

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

Regular Meeting Morris Town Hall and Live on Zoom

December 4th, 2025 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/89091654083?pwd=eaUmAnlQ7NamKQWlGrPybzQvoB5ayf.1>

Meeting ID: 890 9165 4083

Passcode: 572038

Barbara Bongolotti

Helen White

Noah Butler

Douglas Barnes (Secretary)

**David Wiig Chairman**

Dylan Hovey

William Ayles Jr. (Vice-Chairman)

Erika Leone

Kim Dore

Alternates:

Veronica Florio

Marc Petzold

Staff: ZEO Tony Adili

Planner: Janell Mullen

**Agenda**

**1) Call to Order**

**2) Agenda Review**

**3) Old Business**

**4) New Business**

**a) Application for Subdivision # SD 25-03 at 94 Isaiah Smith Lane to Split the Lot into Two Lots.**

**b) Application for Subdivision # SD25-03 at 266 Watertown Road to split the property into Three Lots.**

**c) Discussion for Solar over 1 Megawatt (State Jurisdiction)**

**d) Discussion of how to engage with and get more public involvement**

**5) Complaints**

**a) 376, 378, 380, and 382 Bantam Lake Road**

**b) 191 Island Trail**

**c) 221 South Street**

**6) Other Business**

**a) November 6th Meeting Minutes**

**b) November 19th Meeting Minutes**

**7) Communications and Bills**

**a) ZEO Report**

**i) Legislative Update (New Housing Bill passed by State of Connecticut)**

**8) Adjourn**



# 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

Bethlehem

Canaan

Cornwall

Goshen

Harwinton

Kent

Borough of Litchfield

Litchfield

Middlebury

Morris

Norfolk

North Canaan

Plymouth

Salisbury

Thomaston

Torrington

Warren

Watertown

Winsted

September 16, 2025

Planning & Zoning Commission  
Town of Morris  
3 East St.  
Morris, CT 06763

Re: 94 Isaiah Smith Ln. – Subdivision

Dear Commission Members:

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.

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.

If you should have any questions, please do not hesitate to call this office.

Respectfully Submitted,



Brandon W. Jacques, B.S.  
Sanitarian

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.

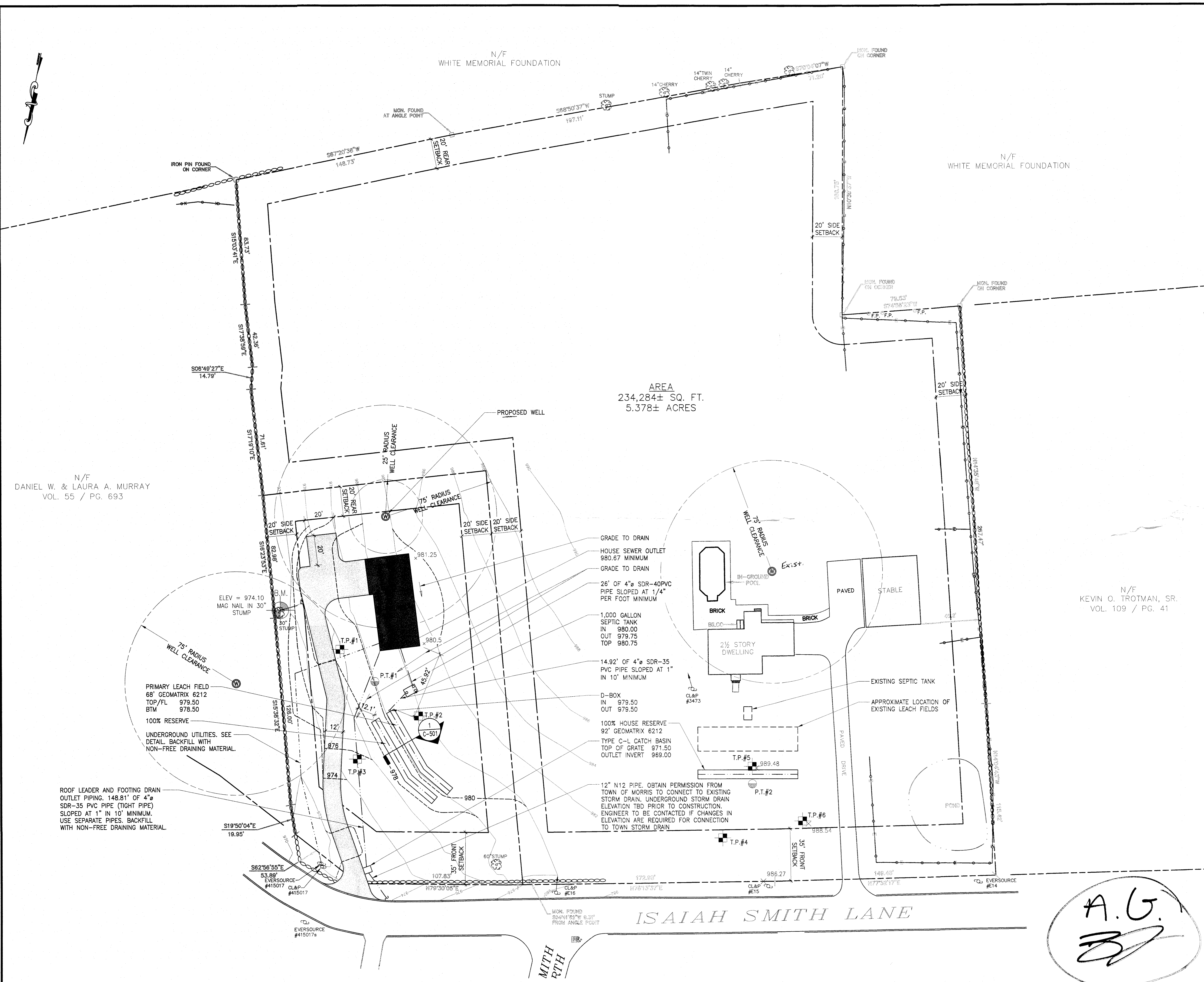
At the November meeting this sub-division was discussed:

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

VALID WITH RED SEAL ONLY

*William G. Colby*

WILLIAM G. COLBY

**PROPOSED SUBDIVISION AND SEPTIC FEASIBILITY PLAN**

**PREPARED FOR ROY E & CHRISTINE D. BOUFFARD**

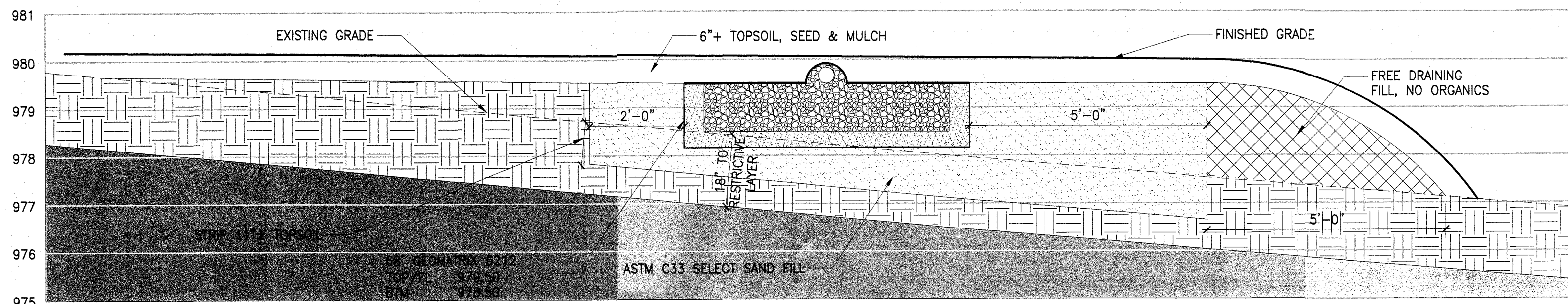
**94 ISAAH SMITH LANE**

**MORRIS, CT**

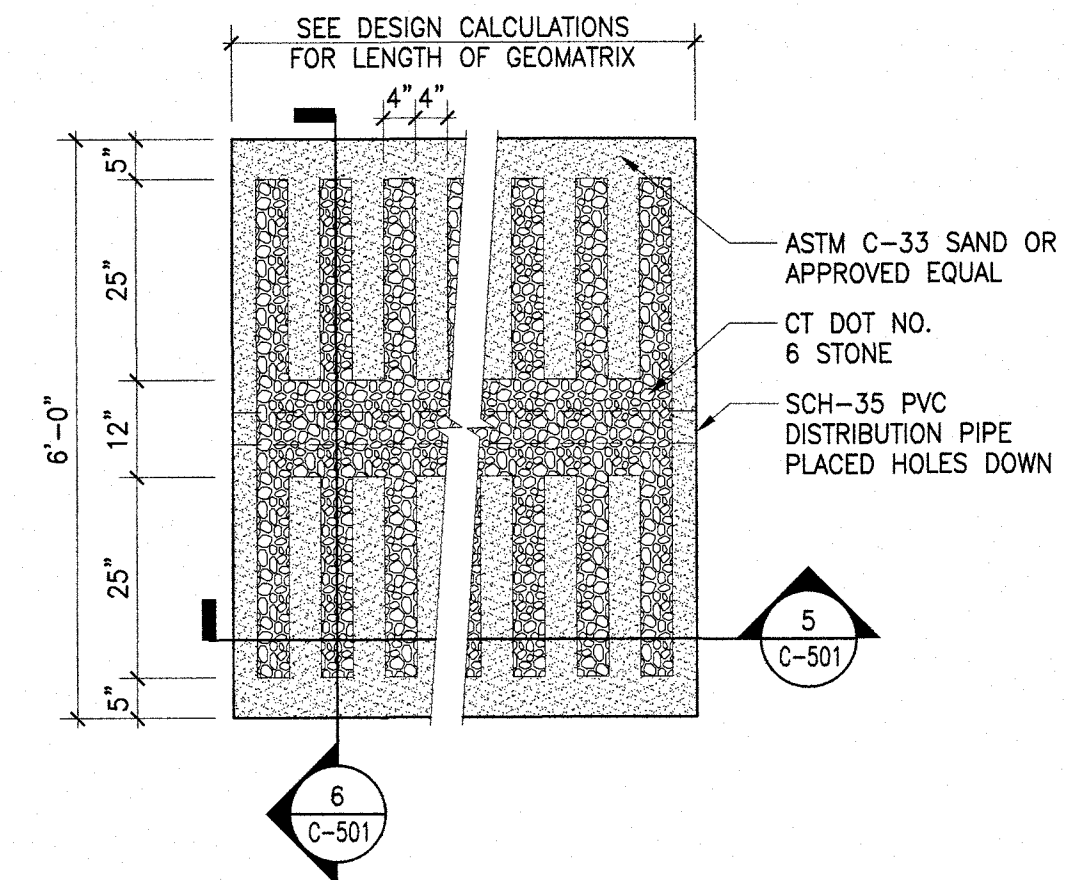
25039

CS-101

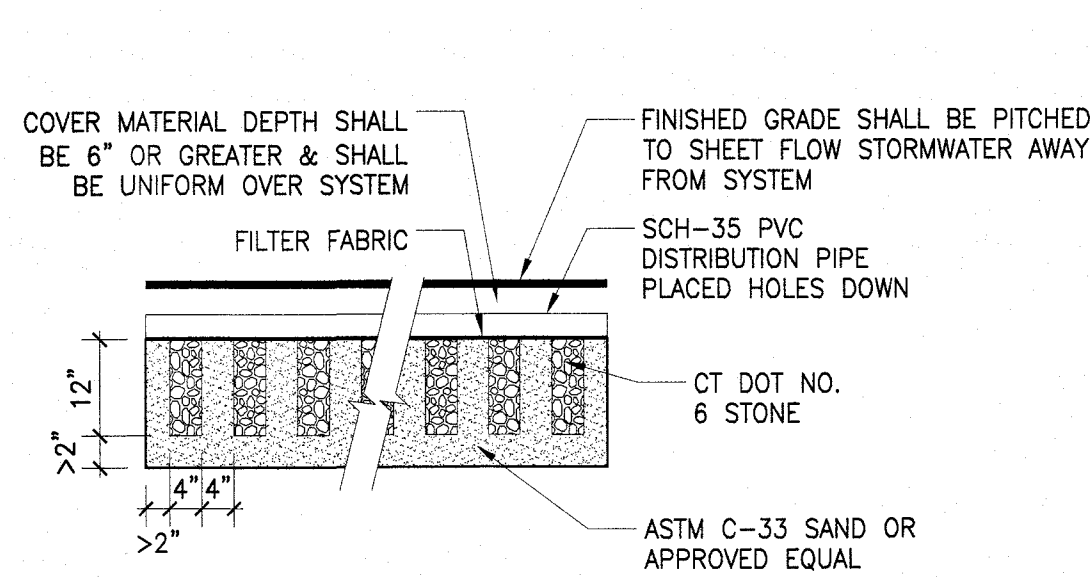




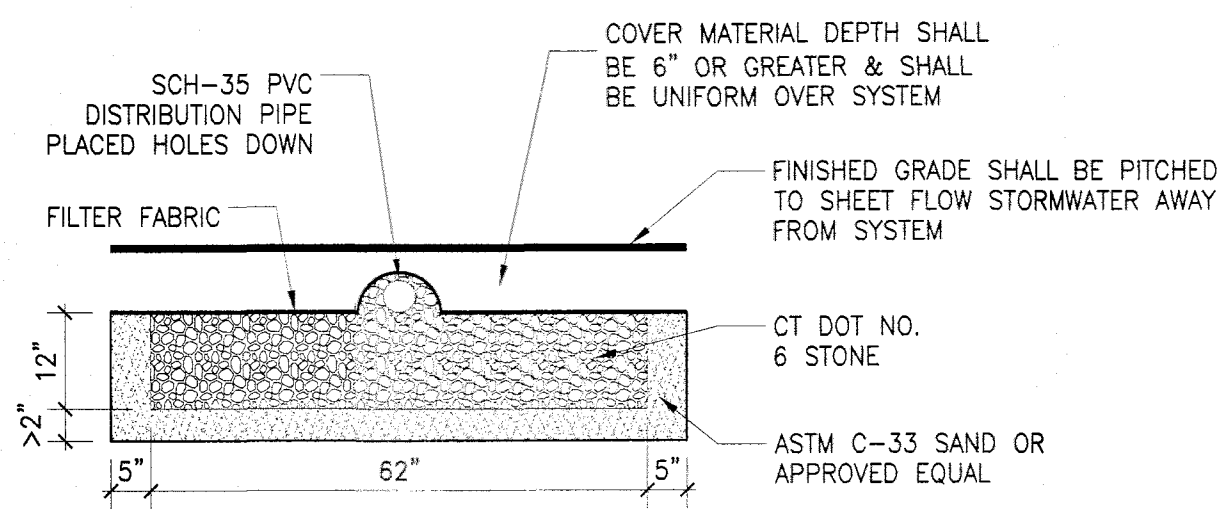
1 SYSTEM PROFILE SECTION - NEW LOT



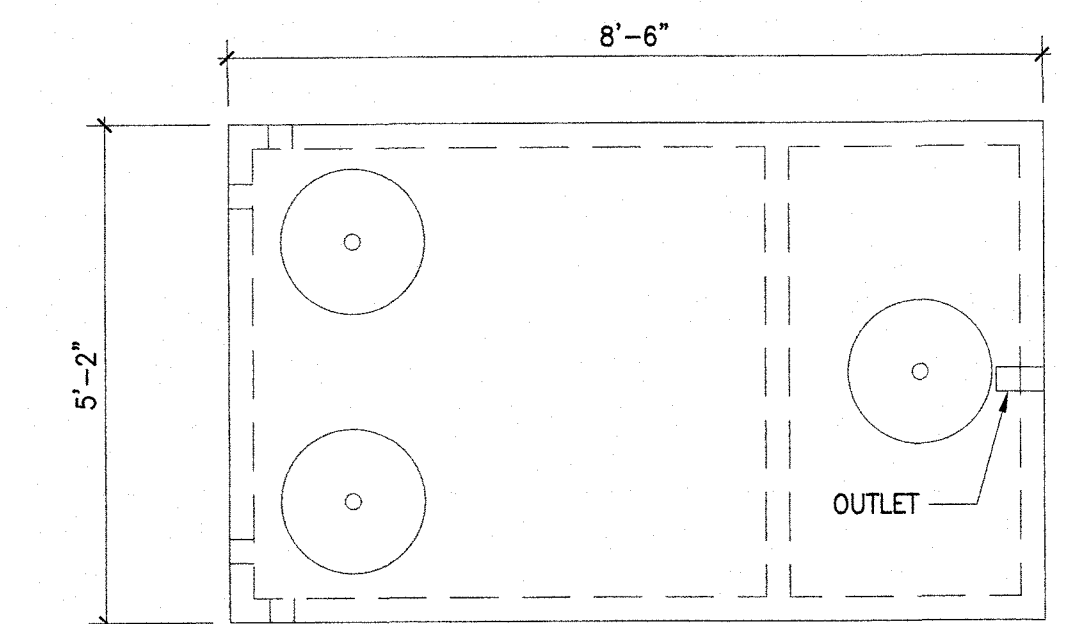
4 GEOMATRIX 6212 PLAN DETAIL



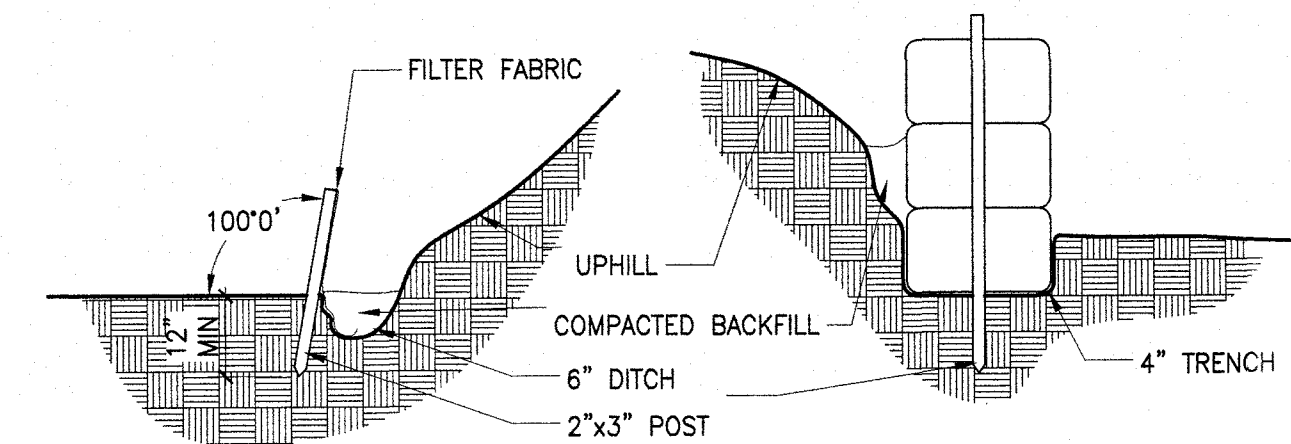
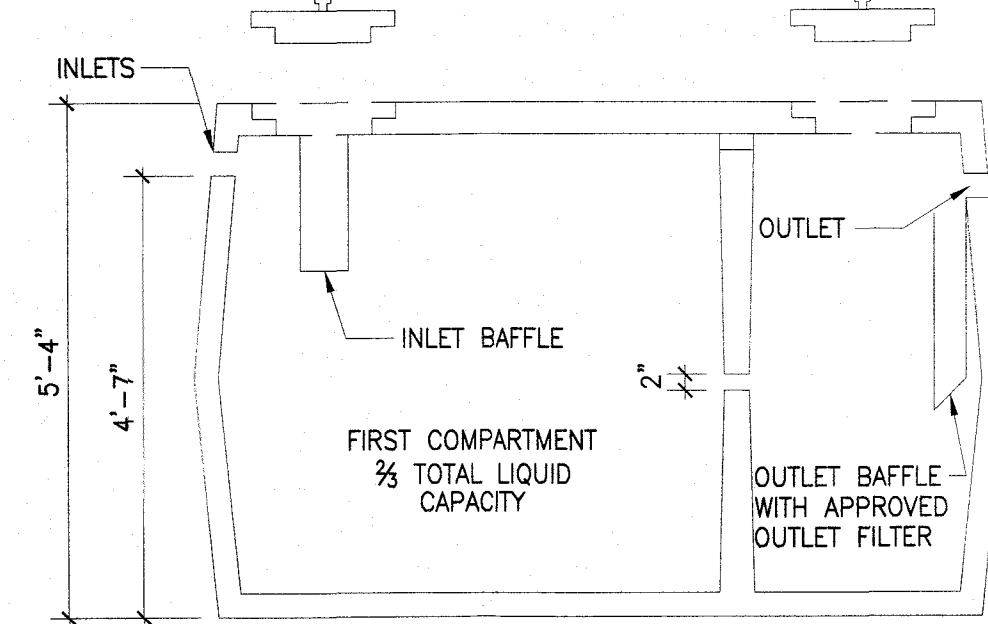
5 GEOMATRIX 6212 CROSS SECTION DETAIL



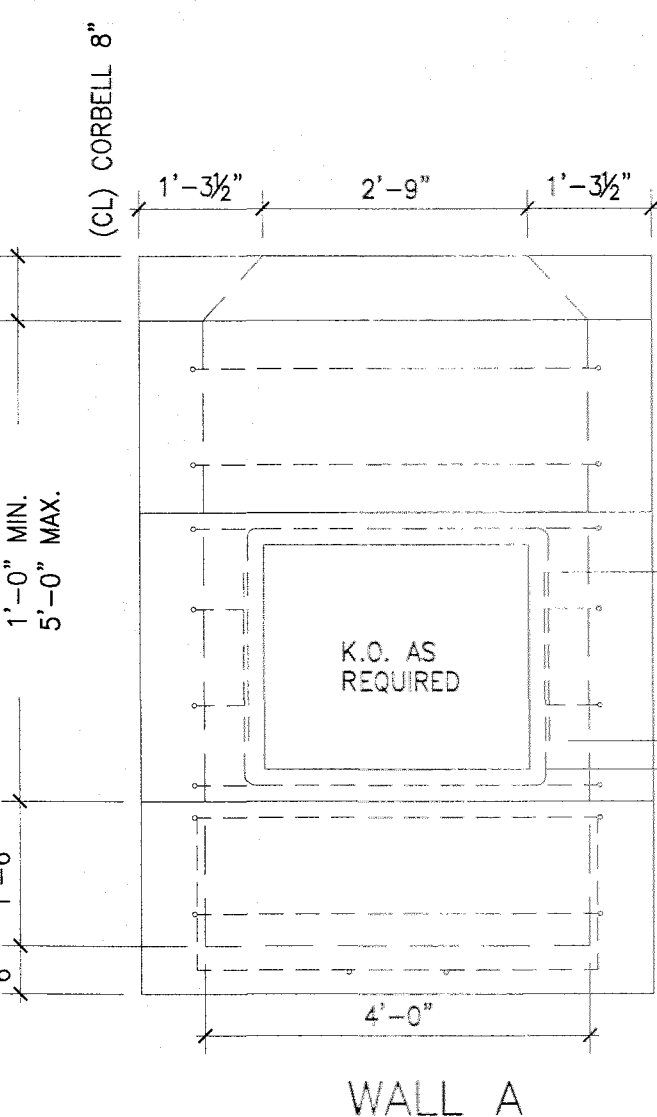
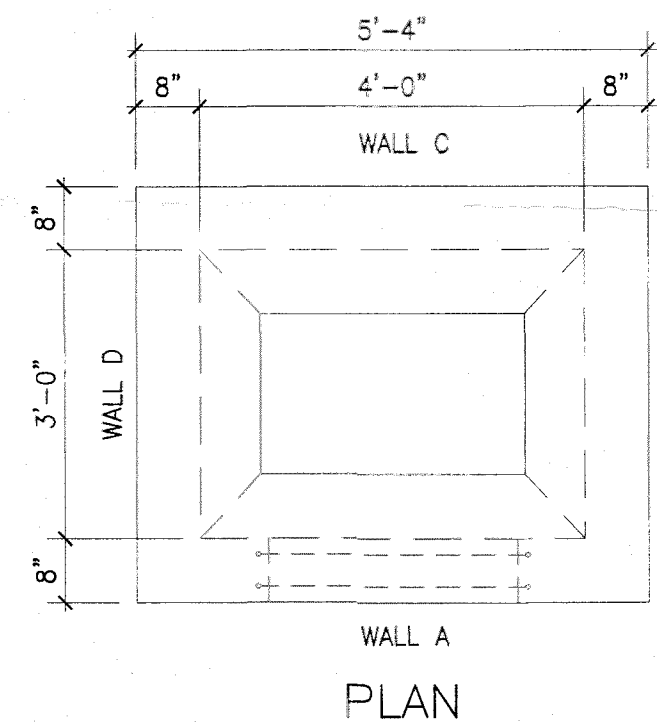
6 GEOMATRIX 6212 SECTION DETAIL



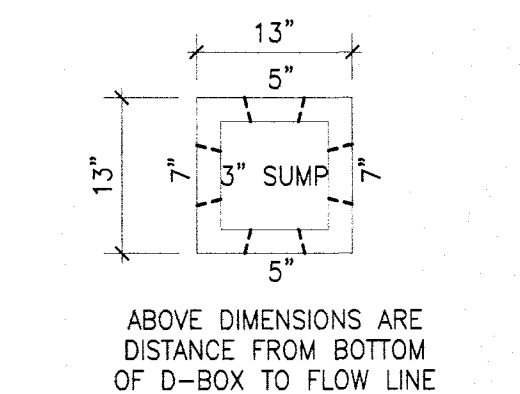
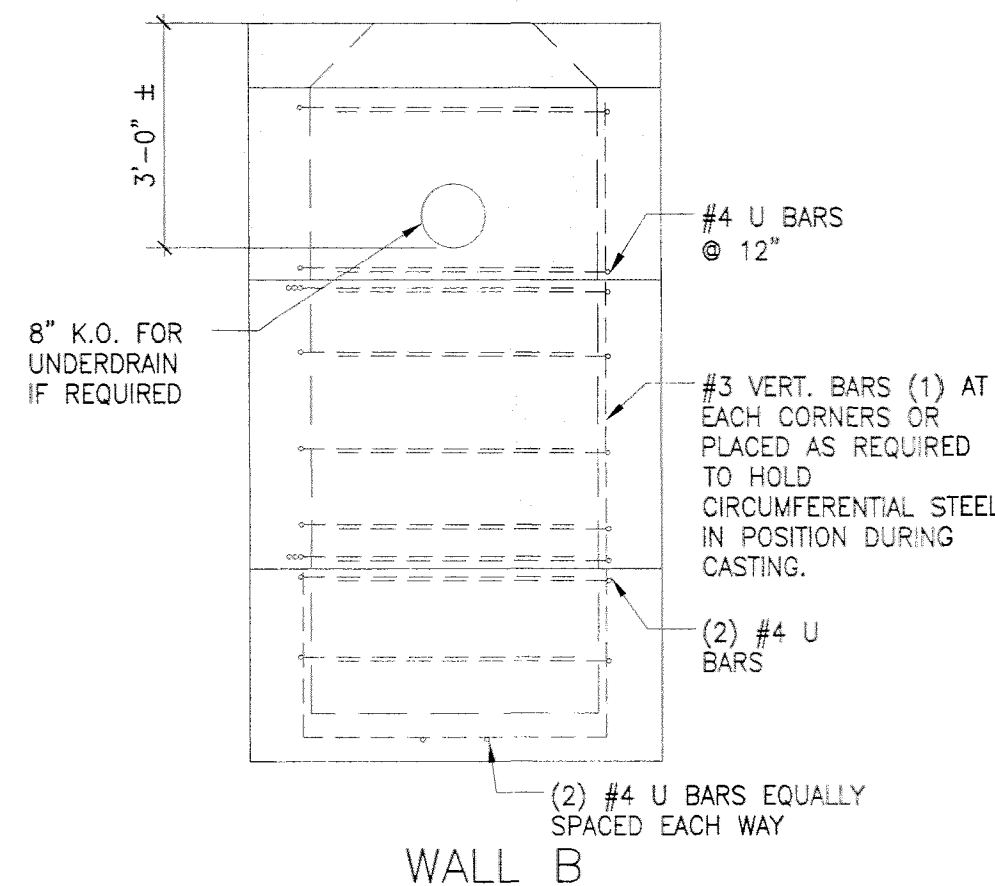
7 RICHARDS 1000 GALLON SEPTIC TANK DETAIL



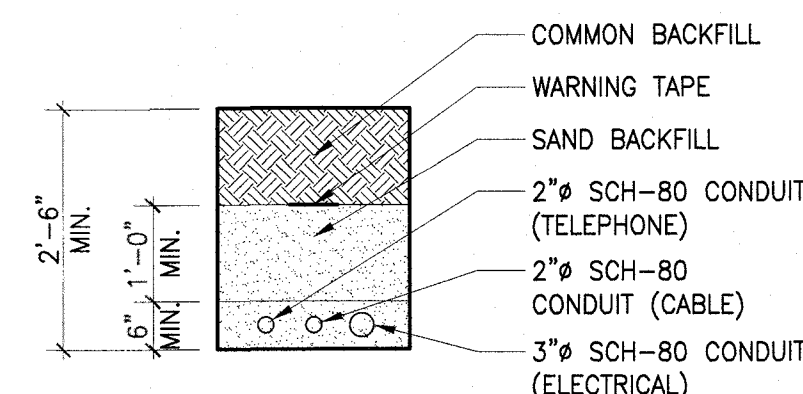
8 SOIL EROSION CONTROL PROVISIONS



9 CATCH BASIN C-L TON



2 HIGH OVERFLOW D-BOX DETAIL



3 TELEPHONE, CABLE & ELECTRIC TRENCH DETAIL

TEST PIT #1

TESTING DATE: 04/02/25  
PIT DEPTH: 48"  
LOCATION: NEW LOT - UPHILL EAST

DEPTH	SOIL DESCRIPTION
0-9"	TOPSOIL
9-18"	ORANGE BROWN SILTY LOAM
18-48"	GLACIAL TILL

NOTES:  
ROOTS = TO 18" MOTTLES = AT 18"  
LEDGE = NONE WATER = SEEPS AT 32"

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 #3

TESTING DATE: 04/02/25  
PIT DEPTH: 48"  
LOCATION: NEW LOT - DOWNHILL

DEPTH	SOIL DESCRIPTION
0-8"	TOPSOIL
8-18"	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 #5

TESTING DATE: 04/02/25  
PIT DEPTH: 48"  
LOCATION: EXISTING HOUSE- UPHILL

DEPTH	SOIL DESCRIPTION
0-16"	TOPSOIL
16-24"	ORANGE BROWN SILTY LOAM
24-48"	GLACIAL TILL

NOTES:  
ROOTS = TO 24" MOTTLES = AT 24"  
LEDGE = NONE WATER = SEEPS AT 24"

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"  
LEDGE = NONE WATER = SEEPS AT 24"

PERCOLATION TEST #1

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

TIME	DEPTH	RATE/MINUTE
0	5.75"	-
10	6.75"	10.0
20	7.75"	10.0
30	8.5"	13.3
40	9.125"	16.0
50	9.875"	13.3
60	10.5"	16.0
USE 10.1 TO 20 MIN/INCH		

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		



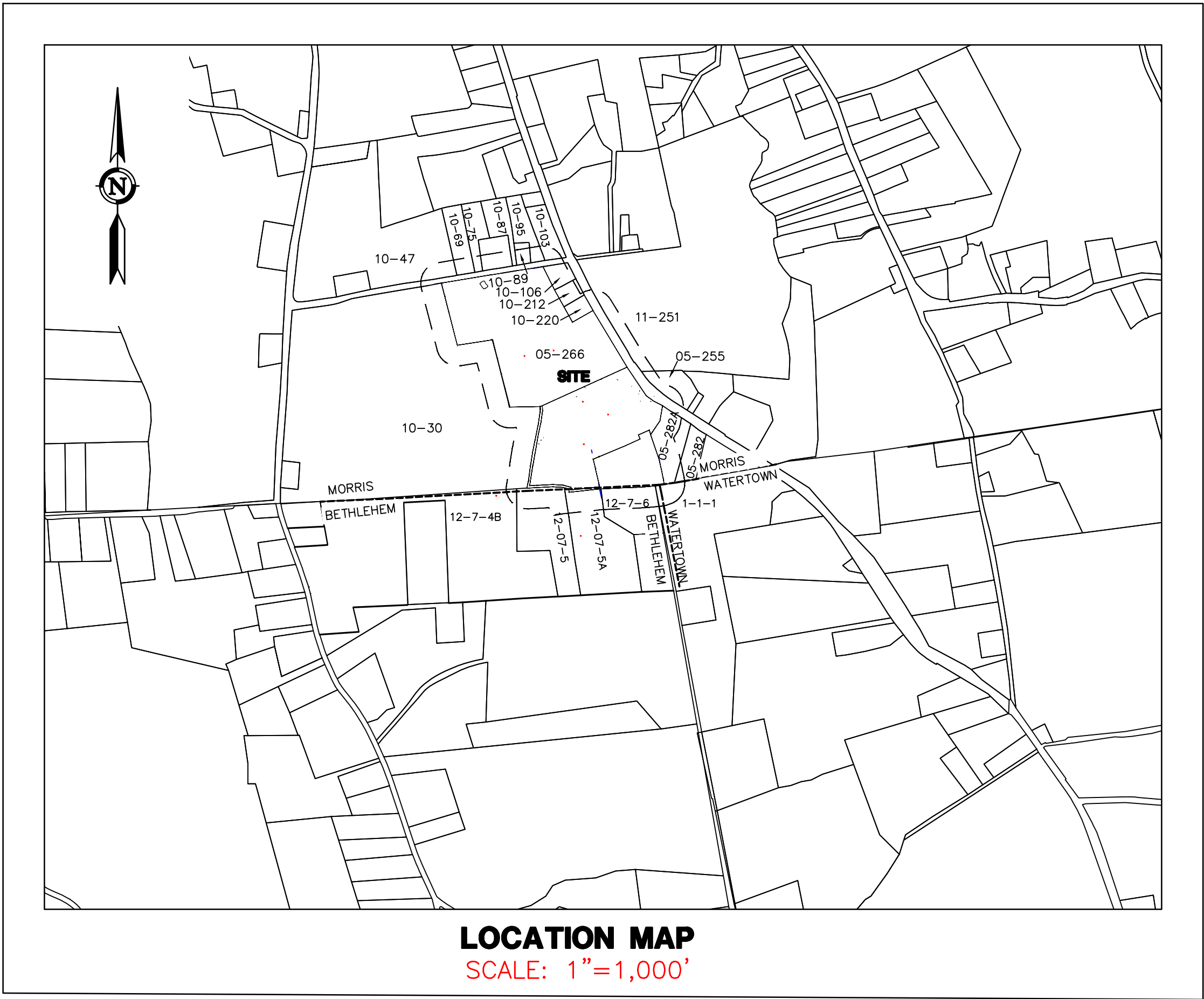
# LINARES FAYE FARMS

## SUBDIVISION

266 WATERTOWN ROAD ~ MORRIS ~ CONNECTICUT  
MAP 5 ~ BLOCK 780 ~ LOTS 266

SHEET INDEX		
C-T1	TITLE SHEET	1 of 3
C-SP1	SUBDIVISION PLAN	2 of 3
C-SP2	CODE COMPLAINT SEPTIC AREA PLAN	3 of 3

N/F 200' ABUTTERS		
STREET ADDRESS	OWNER	MAP - BLOCK - LOT
266 WATERTOWN ROAD	LINARES FAYE FARM LLC	5-266
255 WATERTOWN ROAD	MICHAEL PAULONE	5-255
282 WATERTOWN ROAD	CYNTHIA D. & RORY F. HOFFMAN	5-282
30 ANDERSON ROAD	WOODBURY-SOUTHBURY ROD & GUN CLUB INC.	10-30
47 ANDERSON ROAD	WOODBURY-SOUTHBURY ROD & GUN CLUB INC.	10-47
69 ANDERSON ROAD	NICOLE J. DIORIO	10-69
75 ANDERSON ROAD	KIMBERLY DIORIO	10-75
85 ANDERSON ROAD	KENNETH & ELIZABETH KEARNEY	10-85
87 ANDERSON ROAD	RENE & MICHELINE BEDARD	10-87
89 ANDERSON ROAD	ALYSSA MARLA GRIOLI	10-89
95 ANDERSON ROAD	SUSAN SUTTON & MATTHEW J RITTER	10-95
103 ANDERSON ROAD	DENNIS W. BARTONE	10-103
106 ANDERSON ROAD	MARK A FENN	10-106
212 WATERTOWN ROAD	KEVIN & MARILYN M DEROEHN	10-212
220 WATERTOWN ROAD	RICHARD J. & JENNIFER B. MESSENGER	10-220
251 WATERTOWN ROAD	ROBERT J & CHRISTINA M DITULLIO	11-251
0 HARD HILL ROAD N	CARL E. & SUSAN W. MEISTER	12-7-4B
0 HARD HILL ROAD N	WOODBURY SOUTHURY ROD & GUN CLUB INC.	12-7-5
0 HARD HILL ROAD N	LINARES FAYE FARMS LLC	12-7-5A
312 WATERTOWN ROAD	310 WATERTOWN RD LLC	12-7-6
2579 LITCHFIELD RD	GARY & AMY SWINGLE	1-1-1



ZONING TABLE		
ZONE: RURAL RESIDENTIAL (R60)		
PARCEL A		
ITEM	REQUIRED/ ALLOWED	PROPOSED
MINIMUM LOT AREA	60,000 SF	396,396 SF± (9.10 AC±)
MINIMUM SETBACK-PRINCIPAL BUILDING FROM STREET LINE	35'	352.7'
MINIMUM SETBACK-PRINCIPAL BUILDING FROM ALL OTHER PROPERTY LINES	30'	44.9'
MINIMUM SETBACK FOR ALL DETACHED STRUCTURES FROM THE STREET LINE	50'	N/A
MINIMUM SETBACK FOR ALL DETACHED STRUCTURES FROM ALL OTHER PROPERTY LINES	20'	N/A
MAXIMUM COVERAGE BY BUILDING AND STRUCTURES	15%	0.35%
TOTAL IMPERVIOUS COVERAGE	30%	0.64%

ZONING TABLE		
ZONE: RURAL RESIDENTIAL (R60)		
PARCEL B		
ITEM	REQUIRED/ ALLOWED	PROPOSED
MINIMUM LOT AREA	60,000 SF	1,668,348 SF (38.30 AC±)
MINIMUM SETBACK-PRINCIPAL BUILDING FROM ALL OTHER PROPERTY LINES	30'	57.5
MAXIMUM PROJECTION OF STRUCTURE INTO SETBACK AREA	3'	18.3'*
MINIMUM SETBACK FOR ALL DETACHED STRUCTURE FROM THE STREET LINE	50'	17.9'*
MINIMUM SETBACK FOR ALL DETACHED STRUCTURE FROM ALL OTHER PROPERTY LINES	20'	1.9'*
MAXIMUM COVERAGE BY BUILDING AND STRUCTURES	15%	0.33%
TOTAL IMPERVIOUS COVERAGE	30%	0.57%

ZONING TABLE		
ZONE: RURAL RESIDENTIAL (R60)		
PARCEL C		
ITEM	REQUIRED/ ALLOWED	PROPOSED
MINIMUM LOT AREA	60,000 SF	484,387 SF± (11.12 AC±)
MINIMUM SETBACK-PRINCIPAL BUILDING FROM ALL OTHER PROPERTY LINES	175'	N/A
MAXIMUM PROJECTION OF STRUCTURE INTO SETBACK AREA	200'	N/A
MINIMUM SETBACK FOR ALL DETACHED STRUCTURE FROM THE STREET LINE	50'	N/A
MAXIMUM COVERAGE BY BUILDING AND STRUCTURES	20'	N/A
TOTAL IMPERVIOUS COVERAGE	50'	N/A

NOTE:  
• EXISTING NON-CONFIRMITY TO REMAIN

**PRELIMINARY  
NOT FOR CONSTRUCTION**  
THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

#### GENERAL NOTES:

- THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.
- REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.
- THESE PLANS AND OTHER ITEMS PREPARED BY DESIGN PROFESSIONALS, INC. (DPI) ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY DPI'S CLIENT IS SUBJECT TO THE TERMS SET FORTH IN THE AGREEMENT BETWEEN CLIENT AND DPI. REPRODUCTION AND/OR USE OF THESE ITEMS BY OTHERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DPI.

**CIVIL ENGINEER,  
LANDSCAPE ARCHITECT  
& LAND SURVEYOR:**  
**design professionals**  
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS  
PLANNERS / LANDSCAPE ARCHITECTS

58 Connecticut Avenue, Suite H Phone: 860-291-8755  
P.O. Box 1167 Fax: 860-291-8757  
South Windsor, CT 06074 www.designprofessionalsinc.com

#### LAND SURVEYOR:

JOSEPH W. WHYNOTT L.S. #70196  
KENT & NORTH CANAAN, CT  
860-307-9450  
jwwhynottsurveying@gmail.com

**PROPERTY OWNER:**  
LINARES FAYE FARMS.  
VOL. 122  
PG. 466 MORRIS, CT

**APPLICANT:**  
APRIL ARRASATE  
266 WATERTOWN ROAD  
MORRIS, CONNECTICUT

Copyright © 2022 Design Professionals, Inc. All Rights Reserved.  
58 CONNECTICUT AVENUE, SUITE H  
PO BOX 1167  
SOUTH WINDSOR, CT 06074  
860-291-8755  
860-291-8757 - F  
www.designprofessionalsinc.com

**design professionals**  
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS  
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:  
April Arrasate  
266 Watertown Road  
Morris, CT 06074

PROJECT NO.:  
10/6/25  
DATE:  
DPI  
DESIGNED BY:  
PS  
CHECKED BY:  
DPI

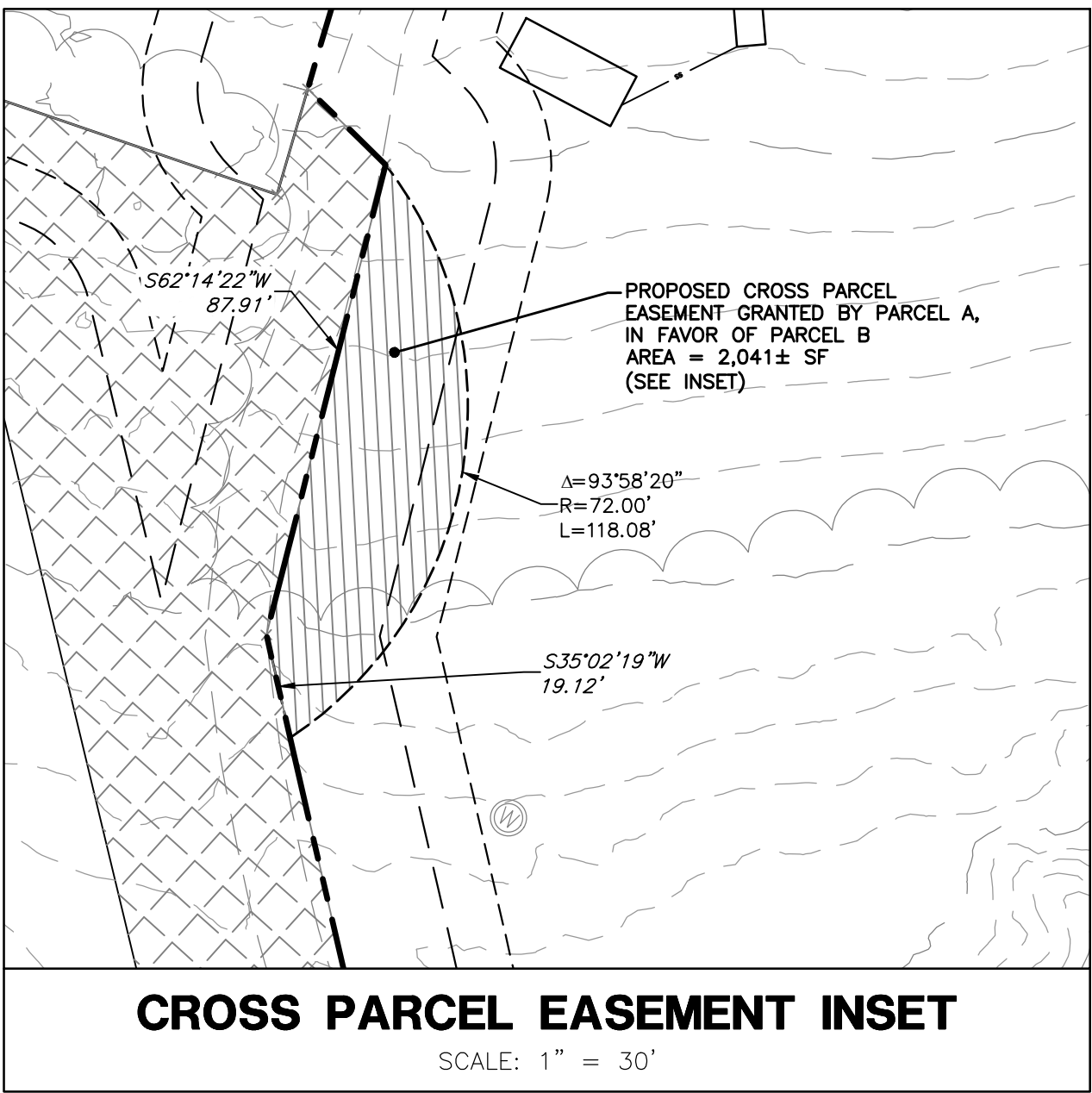
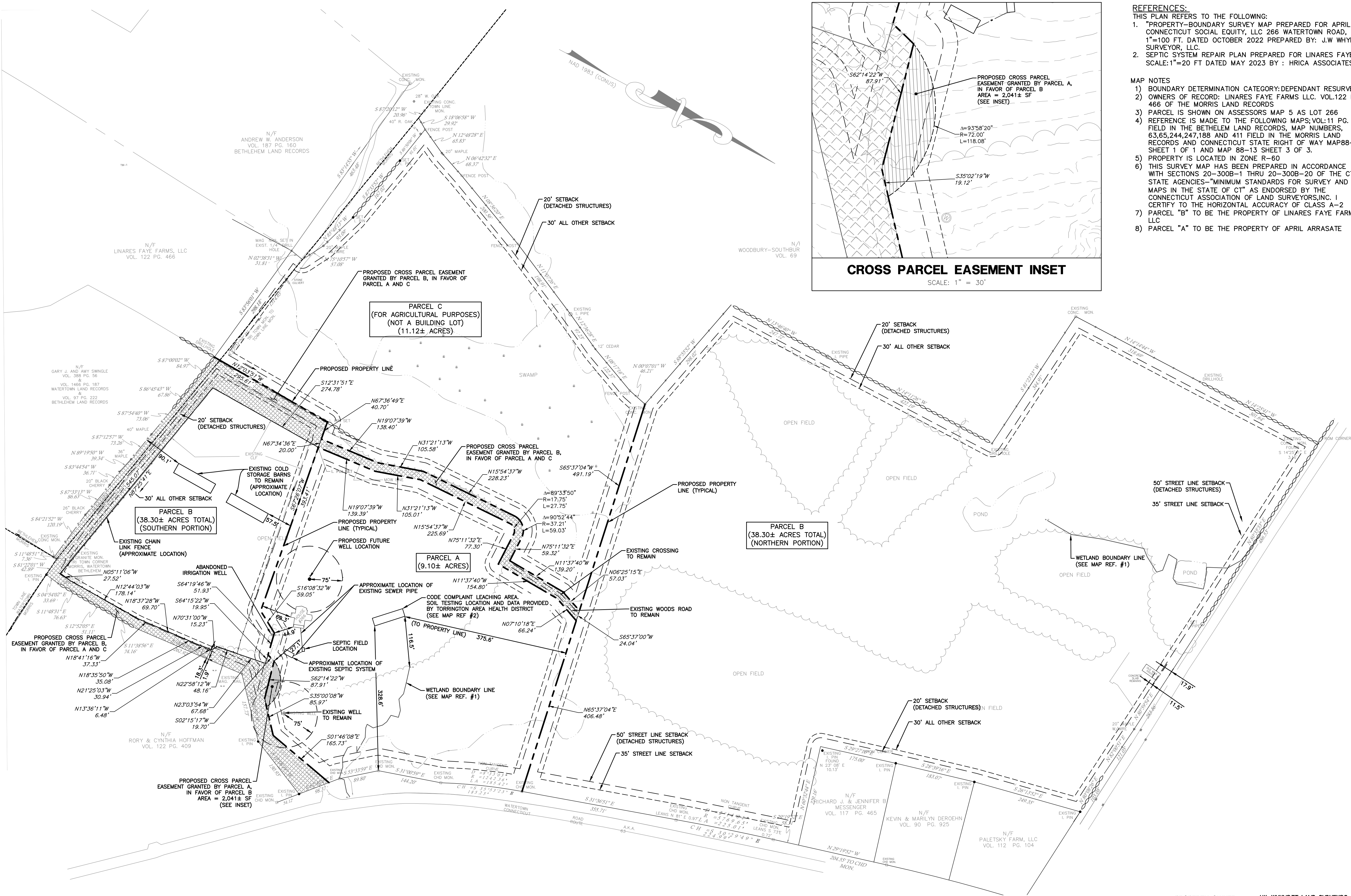
LINARES FAYE FARMS  
SUB DIVISION  
266 WATERTOWN ROAD  
MORRIS, CONNECTICUT  
LOT 266

NO. DATE REVISIONS BY  
1 10/16/25 ADDED BEARINGS AND DISTANCES DPI  
2 10/16/25 PROPOSED PROPERTY BOUNDARY MODIFICATION DPI

TITLE SHEET

SHEET  
**C-T1**  
SHEET 1 OF 3





**REFERENCES:**  
THIS PLAN REFERS TO THE FOLLOWING:  
1. "PROPERTY-BOUNDARY SURVEY MAP PREPARED FOR APRIL ARRASATE, CONNECTICUT SOCIAL EQUITY, LLC 266 WATERTOWN ROAD, MORRIS. SCALE 1"=100 FT. DATED OCTOBER 2022 PREPARED BY: J.W. WHYNOTT LAND SURVEYOR, LLC.  
2. SEPTIC SYSTEM REPAIR PLAN PREPARED FOR LINARES FAYE FARMS LLC, SCALE: 1"=20 FT DATED MAY 2023 BY : HRICA ASSOCIATES LLC

- MAP NOTES**
- 1) BOUNDARY DETERMINATION CATEGORY:DEPENDANT RESURVEY
  - 2) OWNERS OF RECORD: LINARES FAYE FARMS LLC. VOL.122 PG. 466 OF THE MORRIS LAND RECORDS
  - 3) PARCEL IS SHOWN ON ASSESSORS MAP 5 AS LOT 266
  - 4) REFERENCE IS MADE TO THE FOLLOWING MAPS; VOL:11 PG. 68 FIELD IN THE BETHELEM LAND RECORDS, MAP NUMBERS, 63.65,244,247,188 AND 411 FIELD IN THE MORRIS LAND RECORDS AND CONNECTICUT STATE RIGHT OF WAY MAP88-03 SHEET 1 OF 1 AND MAP 88-13 SHEET 3 OF 3.
  - 5) PROPERTY IS LOCATED IN ZONE R-60
  - 6) THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE CT STATE AGENCIES-"MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS,INC. I CERTIFY TO THE HORIZONTAL ACCURACY OF CLASS A-2
  - 7) PARCEL "B" TO BE THE PROPERTY OF LINARES FAYE FARMS, LLC
  - 8) PARCEL "A" TO BE THE PROPERTY OF APRIL ARRASATE

**PROPERTY OWNER:**  
LINARES FAYE FARMS.  
VOL. 122,  
PG. 466 MORRIS, CT

**J.W. WHYNOTT LAND SURVEYOR, LLC**  
JOSEPH W. WHYNOTT L.S. # 70196  
TO LOUREL ST WINSTED, CT  
PHONE: 860-307-9450  
EMAIL: jwwhynottsurveying@gmail.com

**APPLICANT:**  
APRIL ARRASATE,  
266 WATERTOWN ROAD  
MORRIS, CONNECTICUT

**NOT VALID WITHOUT LIVE SIGNATURE  
EMBOSED OR INKED SEAL**

Copyright © 2022 Design Professionals, Inc. - All Rights Reserved

58 CONNECTICUT AVENUE, SUITE H  
PO BOX 167  
SOUTH WINDSOR, CT 06074  
860-293-8325  
860-293-8327 - F  
www.designprofessionals.com

**design  
professionals**  
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS  
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:

APRIL ARRASATE  
266 WATERTOWN ROAD  
MORRIS, CT 06074

PROJECT NO.	2025-001
DATE	10/6/25
DESIGNER	DJH
CHECKED BY	PS

**LINARES FAYE FARMS  
SUB DIVISION**

266 WATERTOWN ROAD  
MORRIS, CONNECTICUT  
LOT 266

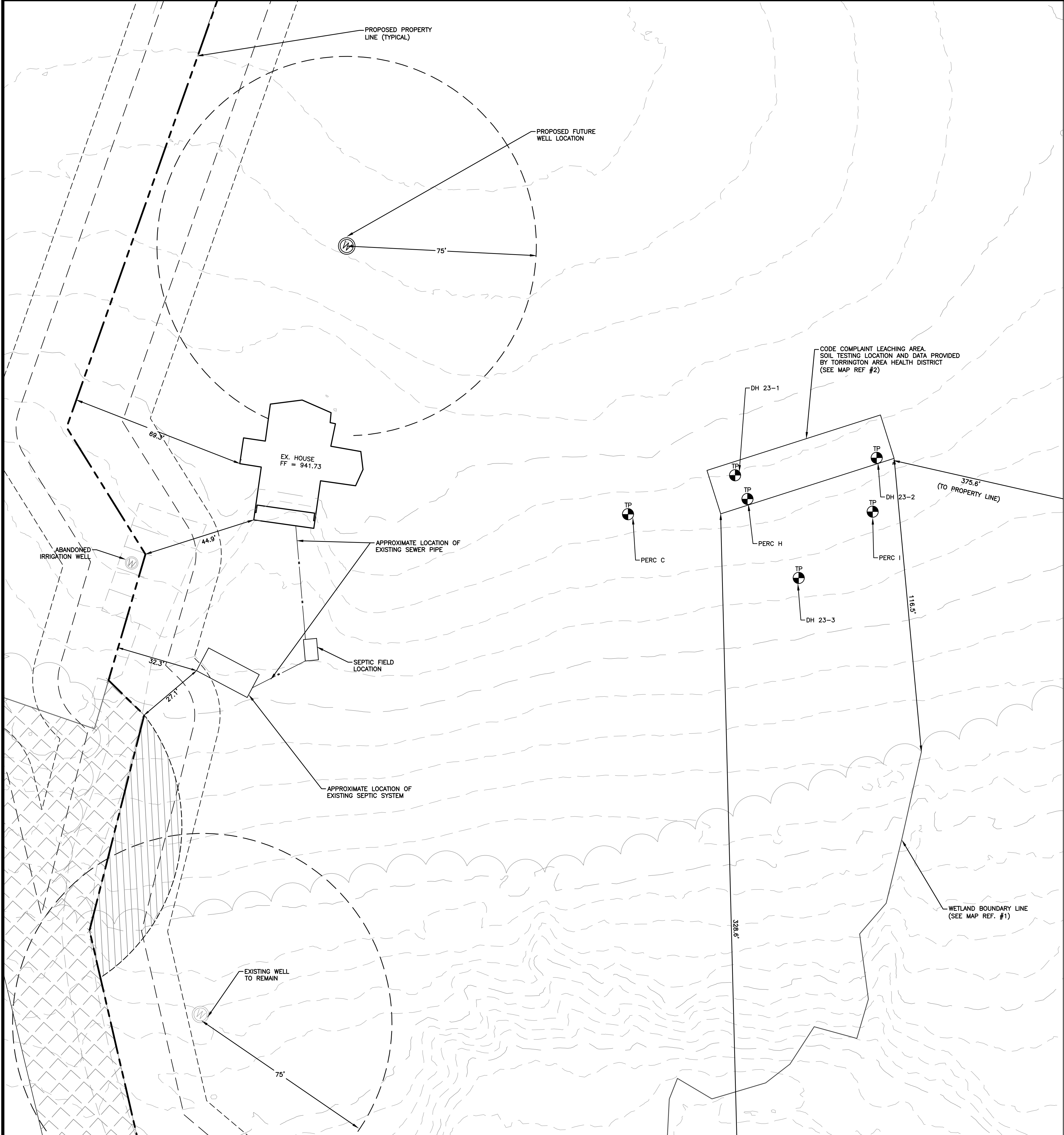
NO.	DATE	REVISIONS	BY
1	11/16/25	ADDED BEARINGS AND DISTANCES	DJH
2	11/16/25	PROPOSED PROPERTY BOUNDARY MODIFICATION	DJH

**SUBDIVISION PLAN**

SCALE: 0 50' 100' 200'  
1" = 100'

**C-SP1**

SHEET 2 OF 3



**DEEP HOLE AND PERCOLATION TEST RESULTS:**

TEST PIT DATA: WITNESSED BY: ROBERT SMITH  
TORRINGTON AREA HEALTH DISTRICT AND  
HRICA ASSOCIATES LLC

TEST DATE: 5/22/2023

Test Pit: 23-1  
Depth: 84"  
0-10 TOP SOIL  
10-20 ORANGE BROWN FINE SANDY LOAM  
20-84 GRAY COMPACT  
Mottles: 20"  
Water: 33"  
Ledge: NONE

Test Pit: 23-2  
Depth: 100"  
0-11 TOP SOIL  
11-18 ORANGE BROWN FINE SANDY LOAM  
18-100 GRAY COMPACT  
Mottles: 18"  
Water: NONE  
Ledge: NONE

Test Pit: 23-3  
Depth: 83"  
0-11 TOP SOIL  
11-20 ORANGE BROWN FINE SANDY LOAM  
20-83 GRAY COMPACT  
Mottles: 20"  
Water: 33"  
Ledge: NONE

PERCOLATION TEST CONDUCTED BY:  
HRICA ASSOCIATES LLC.

TEST DATE: 12/13/22

Perc: C  
Depth: 18"  
Presoak: 1.5 HR  
Time  
0 1 1/2  
10 2 3/4 8.00  
20 3 1/2 13.33  
30 4 1/4 13.33  
40 5 1/4 13.33  
50 5 1/2 20.00  
60 6 20.00  
Perc Rate: 1" IN 20 MIN

TEST DATE: 5/23/23.

Perc: H  
Depth: 18"  
Presoak: 24 HR  
Time  
0 4 1/8  
10 4 1/2 26.67  
20 4 7/8 26.67  
30 5 1/4 26.67  
40 5 7/8 16.00  
50 6 1/4 26.67  
60 6 5/8 26.67  
Perc Rate: 1" IN 26.67 MIN

Perc: I  
Depth: 18"  
Presoak: 24 HR  
Time  
0 4 1/2  
10 5 1/4 13.33  
20 5 5/8 26.67  
30 6 26.67  
40 6 1/8 80.00  
50 6 3/8 40.00  
60 6 5/8 40.00  
Perc Rate: 1" IN 40 MIN

**CODE COMPLAINT AREA DESIGN**

PROPOSED USAGE:  
3 BEDROOM SINGLE FAMILY HOUSE  
DESIGN PERCOLATION RATE:  
20.1 TO 30.0 MINUTES/INCH (26.6 MIN/INCH)  
REQUIRED EFFECTIVE LEACHING AREA:  
750 SF

DESIGN:  
2-72' ROWS OF 12' x 48" CONCRETE GALLERIES.  
LEACHING AREA PROVIDED:  
2 x 72' X 5.9 SF/LF = 849.6 SF > 750 SF

MINIMUM LEACHING SYSTEM SPREAD CALCULATION (MLSS):  
\*RESTRICTIVE LAYER FOR THE SITE WAS DETERMINED TO BE  
18" BELOW EXISTING GRADE PER TP 23-2.

HF: 30 [SLOPE=0.09 FT/FT & RECEIVING SOIL DEPTH =18"]  
PF: 1.5 (3 BEDROOM SINGLE FAMILY)  
PF: 1.5 (20.1 - 30.0 MIN/INCH PERC RATE)  
MLSS= HF X FF X PF= 67.5±FT (144 FT PROVIDED)

**REFERENCES:**

THIS PLAN REFERS TO THE FOLLOWING:

1. "PROPERTY-BOUNDARY SURVEY MAP PREPARED FOR APRIL ARRASATE, CONNECTICUT SOCIAL EQUITY, LLC 266 WATERTOWN ROAD, MORRIS. SCALE 1"=100 FT. DATED OCTOBER 2022 PREPARED BY: J.W. WHYNOTT LAND SURVEYOR, LLC.
2. SEPTIC SYSTEM REPAIR PLAN PREPARED FOR LINARES FAYE FARMS LLC, SCALE: 1"=20 FT DATED MAY 2023 BY : HRICA ASSOCIATES LLC

**MAP NOTES**

- 1) BOUNDARY DETERMINATION CATEGORY:DEPENDANT RESURVEY
- 2) OWNERS OF RECORD: LINARES FAYE FARMS LLC. VOL.122 PG. 466 OF THE MORRIS LAND RECORDS
- 3) PARCEL IS SHOWN ON ASSESSORS MAP 5 AS LOT 266
- 4) REFERENCE IS MADE TO THE FOLLOWING MAPS:VOL:11 PG. 68 FIELD IN THE BETHELEM LAND RECORDS, MAP NUMBERS, 63,65,244,247,188 AND 411 FIELD IN THE MORRIS LAND RECORDS AND CONNECTICUT STATE RIGHT OF WAY MAP88-03 SHEET 1 OF 1 AND MAP 88-13 SHEET 3 OF 3.
- 5) PROPERTY IS LOCATED IN ZONE R-60
- 6) THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE CT STATE AGENCIES-"MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS,INC. I CERTIFY TO THE HORIZONTAL ACCURACY OF CLASS A-2
- 7) PARCEL "B" TO BE THE PROPERTY OF LINARES FAYE FARMS, LLC
- 8) PARCEL "A" TO BE THE PROPERTY OF APRIL ARRASATE

**PROPERTY OWNER:**  
LINARES FAYE FARMS.  
VOL. 122 .  
PG 466 MORRIS, CT

**APPLICANT:**  
APRIL ARRASATE,  
266 WATERTOWN ROAD  
MORRIS, CONNECTICUT



Copyright © 2022 Design Professionals, Inc. - All Rights Reserved

58 CONNECTICUT AVENUE, SUITE H  
PO BOX 167  
SOUTH WINDSOR, CT 06074  
860-293-8325  
860-293-8327 - F  
www.dpi-professionals.com

**design**  
**professionals**  
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS  
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:

APRIL ARRASATE  
266 WATERTOWN ROAD  
MORRIS, CT 06074

PROJECT NO.	10/6/25	DATE	10/6/25	BY	DHJ
REVISIONS	ADDED BEARINGS AND DISTANCES	11/19/25	11/19/25	BY	DHJ
NO.	1	DATE	11/19/25	BY	DHJ
2	11/19/25	PROPOSED PROPERTY BOUNDARY MODIFICATION			

CODE COMPLAINT  
SEPTIC AREA  
PLAN

SCALE: 0 10' 20'  
1" = 20'

SHEET  
**C-SP2**  
SHEET 3 OF 3

LINARES FAYE FARMS  
SUB DIVISION

266 WATERTOWN ROAD  
MORRIS, CONNECTICUT  
LOT 266

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

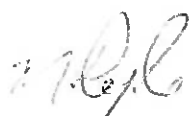
November 18, 2025

Morris Planning and Zoning Commission

Re: subdivision at 266 Watertown Road

At the November meeting this sub-division was discussed:

Application 25-14 from April Arrasate for a 3-Lot subdivision at 266 Watertown Road was considered . The property is Linares Faye Farm. Also submitted was a site plan dated 10-6-2025 by Design Professionals with a title page, the subdivision details, and the septic. Also submitted was a letter from TAHD stating that there is an approved septic plan for Lot A and the existing house. The letter states that Lot C is not a building lot. April Arrasate explained that Lot B (North and South) will remain part of the cannabis operation. She stated that Lot C will remain as is, in fact there will be no changes of use for the property (properties). The activity for Lot B (south) includes access from Route 63, but activity between Lots B use the North access on Anderson Road. It was pointed out that work on the Route 63 access would require wetlands approval, as would work on the farm road that crosses wetlands and a brook. Since there are no activities planned and no building lots proposed, on a motion by Doreen Gagnon, seconded by Clif Wheeler, it was **VOTED** that a jurisdictional ruling only was required that there are no Wetlands concerns with this subdivision. Connie Trolle abstained, all others voted "aye". A letter will be sent to P&Z of our determination.

  
Michael Doyle, chair





# 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"*

---

November 13, 2025

To: Town of Morris  
Planning & Zoning Commission

**RE: Linares Faye Farms  
266 Watertown Rd  
Morris, CT**

Dear Commission Members,

The Torrington Area Health District is in receipt of a land division application for the above reference property prepared by Design Professionals dated 10-6-25. The land division consists of four parcels. Parcel A 9.17 acres which contains an existing three-bedroom home, Parcel B South 38.25 acres, Parcel B North 38.25 acres, and Parcel C 11.08 acres which is deemed an agricultural non-building lot. Deep hole and percolation testing was performed on Parcel A which contains the existing three-bedroom home by Hrica Associates LLC and witnessed by the Torrington Area Health District to establish a code compliant reserve area for the existing three-bedroom home on the 9.17 Acre parcel. A site development plan prepared by Hrica Associates LLC dated 5/25/23 has been submitted to the TAHD for review. No Deep hole testing or percolation testing have been performed on Parcels B north and South at this time. Parcels B North & South will not be considered suitable for subsurface sewage disposal until such tests are performed to prove the parcels can support on-site subsurface sewage disposal systems. Based upon the plans submitted, and soil testing performed, Parcel A has complied with the CT Public Health code by establishing a code compliant reserve area on the parcel. Furthermore, Talarico Septic and Excavating LLC has located and evaluated the existing subsurface sewage disposal system for the existing home on Parcel A. In the event a new sewage disposal system is required for the existing home on Parcel A detailed plan of design must be submitted for approval prior to the health district issuing a permit to construct. If you have any questions, please contact me at 860 489-0436.

Sincerely,

Robert Rubbo; MPH, R.S.  
Director of Health