

Morris Planning and Zoning Commission
 Minutes: Regular Meeting, Wednesday, February 4, 2009

FEB - 5 2009
Carolyn Phillips
 Morris Town Clerk

- A. CALL TO ORDER. The Meeting, held in the Morris Town Hall, was called to order at 9:10 p.m. by Robert McIntosh, Chairman.

Board members present:

Barbara Bongiolatti
 Lisa Harrison
 Lance Loomis
 Robert McIntosh, Chairman
 Robert Paradis, Alternate seated for Michael Keilty
 David Wiig, Vice -Chairman
 Robert Woodruff

Board member absent:

Christine Bochicchio
 Michael Keilty
 Dwight Rollins, Alternate
 Kenneth Watson, Alternate
 John Williams

Also present:

Sam Barto, Acting Zoning Enforcement Officer
 Judith Husted, Clerk
 Members of the Public

B. READING AND APPROVAL OF MINUTES:

1. Regular Workshop Meeting Minutes: Monday, January 12, 2009

Lance Loomis moved to accept the minutes as presented. Lisa Harrison seconded the motion, which passed with Barbara Bongiolatti abstaining.

2. Public Hearing Minutes: Wednesday, January 14, 2009

David Wiig moved to accept the minutes as presented. Lisa Harrison seconded the motion, which passed with Barbara Bongiolatti abstaining.

3. Regular Meeting Minutes: Wednesday, January 14, 2009

Lance Loomis moved to accept the minutes as presented. David Wiig seconded the motion, which passed with Barbara Bongiolatti abstaining.

C. UNFINISHED BUSINESS:

- A. 198 East Street – ACB Properties, LLC – Special Exception Application to operate a commercial barn business in the PDD-ACB Zoning District, pursuant to Section 52 of the Morris Zoning Regulations.

The Mylar was signed and will be given to the Town Clerk for the public record.

Robert McIntosh reported that he had the conditions set by the Inland Wetlands Commission.

David Wiig moved:

Pursuant to Section 51, Section 52, and based on the requirements of the PDD-ACB Zone, I move to approve the Special Exception Application for American Country Barns' business at 198 East Street. The business includes the receipt of barn kits, the cutting of joints of assembly, the subsequent shipping of these kits to clients, the construction of 'Model' barns, driveway, gazebo, six 'Model' barns for client viewing, parking area, enclosed cutting areas, storm drainage system, and storm water quality treatment and storage as documented in the application. In addition, the following conditions will apply:

1. Proper grading must be done, as documented in the plan to remove the blind spot on Route 109.
2. Truck traffic will be limited to the hours between 8 am and 6 pm, Monday through Friday.

3. Operating hours for all equipment that is not in an enclosed building must only occur between the hours of 8 am and 6 pm, Monday through Friday.
4. All cutting is done indoors with a system installed to capture the sawdust and other particulate matter produced.
5. The captured material must be disposed of off site.
6. Pressure treated lumber will not be cut on the property.
7. A Connecticut Department of Transportation curb-cut permit for the driveway must be granted.
8. If the Connecticut Department of Transportation curb-cut permit requires changes to the plan submitted at the Public Hearing, the plan needs to be presented to the Morris Planning and Zoning Commission.
9. No outdoor lighting, except for motion-sensors to detect intruders, which lights will only shine within property boundaries.
10. All conditions listed in the approval from the Morris Conservation Commission and Inland Wetlands Agency must be met.
11. Final as-built to be provided to the Morris Planning and Zoning Commission.
12. Sales activities will be permitted from 8 am through 9 pm, Monday through Friday, and from 8 am through 5 pm on Saturdays.
13. All overnight parking is limited to vehicles which can be located behind the fabrication barn, screened from view from East Street.
14. The maximum number of employees permitted, performing onsite operations, including any subcontract workers, is not to exceed ten.

Barbara Bongiolatti seconded the motion, which passed unanimously.

D. NEW BUSINESS:

1. Proposed amendment to the Morris Zoning Regulations to increase the number of interior lots from two to four that are permitted by one common driveway or accessway.

This is not an application, but a petition.

Do the current regulations apply to two interior lots or one interior lot and one lot with frontage on an existing road, sharing a 40' wide access driveway?

David Wiig moved to receive this petition to amend the Zoning Regulations, and set a public hearing date for Monday, March 9, 2009, at 7 pm, requesting that Tom McGowan be present. Barbara Bongiolatti seconded the motion, which passed, with Lisa Harrison opposed.

2. 221 South Street – David Green

David Green pointed out that there are no additional parking spaces besides what the Commission okayed before. He said the existing space is still used for auto sales and repair, boat and boat trailer sales, and snowmobiles, which account for twelve parking spaces with ten for vehicles for sale. The office use (for boat and car sales) is incidental to the retail sales, showroom, and maintenance/repair. The other is storage of equipment needed for maintenance and repair. He claimed that Clearwater Pools uses office space at the site, and that overnight parking is not forbidden. So the principle use is retail sales, showroom, maintenance, and office.

What about the contractor supply storage business? Outside storage is not permitted. The visual effect is no longer in keeping with the rural character of the neighborhood.

Barbara Bongiolatti moved to issue a Cease and Desist Order to 221 South Street because of the change of use from the Special Exception Use granted to Litchfield Marine and Auto Sales, creating a

Jeton Adili, ZEO
Morris Planning and Zoning Commission
3 East Street, P.O. Box 66
Morris, CT 06763

June 19, 2026

Re: Response to Trailer Inquiry

Dear Mr. Adili,

We apologize to Planning and Zoning for having to spend time addressing a complaint from our neighbor concerning our son and his trailer. He works in Massachusetts during the week and has been sleeping in his trailer when he visits us on the weekend, not what we consider "living" in it. Plumbing is not hooked up, so cooking, washing, etc., is done in our home when he is here.

In reviewing the Morris Zoning Regulations you referenced, however, we realized that even sleeping in the trailer is considered a violation. We will change this routine immediately. We already put away any items outside his trailer so there is no perception that someone is living there.

Again, our apologies to the commission for our mistake.

Sincerely,


Guy H. Weik


Laura L. Weik

Zeo Report Month of June 2026

Planner Bill: \$665.00

Lawyer Bill: \$800.00

30 Burgess Road: I reached out the complainant and also reached out to the property owner to make sure that they are still working towards compliance.

Camp David: David will be at the meeting. I think his intention is to appeal his Cease-and-Desist Order to the Zoning Board of Appeals. I recommended he come to the July 2nd Meeting to make his case. I have noticed that the website has been changed and they have removed references to Special Events and allowing 25 to 35 guests. This is a good step in the right direction.

194 Todd Hill Road: I am awaiting any new items on this situation.

198 East Street: American Country Barns: I reached out to Jim Davenport and let him know that to change some of the conditions he would need to reapply for a Special Exception. Ed Lillis called to let us know his frustrations.

120 Burgess: I reached out to the property owner and they will be working on a plan to apply for a Shop and Storage Special Exception; this would not take away from the gravel pit use.

153 East Shore Road: The property owner came into the office and said he will be working on plans immediately to build a home and remove the storage containers.

104 West Street. I received a letter from the property and the son will no longer be staying in the camper. I consider this case closed.