

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

Regular Meeting Morris Town Hall and Live on Zoom

June 4th, 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/87178806693?pwd=2d1WbgbeW12DvJFZVUhhjabLFUih8bj.1>

Meeting ID: 871 7880 6693

Passcode: 330602

Noah Butler

Helen White

Erika Leone

Douglas Barnes (Secretary)

David Wiig Chairman

Dylan Hovey

William Ayles Jr. (Vice-Chairman)

Veronica Florio

Kim Dore

Staff: ZEO Tony Adili

Planner: Janell Mullen

Alternates:

Michael Delaney

Agenda

- 1. Call to Order**
- 2. Agenda Review**
- 3. New Business**
- 4. Old Business**
- 5. Other Business**
- 6. Complaints**
 - a. 376, 378, 380, and 382 Bantam Lake Road**
 - b. 30 Burgess Road**
 - c. 194 Todd Hill Road:**
 - d. 198 East Street**
 - e. 153 East Shore Road**
 - f. 104 West Street**
- 7. Communication and Bills**
 - a. ZEO Report**
 - b. 120 Burgess Road: Communication from Steve Byrne**

8. Adjourn

ZONING
CEASE AND DESIST ORDER
(Certified)
COMMISSION

David Sperling
27 Griggs Drive
Greenlawn, NY 11740

ZAVALETA PATRICIA
80 WEST MAIN ST
RIVERHEAD, NY 11901

RE: 376, 378, 380, 382 – Potential Zoning Violation of the Regulations

Pursuant to the authority vested in me by the Zoning Regulations of Morris, Connecticut, you are hereby ordered and directed to cease and desist within Thirty (30) Days the use of the 4 properties 376, 378, 380, and 382 Bantam Lake Road as an Event Venue within Thirty (30) days of the receipt of this letter at the premises identified as:

Assessor's Map 40 Block 150 Lot 376
Assessor's Map 40 Block 150 Lot 378
Assessor's Map 40 Block 150 Lot 380
Assessor's Map 40 Block 150 Lot 382

An investigation of the above premises and testimony from your neighbors discloses that the following conditions now exist:

- 1) Violation of Section 6 -Permitted uses and SECTION 25 - LAKE RESIDENTIAL DISTRICT L.R. The use of those four (4) properties as an Event Venue is not a permitted use in the Lake Residential District.
- 2) The immediate removal of any references and the advertising of large group gatherings and events.

This order may be appealed to the Town of Morris Zoning Board of Appeals.

Failure to comply with this order may result in the following fines and penalties:
The owner or contractor or other person who commits, takes part, or assists in any violation cited in this order shall be fined not less than ten nor more than one hundred dollars for each day that such violation(s) continues; but if the offense is willful, the person convicted thereof shall be fined not less than one hundred dollars nor more than two hundred fifty dollars for each day that such violation(s) continues, or imprisoned not more than ten days for each day such violation(s) continues or both. Any person who having been served with this order to discontinue any such violation(s), fails to comply

with this order within ten days after such service or continues to violate any provision of the regulations made under authority of the provisions of Chapter 124 of the Connecticut General Statutes specified in this order, shall be subject to a civil penalty not to exceed \$2500.00, payable to the treasurer of the municipality. Be advised that the town will take whatever measures are necessary for full prosecution and collection of fines as may be permitted under Section 8-12 of the Connecticut General Statutes.

Sincerely,

Jeton Adili
Morris Zoning Enforcement Officer
6/2/2026

CEASE AND DESIST ORDER
(Certified)

Christopher Barone
194 Todd Hill Road
Morris CT, 06763

COMMISSION

RE: Potential Zoning Violation of the Regulations

Pursuant to the authority vested in me by the Zoning Regulations of Morris, Connecticut, you are hereby ordered and directed to cease and desist within Thirty (30) Days of receipt of this letter the use of the property at 194 Todd Hill Road to park commercial vehicles and oil trucks in a residential zone:

Assessor's Map 02 Block 730 Lot 194

An investigation of the above premises discloses that the following conditions now exist:

- 1) Violation of Section 6 -Permitted uses and SECTION 22 - RESIDENCE R-60 DISTRICT. The parking of commercial vehicles and oil trucks is not a permitted use

This order may be appealed to the Town of Morris Zoning Board of Appeals.

Failure to comply with this order may result in the following fines and penalties:
The owner or contractor or other person who commits, takes part, or assists in any violation cited in this order shall be fined not less than ten nor more than one hundred dollars for each day that such violation(s) continues; but if the offense is willful, the person convicted thereof shall be fined not less than one hundred dollars nor more than two hundred fifty dollars for each day that such violation(s) continues, or imprisoned not more than ten days for each day such violation(s) continues or both. Any person who having been served with this order to discontinue any such violation(s), fails to comply with this order within ten days after such service or continues to violate any provision of the regulations made under authority of the provisions of Chapter 124 of the Connecticut General Statutes specified in this order, shall be subject to a civil penalty not to exceed \$2500.00, payable to the treasurer of the municipality. Be advised that the town will take whatever measures are necessary for full prosecution and collection of fines as may be permitted under Section 8-12 of the Connecticut General Statutes.

Sincerely,

Jeton Adili
Morris Zoning Enforcement Officer
6/2/2026

From: [Alex Toning](#)
To: planningandzoning@townofmorrisct.com
Subject: Re: Zoning Violation Complaint Form
Date: Sunday, May 31, 2026 2:34:11 PM

 **Zoning Violation Complaint Form**

1. Address of Complaint	104 West St. Morris, CT
Name	Alex Toning
Date	05/31/2026
Address	112 West st. Morris, CT
Telephone Number	(203) 721-5694
Email Address	alex.toning@yahoo.com
3. Describe your Complaint in detail	<p>I am writing to file a formal complaint regarding an RV that has been occupied as a residence at 104 West Street, next door to our home.</p> <p>For more than a year, the homeowner's adult son has been living in an RV trailer parked in the driveway of the property. To my knowledge, the RV is being used as a full-time dwelling rather than for temporary or recreational purposes.</p> <p>Thank you for your attention to this matter. I appreciate your time and consideration and look forward to any follow-up regarding this complaint.</p>

You can [edit this submission](#) and [view all your submissions](#) easily.

Zeo Report Month of May 2026

26-04: 436 Bantam Lake Road: Home renovation. Approved

26-05: 96 Stoddard Road: Single Family Home. Approved

26-06: 110 West Morris Rd. Accessory Apartment. Approved.

26-07: 94 Litchfield Street : Deck behind house. Approved. Planning Bill: \$570.

Planner Bill: \$665.00

Lawyer Bill: None

30 Burgess Road: I reached out the complainant and letter her know that I had spoken with the owner of the property. I will reach out to her at some point to see if any progress has been made.

Camp David: I have prepared the Cease and Desist for review at the June 4th meeting. The owner cannot make the meeting because he is preparing for his sons Bar Mitzvah. We can decide to issue the Cease and Desist; the C and D have a 30-day period before it becomes enforced so the owner would have time to come to the July 2nd meeting to discuss. I am just letting the commission know the situation, the owner had asked to postpone until July. Steve Byrne reviewed and said the C and D was proper.

Fee Schedule Update: The Fee schedule was approved and will start on July 1st of 2026.

194 Todd Hill Road: I reached out to the owner of the property and they told me that they are working on another solution to remove the trucks from this property. He also assured me that when they are parked at the property that the oil tanks are empty. I recommend we hold off on Cease and Desist while they are working on a solution, but it is up to the commission to decide. Steve Byrne reviewed and said the C and D was proper.

198 East Street: American Country Barns: I reached out to Jim Davenport. He is attending a wake on June 4th 2026 so will not be there. He wants direction on what he needs to do to change the conditions of approval. I think because of his PDD he needs to apply for a Special Exception to change the stipulations.

120 Burgess: I reached out to Steve Byrne. He said that due to the nonconforming nature if they wanted to build a large building then it would increase the non-conformity. The other option is that they Property Owner applies a Shop and Storage Special Exception to build the building. I also think this the best option. It would not take away from there use of the gravel mine from my understanding. I asked Steve a follow up question and he has not responded yet, so I will await his guidance and then I will let the property owner know how to move forward.

153 East Shore Road: Storage Containers are still there. The property owner's son came to see me in the office and they are working on a solution to fix the issue.

104 West Street. I have received a Violation Complaint form about someone living in the camper at this property. This is not allowed in are regulations unless they are building a house.