

## PLANNING &amp; 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 Engineers, LLC	
Billing Address: 91 Dyanne Court, Morris, CT, 06766	
Property Location in Morris: 9th Street 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&amp;Z

GRAND TOTAL:	\$ 210.00
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255.00

## TOWN OF MORRIS

## APPLICATION FOR ZONING PERMIT

Property Location: 94 Isaiah Smith Lane Date: 11-19-23 Application/Permit #: SD-25-02Owner (of Property): Roy BouffardMailing Address: 94 Isaiah 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. BouffardDate Nov. 19, 2023

## 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 of 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 Isiah 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: R-40 Existing Use of Property/Structure: Vacent

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 Ho<sup>m</sup> 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. Bauffard  
applicant's signature

11-19-25

date

Mr. B. A. W.  
authorized agent for applicant

This application was received by the Zoning Office on 11-19-2021 by Jeffrey 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](mailto:info@tahd.org) ♦ Web [www.tahd.org](http://www.tahd.org)

*"Promoting Health & Preventing Disease Since 1967"*

Borough of Bantam

September 16, 2025

Bethlehem

Planning & Zoning Commission  
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,



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

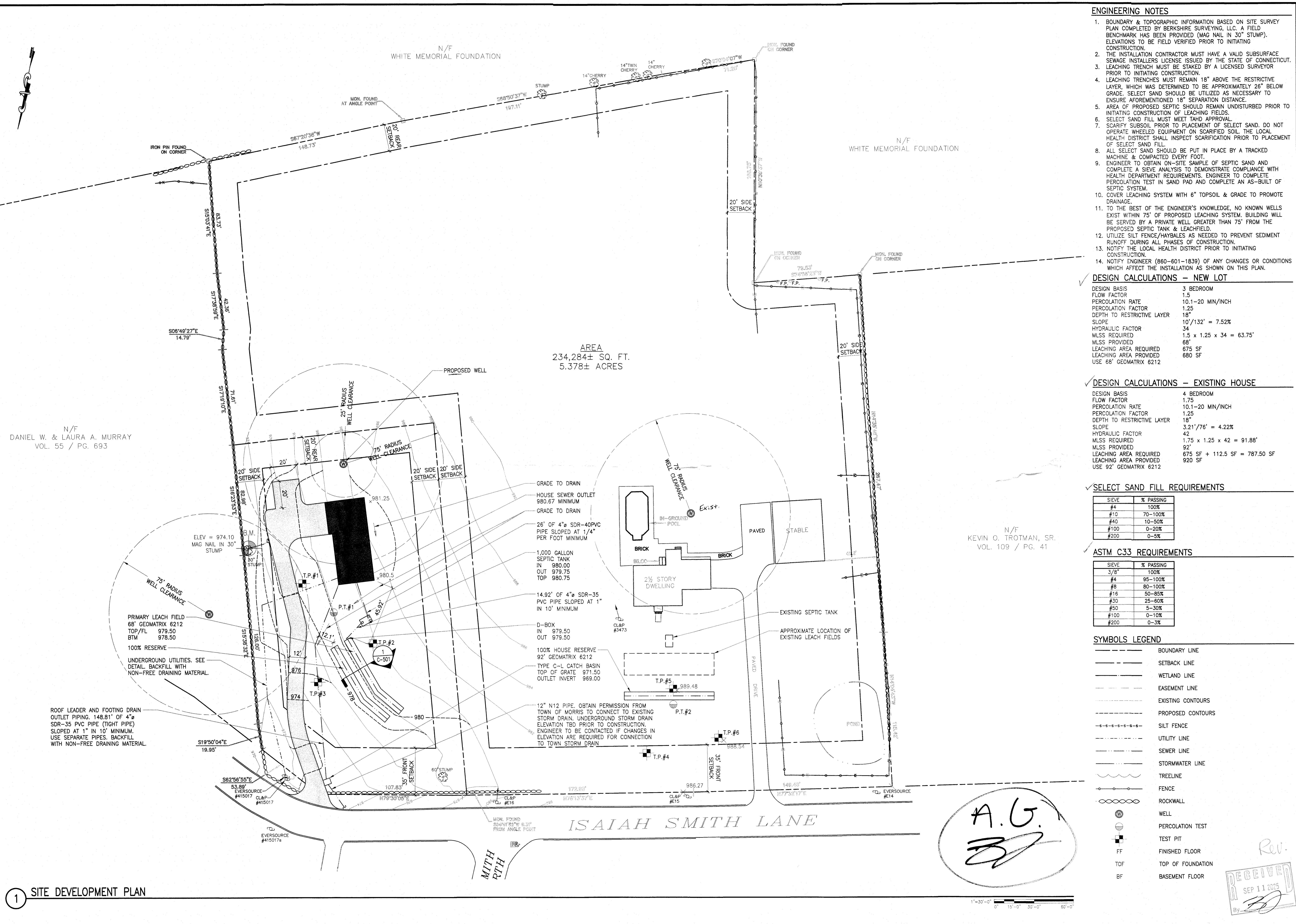
Re: subdivision at 94 Isaiah Smith Lane.

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.



Michael Doyle, chair



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

CEC | Colby Engineering  
And Consulting, LLC

# Colby Engineering And Consulting, LLC

CEC | (860) 601-1839

11. *Leucosia* (Leucosia) *leucosia* (Linnaeus) *Leucosia* *leucosia* Linnaeus, 1758, *Systema Naturae*, 10th ed., 1: 113. Type locality: Europe.

1	WGC	2	JMM	3	AS-NOTED
4	WGC	5		6	09-04-25

VALID WITH RED SEAL ONLY

MISSION AND SEPTIC FEASIBILITY PLAN  
ROY E & CHRISTINE D. BOUFFARD  
ISAIAH SMITH LANE  
MORRIS, CT

**PROPOSED SUBDIVISION  
PREPARED FOR: 94**

25039  
SHEET 1  
CS-10

