-family housing over four units, middle housing or mixed-use development that may be permitted in the municipality;
2. Require higher fees for residential buildings containing four (4) or more dwelling units, than for other residential dwellings, including, but not limited to, higher fees per dwelling unit, per square footage or per unit of construction cost.

PROPOSAL

To amend the Zoning Regulations of the Town of Morris to allow for multi-family dwellings consistent with soil types, terrain, and infrastructure capacity in the following zones by Special Exception:

RESIDENTIAL DISTRICTS

R-40

R-60

R-80

Lake Residential District (LR)

COMMERCIAL DISTRICTS

Lake Recreational District (LRD)

ADDITIONAL AMENDMENT

Remove Living Area Requirements per Dwelling Unit from the Residential Districts (Section 21-26) in the current Zoning Regulations