

PLANNING & ZONING APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

Date: 11-19-25	Permit #: SD 25-02
Billing Name: Colby Engineering, LLC	
Billing Address: 4 Dryden Road, Goshen CT, 06766	
Property Location in Morris: 94 Isaac Smith Road	
Contact Phone Number	
Contact Cell Number	
FEES LISTED ARE THE MINIMUM REQUIRED AND ARE TO BE PAID UPON RECEIPT OF APPLICATION	

Zoning Permit (4500-469-0)	\$ 45.00	45.00
Site Plan (4502-473-0)	\$ 70.00	
Special Exception Application Section 52 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00	
Special Exception Application Section 53 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00	
Special Exception Application Section 63 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 150.00	
Special Exception Application (TOWERS) (acct#1-0000-992-0) (for any tower with a top elevation in excess of 50' feet above grade) \$10,000 (Note: Upon final determination of any such Special Exception Tower Application by the Planning & Zoning Comm. Or, if applicable, by final judgment of a court of competent jurisdiction, the remaining balance, if any, of the application fee shall be refunded to the applicant.	\$10,000.00	
Zoning Change Application (4500-476-0) \$150.00	\$ 150.00	
Subdivision or Re-subdivision (4500-457-0) \$150/lot	\$ \$150/lot	150.00
Zoning Surcharge (State Fee) (4502-474-0)	\$ 60.00	\$60.00
Consultation Receipts & Engineering Fees * Cost to be estimated and paid in advance of public hearing or meeting (1-0000-990-0)	\$	

Print 3 Copies.

Original to Treasurer with Check or Cash

1 copy to Client, 1 copy to P&Z

GRAND TOTAL:

~~\$ 210.00~~

255.00

TOWN OF MORRIS

APPLICATION FOR ZONING PERMIT

Property Location: 94 Issiah Smith Lane Date: 11-19-25 Application/Permit #: SD-25-02

Owner (of Property): Roy Bouffard

Mailing Address: 94 Issiah Smith Lane Phone Number: 860-567-0648

Cell Number: _____ Email Address: _____

The undersigned hereby makes application for a zoning permit under the provisions of the Morris Zoning Regulations of the Town of Morris, Connecticut.

Owner's Signature Roy E. Bouffard Date Nov. 19, 2025

CATEGORY OF APPLICATION

A: Application is made for one or more of the following:

- ☒ use of land
- ☐ change of use of existing building or structure
- ☒ proposed building or structure and use thereof
- ☐ sign
- ☐ certificate for a lawful nonconformity

B: The proposal involves one or more of the following under the requirements of the Zoning Regulations:

- ☐ outside storage area
- ☐ landscaping
- ☒ parking area
- ☒ driveway access
- ☐ loading space
- ☐ flood plain district (see Sec. 53)
- ☒ on-site sewerage and/or water supply

C: The proposal is authorized by the Regulations (under one or more of the following):

- ☐ as a matter of right in the appropriate district
- ☒ subject to approval of a SITE PLAN (see Sec. 51)
- ☐ subject to approval of a SPECIAL EXCEPTION (see Sec. 52)
- ☐ as an extension of use _____ excavation and grading (see Sec. 64)
- ☐ subject to Certificate of Approval of Location from Zoning Board of Appeals
- ☐ other: _____

Location/Address of Property: 94 Isaiah Smith Lane

Map: 24

Block: 470

Lot: 94

The lot has frontage of 161.72 (feet) on one or more of the following:

☐ state highway

☒ accepted town road

☐ in a filed subdivision approved by the Planning Commission with a completion bond in effect

☐ in a filed subdivision approved by the Planning Commission with no completion bond in effect

☐ other, please describe _____

Zoning District: A-40 Existing Use of Property/Structure: Vacant

Area of Lot: 0.922 Acres

Purpose of Proposed Building/Use Is: Construct single family home

EXISTING STRUCTURES:

There are / are not (circle one) existing buildings and structures on the lot as indicated below:
(if there are more than 3 existing structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)

Structure 1: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Structure 2: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Structure 3: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

PROPOSED STRUCTURES:

The proposed buildings and structures on the lot as indicated below:

(if there are more than 3 proposed structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)

Structure 1: Type/Use Single Family Home Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

Structure 2: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

Structure 3: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

ADDITIONAL DATA

This application is accompanied by one or more of the following as required by the Zoning Regulations.

___ Plan Drawing (entitled: _____)

☒ Site Plan

___ Application for Special Exception Use

___ Application for Excavation and Grading

___ Application for Certificate of Approval of Location

I hereby agree to conform to all requirements of the Laws of the State of Connecticut and the Ordinances and Zoning Regulations of the Town of Morris, and to notify the Zoning Officer and the Commission of any alteration in the plans for which this Zoning Permit is being sought.

I furthermore agree the above described structure/use is to be located at the proper distance from all street lines as required by the Zoning Regulations or any other applicable local and state ordinances and regulations. It is also understood that the proposed structure/use, upon completion, will be used in compliance with the Zoning Regulations of the Town of Morris.

I hereby apply for Certificate of Use and Compliance for the use of the property as described in the above application. I also understand that the structure/use cannot be used or occupied until a Certificate of Occupancy has been issued by the Morris Building Official.

Furthermore, I hereby note that it is the responsibility of the applicant to notify the Zoning Officer and Commission and arrange an on-site inspection as soon as the foundation is poured for the site plan and placement verification. This notification must take place prior to any construction or framing activity on the foundation.

The undersigned states that he is aware of the applicable provisions of the Zoning Regulations of the Town of Morris, including but not limited to requirements pertaining to performance standards (sec. 61), signs (sec. 63), off-street parking and loading (sec. 62) and earth removal (sec. 64), that if the proposal is authorized under a special exception, site plan, or other action of the Zoning Commission or Zoning Board of Appeals he is aware of any applicable conditions, limitations and stipulations and that approval of this application or issuance of a certificate shall not be considered to constitute compliance with any other regulations, ordinance, or law nor relieve the undersigned from responsibility to obtain any permit thereunder.

11-19-25
date

Roy E. Baylard
applicant's signature

11-19-25
date

M. L. May
authorized agent for applicant

This application was received by the Zoning Office on 11-19-2021 by Jettan Adili

This application was:

___ approved
___ denied

by the:

___ Zoning Enforcement Officer
___ Planning and Zoning Commission (Meeting Date: _____)

Explanation: _____

If your Zoning Permit application has been denied by the Zoning Enforcement Officer or the Zoning Commission, the Connecticut General Statutes provides you with the right to appeal the decision of the Zoning Office to the Morris Zoning Board of Appeals. You have thirty (30) days from the denial date to start the appeals process.



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 ♦ Web www.tahd.org

"Promoting Health & Preventing Disease Since 1967"

Borough of Bantam

September 16, 2025

Bethlehem

Planning & Zoning Commission

Canaan

Town of Morris

3 East St.

Morris, CT 06763

Cornwall

Re: 94 Isaiah Smith Ln. – Subdivision

Goshen

Dear Commission Members:

Harwinton

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.

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).

**MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, CT 06763**

November 18, 2025

Morris Planning and Zoning Commission

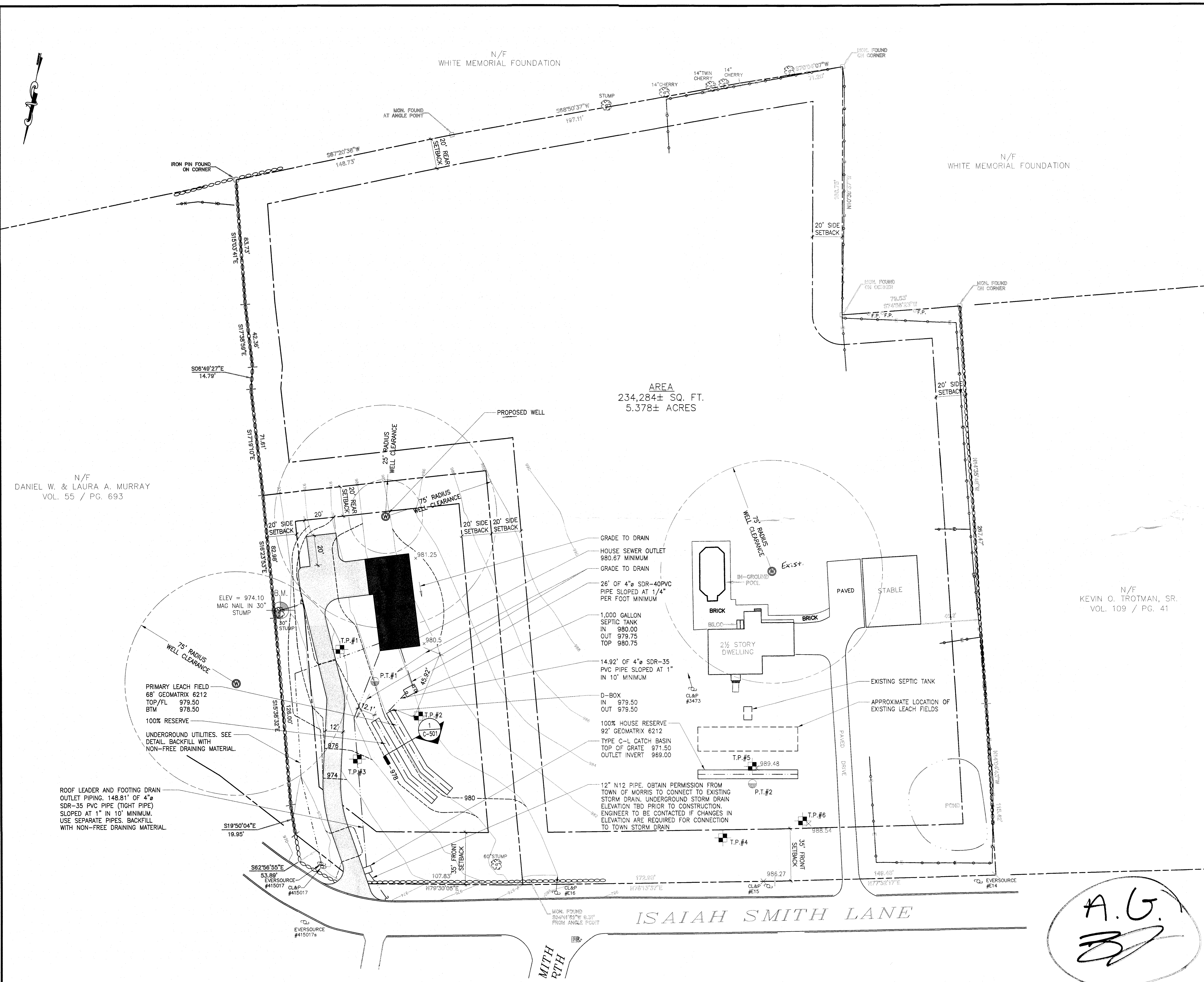
Re: subdivision at 94 Isaiah Smith Lane.

At the November meeting this sub-division was discussed:

Application 25-19 was received from Colby Engineering as agent for Roy Bouffard for a subdivision at 94 Isaiah Smith Lane. A site plan dated 9-4-25 was submitted showing the lot and the septic feasibility. As there are no wetlands it was agreed that a jurisdictional ruling only was required, that there are no Wetlands concerns with this proposed subdivision. A letter will be sent to P&Z of our determination.

A handwritten signature in black ink, appearing to read 'M. Doyle', is positioned above the printed name.

Michael Doyle, chair



ENGINEERING NOTES

1. BOUNDARY & TOPOGRAPHIC INFORMATION BASED ON SITE SURVEY PLAN COMPLETED BY BERKSHIRE SURVEYING, LLC. A FIELD BENCHMARK HAS BEEN PROVIDED (MAG NAIL IN 30" STUMP). ELEVATIONS TO BE FIELD VERIFIED PRIOR TO INITIATING CONSTRUCTION.
2. THE INSTALLATION CONTRACTOR MUST HAVE A VALID SUBSURFACE SEWAGE INSTALLERS LICENSE ISSUED BY THE STATE OF CONNECTICUT.
3. LEACHING TRENCH MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO INITIATING CONSTRUCTION.
4. LEACHING TRENCHES MUST REMAIN 18" ABOVE THE RESTRICTIVE LAYER, WHICH WAS DETERMINED TO BE APPROXIMATELY 26" BELOW GRADE. SELECT SAND SHOULD BE UTILIZED AS NECESSARY TO ENSURE AFOREMENTIONED 18" SEPARATION DISTANCE.
5. AREA OF PROPOSED SEPTIC SHOULD REMAIN UNDISTURBED PRIOR TO INITIATING CONSTRUCTION OF LEACHING FIELDS.
6. SELECT SAND FILL MUST MEET TAMD APPROVAL.
7. SCARIFY SUBSOIL PRIOR TO PLACEMENT OF SELECT SAND. DO NOT OPERATE WHEELED EQUIPMENT ON SCARIFIED SOIL. THE LOCAL HEALTH DISTRICT SHALL INSPECT SCARIFICATION PRIOR TO PLACEMENT OF SELECT SAND FILL.
8. ALL SELECT SAND SHOULD BE PUT IN PLACE BY A TRACKED MACHINE & COMPACTED EVERY FOOT.
9. ENGINEER TO OBTAIN ON-SITE SAMPLE OF SEPTIC SAND AND COMPLETE A SIEVE ANALYSIS TO DEMONSTRATE COMPLIANCE WITH HEALTH DEPARTMENT REQUIREMENTS. ENGINEER TO COMPLETE PERCOLATION TEST IN SAND PAD AND COMPLETE AN AS-BUILT OF SEPTIC SYSTEM.
10. COVER LEACHING SYSTEM WITH 6" TOPSOIL & GRADE TO PROMOTE DRAINAGE.
11. TO THE BEST OF THE ENGINEER'S KNOWLEDGE, NO KNOWN WELLS EXIST WITHIN 75' OF PROPOSED LEACHING SYSTEM. BUILDING WILL BE SERVED BY A PRIVATE WELL GREATER THAN 75' FROM THE PROPOSED SEPTIC TANK & LEACHFIELD.
12. UTILIZE SILT FENCE/HAYBALES AS NEEDED TO PREVENT SEDIMENT RUNOFF DURING ALL PHASES OF CONSTRUCTION.
13. NOTIFY THE LOCAL HEALTH DISTRICT PRIOR TO INITIATING CONSTRUCTION.
14. NOTIFY ENGINEER (860-601-1839) OF ANY CHANGES OR CONDITIONS WHICH AFFECT THE INSTALLATION AS SHOWN ON THIS PLAN.

DESIGN CALCULATIONS - NEW LOT

DESIGN BASIS	3 BEDROOM
FLOW FACTOR	1.5
PERCOLATION RATE	10.1-20 MIN/INCH
PERCOLATION FACTOR	1.25
DEPTH TO RESTRICTIVE LAYER	18"
SLOPE	10'/132' = 7.52%
HYDRAULIC FACTOR	34
MLSS REQUIRED	1.5 x 1.25 x 34 = 63.75'
MLSS PROVIDED	68'
LEACHING AREA REQUIRED	675 SF
LEACHING AREA PROVIDED	680 SF
USE 68' GEOMATRIX 6212	

DESIGN CALCULATIONS - EXISTING HOUSE

DESIGN BASIS	4 BEDROOM
FLOW FACTOR	1.75
PERCOLATION RATE	10.1-20 MIN/INCH
PERCOLATION FACTOR	1.25
DEPTH TO RESTRICTIVE LAYER	18"
SLOPE	3.21'/76' = 4.22%
HYDRAULIC FACTOR	42
MLSS REQUIRED	1.75 x 1.25 x 42 = 91.88'
MLSS PROVIDED	92'
LEACHING AREA REQUIRED	675 SF + 112.5 SF = 787.50 SF
LEACHING AREA PROVIDED	920 SF
USE 92' GEOMATRIX 6212	

SELECT SAND FILL REQUIREMENTS

SIEVE	% PASSING
#4	100%
#10	70-100%
#40	10-50%
#100	0-20%
#200	0-5%

ASTM C33 REQUIREMENTS

SIEVE	% PASSING
3/8"	100%
#4	95-100%
#8	80-100%
#16	50-85%
#30	25-60%
#50	5-30%
#100	0-10%
#200	0-3%

SYMBOLS LEGEND

- BOUNDARY LINE
- SETBACK LINE
- WETLAND LINE
- EASEMENT LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE
- UTILITY LINE
- SEWER LINE
- STORMWATER LINE
- TREELINE
- FENCE
- ROCKWALL
- WELL
- PERCOLATION TEST
- TEST PIT
- FINISHED FLOOR
- TOP OF FOUNDATION
- BASEMENT FLOOR

1 SITE DEVELOPMENT PLAN

Colby Engineering
And Consulting, LLC

CEC

4 BRYNMOOR COURT
GOSHEN, CONNECTICUT 06756

(860) 601-1839

DES'D BY : WGC

APP'D BY : WGC

DRAWN BY : JMM

SCALE : AS-NOTED

DATE : 09-04-25

REVISION DATE : 09-09-25

STATE OF CONNECTICUT
REGISTERED PROFESSIONAL ENGINEER
No. 2019
WILLIAM G. COLBY

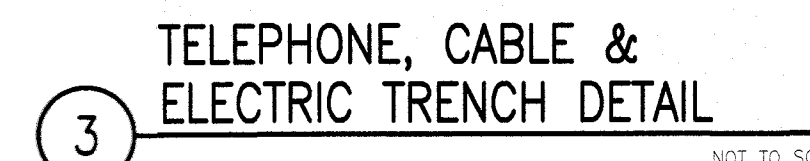
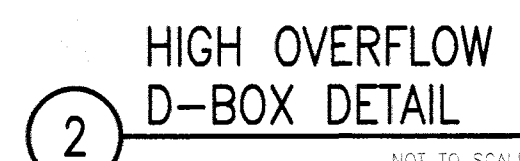
VALID WITH RED SEAL ONLY

WILLIAM G. COLBY

PROPOSED SUBDIVISION AND SEPTIC FEASIBILITY PLAN
PREPARED FOR ROY E & CHRISTINE D. BOUFFARD
94 ISAIAH SMITH LANE
MORRIS, CT

25039

CS-101



TEST PIT #2			
TESTING DATE:		04/02/25	
PIT DEPTH:		48"	
LOCATION:		NEW LOT - UPHILL WEST	
DEPTH		SOIL DESCRIPTION	
0-11"		TOPSOIL	
11-18"		ORANGE BROWN SILTY LOAM	
18-48"		GLACIAL TILL	
NOTES:			
ROOTS	=	TO 18"	MOTTLES = AT 18"
LEDGE	=	NONE	WATER = SEEPS AT 22"

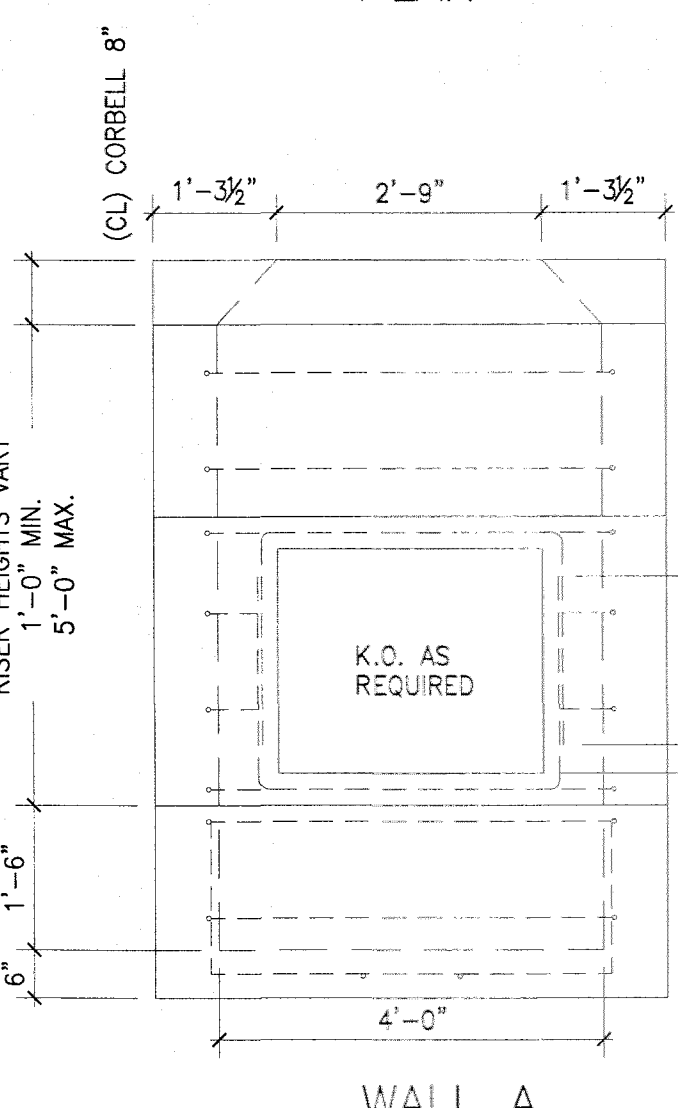
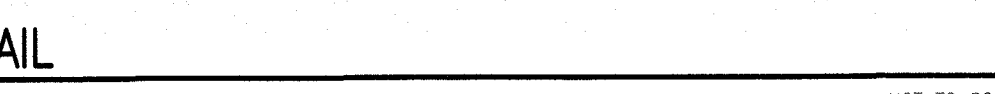
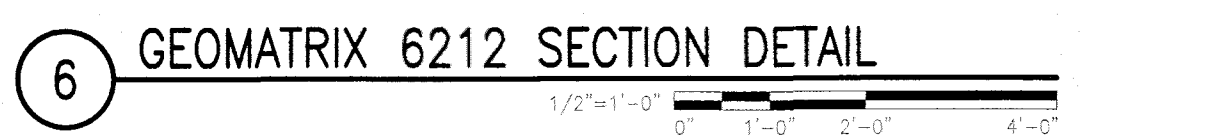
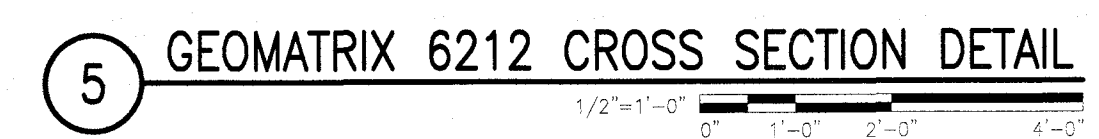
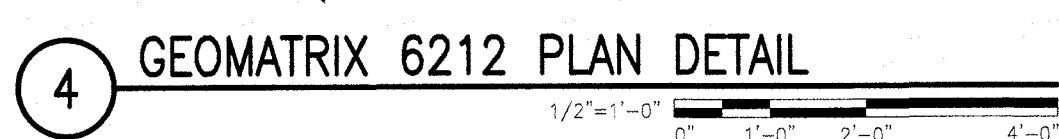
TEST PIT #4			
TESTING DATE:		04/02/25	
PIT DEPTH:		48"	
LOCATION:		EXISTING HOUSE- DOWNHILL EAST	
DEPTH		SOIL DESCRIPTION	
0-10"		TOPSOIL	
10-18"		ORANGE BROWN SILTY LOAM	
18-48"		GLACIAL TILL	
NOTES:			
ROOTS	=	TO 18"	MOTTLES = AT 18"
LEDGE	=	NONE	WATER = SEEPS AT 22"

TEST PIT #6			
TESTING DATE:		04/02/25	
PIT DEPTH:		48"	
LOCATION:		EXISTING HOUSE-- DOWNHILL WEST	
DEPTH		SOIL DESCRIPTION	
0-13"		TOPSOIL	
13-22"		ORANGE BROWN SILTY LOAM	
22-48"		GLACIAL TILL	
NOTES:			
ROOTS	=	TO 22"	MOTTLES = AT 22"
	=	NONE	WATER = SEEPS AT 24"

PERCOLATION TEST #2

TESTING DATE: 04/04/25
PIT DEPTH: 18"
PRESOAK: 2 HOURS

TIME	DEPTH	RATE / MINUTE
0	6.25"	—
10	7.25"	10.0
20	8.125"	11.4
30	9"	11.4
40	9.625"	16.0
50	10.25"	16.0
60	11"	13.3
USE 10.1 TO 20 MIN/INCH		



CEC | Colby Engineering
And Consulting, LLC
(860) 601-1839
4 BRYNMOOR COURT
GOSHEN, CONNECTICUT 06756

DESIGNED BY : WGC
APP'D BY : WGC
DRAWN BY : JMM
SCALE : AS-NOTED
DATE : 09-04-25
REVISION DATE:

VALID WITH RED SEAL ONLY

W G Colby

WILLIAM G. COLBY

SITE & SEPTIC DETAILS
PREPARED FOR ROY E & CHRISTINE D.
BOUFFARD
94 ISAIAH SMITH LANE
MORRIS, CT

25039

C-501