

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

Regular Meeting Morris Town Hall and Live on Zoom

August 19th, 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85645969444?pwd=Tf99fFseWSCsAP8s1qasN1u0zYi7D6.1>

Meeting ID: 856 4596 9444

Passcode: 558069

Noah Butler	David Wiig Chairman	
Helen White	Dylan Hovey	Alternates:
Erika Leone	William Ayles Jr. (Vice-Chairman)	David Owen
Douglas Barnes (Secretary)	Veronica Florio	
	Kim Dore	Michael Delaney
	Staff: ZEO Tony Adili	
	Planner: Janell Mullen	

Agenda

- 1. Call to Order**
- 2. Agenda Review**
- 3. Public Hearings**
- 4. New Business**
 - a. Review and Approval Janell Mullens Contract**
- 5. Old Business**
 - a. Data Center Regulations**
 - b. Battery Storage Facilities Regulations**
 - c. Subdivision Regulations Review**
 - d. Regulation Change to allow Zoning Enforcement Officer, with input of the chairman to approve Site Plan Modifications**
 - e. Minutes**
 - i. January 21st 2026 Workshop Meeting**
 - ii. February 5th 2026 Regular Meeting**
 - iii. February 18th 2026 Workshop Meeting**
 - iv. March 5th 2026 Regular Meeting**
 - v. March 18th 2026 Workshop Meeting**
 - vi. April 2nd 2026 Regular Meeting**
 - vii. April 15th 2026 Workshop Meeting**
 - viii. May 7th 2026 Regular Meeting**
 - ix. May 20th 2026 Workshop Meeting**
 - x. June 4th 2026 Regular Meeting**
 - xi. June 17th 2026 Workshop Meeting**
 - xii. July 2nd 2026 Regular Meeting**
 - xiii. August 6th 2026 Regular Meeting Minutes**

6. Communications and Bills

7. Adjourn

PROFESSIONAL SERVICES AGREEMENT LAND-USE CONSULTING SERVICES FISCAL YEAR 2026 - 2027



This Professional Services Agreement ("Agreement") is entered into by and between The Town of Morris, Connecticut ("Town") and **Janell Mullen Consulting, LLC**, ("Consultant").

SECTION 1. TERM

Effective July 1, 2026 through June 30, 2027.

SECTION 2. SCOPE OF SERVICES

Provide professional zoning, planning, permitting, enforcement, inspections, meeting attendance, application review, technical assistance, and related land use consulting services as requested by the Town of Morris Planning & Zoning Commission .

SECTION 3. COMPENSATION

Consultant shall be compensated at \$100.00 per hour. Total compensation shall not exceed \$10,000. Consultant shall submit monthly invoices payable upon receipt.

SECTION 4. INDEPENDENT CONTRACTOR

Consultant is an independent contractor and is solely responsible for taxes, insurance, licenses, and employee obligations.

SECTION 5: INSURANCE

Consultant shall maintain commercially reasonable professional liability and automobile liability insurance where applicable.

SECTION 6: WORK PRODUCT

Reports and deliverables prepared specifically for the Town become Town records upon payment, subject to Connecticut law. Consultant may retain copies.

SECTION 7: CONFIDENTIALITY

Consultant shall maintain confidentiality as required by law while recognizing records may be subject to the Connecticut Freedom of Information Act (FOIA).

SECTION 8: AMENDMENTS

Changes to this agreement must be in writing and signed by both parties.

SECTION 9: TERMINATION

Either party may terminate upon seven (7) days written notice. Consultant shall be paid for services performed and authorized expenses incurred through termination.

SECTION 10: INDEMNIFICATION

Each party shall be responsible for its own negligent acts to the extent permitted under Connecticut law. Nothing waives governmental immunity.

SECTION 11. GOVERNING LAW

This Agreement shall be governed by Connecticut law.

SECTION 12. SEVERABILITY

Invalid provisions shall not affect remaining provisions.

SECTION 13. ENTIRE AGREEMENT

This document constitutes the entire agreement.

SECTION 14. SIGNATURES

TOWN OF MORRIS, CONNECTICUT

BY:

Tom Weik, First Selectman

Date:_____, 2026

JANELL MULLEN CONSULTING, LLC

BY:

Janell M. Mullen

Date:_____, 2026

TOWN OF MORRIS, CONNECTICUT SUBDIVISION REGULATIONS

Original Date of Adoption – June 25, 1987, revised to October 27, 1987

Comprehensive Revision –June 1, 2010

Comprehensive Revision- **XX, XX** 2026

SECTION 1

AUTHORITY, PURPOSE, APPLICABILITY, AND RELATIONSHIP TO THE PLAN OF CONSERVATION AND DEVELOPMENT

1.1 Authority

These Regulations are adopted by the Town of Morris Planning and Zoning Commission pursuant to the authority granted under Chapter 126 of the Connecticut General Statutes, including §8-25, as amended.

1.2 Purpose

The purpose of these Regulations is to provide for the orderly subdivision and development of land in a manner that protects the public health, safety, convenience, and general welfare while implementing the goals and recommendations of the Town of Morris Plan of Conservation and Development.

These Regulations are intended to:

- A. Promote orderly growth that is consistent with the Town's rural development pattern and long-term planning objectives.
- B. Ensure that land proposed for subdivision is suitable for development without creating hazards to public health, safety, or the environment.
- C. Protect natural resources, including wetlands, watercourses, aquifers, groundwater, forests, wildlife habitat, ridgelines, scenic views, and significant environmental features.
- D. Protect the water quality of Bantam Lake, its watershed, and other surface and groundwater resources through sound site planning and stormwater management practices.
- E. Preserve farmland, open space, scenic roads, stone walls, and other natural and cultural resources that contribute to the Town's identity and quality of life.
- F. Promote subdivision design that minimizes land disturbance, protects environmental resources, and incorporates Low Impact Development (LID) techniques to the maximum extent practicable.
- G. Ensure that roads, drainage systems, utilities, and other required improvements are designed and constructed to protect public safety and serve future development.
- H. Encourage efficient use of land and municipal infrastructure while minimizing long-term public costs associated with development.
- I. Promote coordinated review among municipal boards, commissions, and agencies having jurisdiction over subdivision development.

1.3 Applicability

No land shall be subdivided or re-subdivided, and no subdivision plan shall be approved or filed, except in accordance with these Regulations and the applicable provisions of the Connecticut General Statutes.

Approval of a subdivision under these Regulations shall not relieve an applicant from obtaining any permit or approval required under the Town of Morris Zoning Regulations, Inland Wetlands and Watercourses Regulations, or any other applicable federal, state, or local law or regulation.

1.4 Relationship to the Plan of Conservation and Development

These Regulations are intended to implement the goals, policies, and recommendations of the Town of Morris Plan of Conservation and Development.

In reviewing subdivision applications, the Commission shall consider the extent to which a proposed subdivision advances the Plan's objectives relating to:

- A. Protection of Bantam Lake, its watershed, and the Town's surface and groundwater resources.
- B. Preservation of rural character, scenic roads, forests, farmland, ridgelines, and significant viewsheds.
- C. Conservation of wildlife habitat, ecological resources, and interconnected open space.
- D. Efficient use of existing public infrastructure and municipal services.
- E. Sustainable stormwater management through Low Impact Development techniques.
- F. Preservation of natural resources while accommodating appropriate residential growth.

1.5 Relationship to Other Regulations

Subdivision approval shall not exempt an applicant from compliance with any applicable provision of the:

- Town of Morris Zoning Regulations;
- Town of Morris Inland Wetlands and Watercourses Regulations;
- Town Ordinances;
- Connecticut General Statutes; or
- Any applicable federal or state law or permit.

Where the provisions of these Regulations conflict with another applicable regulation or law, the more restrictive requirement shall govern unless otherwise required by statute.

SECTION 2 – DEFINITIONS

2.1 General Interpretation

- A. These Regulations shall be interpreted and applied to achieve the purposes stated herein and the objectives of the Town of Morris Plan of Conservation and Development.
- B. The provisions of these Regulations establish minimum requirements unless a more restrictive standard is expressly required.
- C. Where these Regulations conflict with another applicable law, regulation, ordinance, permit, easement, covenant, or restriction, the more restrictive requirement shall govern unless otherwise provided by law.
- D. Words not defined in these Regulations shall have the meaning assigned in the Town of Morris Zoning Regulations. Where a term is not defined therein, the Commission shall interpret the term consistent with the Connecticut General Statutes, accepted planning practice, and the ordinary dictionary meaning of the word.

2.2 Interpretation of Terms

- A. Words used in the singular include the plural and words in the plural include the singular.
- B. Words used in the present tense include the future.
- C. The word "**shall**" is mandatory; the word "**may**" is permissive.
- D. References to one gender include all genders.
- E. References to a Section shall mean a section of these Regulations unless otherwise specified.
- F. The term "**these Regulations**" means the Town of Morris Subdivision Regulations.

3.3 Definitions

A

A-2 Survey

Survey information meeting the standards for an A-2 Survey established by the Connecticut Association of Land Surveyors and the State of Connecticut, as amended.

Applicant

The owner of record of the property proposed for subdivision or the owner's duly authorized agent.

B

Bond

A financial guarantee acceptable to the Commission, including a performance bond, irrevocable letter of credit, passbook savings account, escrow account, or other form of security approved by the Commission, ensuring completion of required improvements. This definition should be retained but broadened beyond only two forms of security.

Buildable Area

A contiguous portion of a lot suitable for the construction of principal buildings, accessory structures, utilities, and on-site sewage disposal systems that complies with the Town of Morris Zoning Regulations. Buildable Area shall exclude wetlands, watercourses, required setbacks, easements, regulated flood hazard areas, and slopes exceeding twenty percent (20%), unless otherwise approved by the Commission.

C

Commission

The Planning and Zoning Commission of the Town of Morris.

Conservation Easement

A perpetual legal restriction placed upon land for the purpose of protecting natural, scenic, agricultural, historic, or open space resources that is recorded on the Town Land Records and enforceable by a governmental entity or qualified conservation organization.

Conservation Subdivision

A subdivision designed to preserve significant natural, agricultural, scenic, or cultural resources through the permanent protection of open space while permitting residential development on the remaining portions of the property.

Cultural and Community Resources

Scenic roads, scenic views, parks, trails, greenways, open space, agricultural lands, historic buildings, historic sites, archaeological resources, stone walls, ridgelines, significant trees, and other features identified by the Commission as contributing to the Town's rural character. This expands and modernizes the current definition.

D

Date of Receipt

As defined in Connecticut General Statutes §8-7d. Rather than repeating statutory language, simply reference the statute.

Disturbed Area

Any area where vegetation, topsoil, or ground cover has been removed, graded, excavated, filled, or otherwise altered. This clarifies the existing definition.

Driveway

An accessway connecting a public or private street to one or more lots.

E

Easement

A legal right to use another person's property for a specific purpose.

Erosion and Sediment Control Plan

A plan prepared in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended, describing measures necessary to minimize erosion and sedimentation resulting from land disturbance.

F

Flag Lot

A lot that obtains frontage through a narrow access strip.

Flood Hazard Area

Land identified by FEMA as subject to inundation by the one-percent annual chance flood, as shown on the currently effective Flood Insurance Rate Maps.

I

Interior Lot

A lot bounded by a street on only one side.

L

Low Impact Development (LID)

A site planning and engineering approach that minimizes land disturbance, reduces impervious surfaces, promotes infiltration and groundwater recharge, preserves natural drainage systems, and manages stormwater runoff close to its source.

Lot

A parcel of land created in accordance with these Regulations for the purpose of sale or development, excluding land dedicated for municipal, conservation, or agricultural purposes, consistent with the existing definition.

N

Natural Features

Landforms, water resources, vegetation, wildlife habitat, forests, wetlands, watercourses, floodplains, rock outcroppings, steep slopes, ridgelines, significant trees, prime and important agricultural soils, and other environmentally sensitive resources.

O

Open Space

Land permanently protected from future development for the purpose of preserving natural resources, agriculture, forestry, wildlife habitat, scenic resources, recreation, water quality, or other public benefits through fee ownership, conservation easement, deed restriction, or other legally enforceable instrument. This expands the existing definition to encompass modern conservation tools.

P

Plan of Conservation and Development (POCAD)

The currently adopted Town of Morris Plan of Conservation and Development, as amended. This replaces separate references to "Town Plan."

R

Resubdivision

As defined in Connecticut General Statutes §8-18.

Resource Conservation Area

Areas containing significant environmental, agricultural, scenic, historic, or ecological resources, including wetlands, watercourses, floodplains, steep slopes, ridgelines, forest blocks, prime farmland soils, aquifer recharge areas, wildlife habitat, scenic roads, and existing protected open space.

Right-of-Way

Land or an interest in land dedicated or reserved for transportation, utility, drainage, pedestrian access, or similar public or private purposes. This is broader and more useful than the current definition.

S

Significant Tree

A healthy specimen tree identified by a qualified arborist, landscape architect, forester, or the Commission as possessing exceptional ecological, scenic, historic, or aesthetic value because of its size, species, age, condition, or location. This is preferable to relying solely on a 12-inch diameter threshold.

Soil Scientist

A soil scientist certified in accordance with Connecticut law.

Street

A public or private right-of-way providing vehicular access to lots and accepted or approved in accordance with these Regulations. This broadens the current definition to recognize approved private roads where permitted.

Subdivision

As defined in Connecticut General Statutes §8-18.

Subdivider

The owner of record or authorized applicant proposing a subdivision or re-subdivision.

W

Walkway

A sidewalk, trail, path, or easement intended for pedestrian or other non-motorized travel.

Watercourses

As defined in the Town of Morris Inland Wetlands and Watercourses Regulations.

Wetlands

As defined in the Town of Morris Inland Wetlands and Watercourses Regulations.

Wildlife Corridor

A continuous area of natural habitat that facilitates the movement of wildlife between larger habitat areas or protected open space.

SECTION 3 – APPLICATION PROCEDURES

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

Regular Meeting Morris Town Hall and Live on Zoom

January 21st 2026, at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/89978564674?pwd=B26n07TCJtMtDcZASxLpbiEH5olsHG.1>

Meeting ID: 899 7856 4674

Passcode: 433590

Noah Butler

Helen White

Erika Leone

Douglas Barnes (Secretary)

David Wiig Chairman

Dylan Hovey

William Ayles Jr. (Vice-Chairman)

Marc Petzold

Kim Dore

Staff: ZEO Tony Adili

Planner: Janell Mullen

Alternates:

Veronica Florio

Barbara Bongolotti

Minutes

1. Call to Order

The Meeting was Digitally Recorded and Can be viewed at the link below.

<https://www.youtube.com/watch?v=gkUZvGLurxQ>

The Meeting was called to order at 7:05 with David Wiig, Noah Butler, Helen White, Erika Leone, William Ayles Jr, Marc Petzold, Kim Dore, and Veronica Florio who was seated in place of Dylan Hovey. Douglas Barnes arrived at 7:08.

2. Agenda Review

Veronica Florio made a motion to add under New Business b. Board Membership.

Kim Dore Seconded the motion. The Motion passed unanimously.

3. New Business

a. Budget to Present to Board of Finance for Fiscal Year 2026-2027.

Marc Petzold made a motion to approve the budget as discussed. Veronica Florio seconded the motion. The motion passed unanimously.

b. Board Membership

Michael Delaney was interested in becoming a board member on the commission. He introduced himself and spoke of his desire to get involved.

William Ayles Jr made a motion to appoint Michael Delaney to the vacant alternate position on the Commission. Veronica Florio seconded the motion. The motion passed unanimously.

4. Old Business

- a. Discussion of how to engage with and get more public involvement**
- b. Review of Social Media Policy**

Erika Leone made a motion to approve the Social Media policy as amended and direct Tony Adili ZEO to create the Town of Morris Planning and Zoning Commission Facebook Page. Kim Dore seconded the motion. The motion passed unanimously.

5. Other Business

- a. November 6th Meeting Minutes**

Veronica Florio made a motion to approve November 6th Meeting Minutes. William Ayles JR. seconded the motion. The motion passed unanimously.

- b. November 19th Meeting Minutes**

Veronica Florio made a motion to approve November 19th Meeting Minutes. Helen White seconded the motion. The motion passed unanimously.

- c. December 4th Meeting Minutes**

Veronica Florio made a motion to approve the December 4th Meeting Minutes. Kim Dore seconded the motion. The motion passed unanimously.

- d. January 8th 2026 Meeting Minutes**

Veronica Florio made a motion to approve the January 8th 2026 Regular Meeting Minutes. Kim Dore seconded the motion. The motion passed unanimously.

- e. January 8th Public Hearing Minutes 94 Isaiah Smith Lane**

Veronica Florio made a motion to approve the January 8th Public Hearing Minutes 94 Isaiah Smith Lane. Kim Dore seconded the motion. The motion passed unanimously.

- f. January 8th Public Hearing Minutes 266 Watertown Road**

Veronica Florio made a motion to approve January 8th Public Hearing Minutes 266 Watertown Road. William Ayles Jr. seconded the motion. The motion passed unanimously.

6. Complaints

- a. 376, 378, 380, and 382 Bantam Lake Road**

William Ayles made a motion to find out any permits that the Owner obtained for the renovations done at the properties and to direct the ZEO to compile a list of items for the next meeting. Veronica Florio seconded the motion. The motion passed unanimously.

7. Communication and Bills

a. 5th Thursday on Zoom on January 29th at 7:00 PM

Veronica Florio made a motion to hold a Special Meeting on January 29th, 2026 at 7:00 to attend the Zoom Training. Marc Petzold seconded the motion. The motion passed unanimously.

b. HB 8002

c. Annual Aqua Turf Training Steve Byrne

8. Adjourn

Veronica Florio made a motion to adjourn at 8:13 pm. Erika Leone seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom

February 5th 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/87178806693?pwd=2d1WbgbeW12DvJFZVUhhabLFUih8bj.1>

Meeting ID: 871 7880 6693 Passcode: 330602

Noah Butler	David Wiig Chairman	
Helen White	Dylan Hovey	Alternates:
Erika Leone	William Ayles Jr. (Vice-Chairman)	Veronica Florio
Douglas Barnes (Secretary)	Marc Petzold	Barbara Bongolotti
	Kim Dore	
	Staff: ZEO Tony Adili	
	Planner: Janell Mullen	

Minutes

1. Call to Order

The Meeting was called to order at 7:02 with David Wiig, William Ayles Jr, Noah Butler, Helen White, Douglas Barnes, Erika Leone, and Veronica Florio who was seated for Dylan Hovey Present.

The meeting was digitally recorded and can be viewed at

<https://www.youtube.com/watch?v=91CvqQwY-rA>.

2. Agenda Review

3. New Business: There was no new business.

4. Old Business: There was no old business.

5. Other Business: There was no other business.

6. Complaints

a. 376, 378, 380, and 382 Bantam Lake Road

Veronica Florio made a motion to have ZEO Tony Adili Draft a Letter and have it brought to the February 18th, 2026 Meeting for review by the Commission in reference to the issues at 376, 378, 380, and 382 Bantam Lake Road. Noah Butler seconded the motion. The motion passed unanimously.

7. Communication and Bills

a. 5th Thursday Review: There was minor discussion. No motions made.

b. HB 8002: There was minor discussion. No motions made.

c. Annual Aqua Turf Training Steve Byrne: Commission members shall let ZEO Tony Adili know if they want to attend the Training Conference.

8. Adjourn

Veronica Florio made a motion to adjourn at 7:29 pm. Helen White seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom

February 18th, 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85645969444?pwd=Tf99fFseWSCsAP8s1qasN1u0zYi7D6.1>

Meeting ID: 856 4596 9444

Passcode: 558069

Noah Butler

Helen White

Erika Leone

Douglas Barnes (Secretary)

David Wiig Chairman

Dylan Hovey

William Ayles Jr. (Vice-Chairman)

Marc Petzold

Kim Dore

Staff: ZEO Tony Adili

Planner: Janell Mullen

Alternates:

Veronica Florio

Barbara Bongolotti

Michael Delaney

Minutes

1. Call to Order

The meeting was called to order at 7:09 pm with David Wiig, William Ayles Jr, Douglas Barnes, Helen White, Kim Dore, Veronica Florio who was seated for Erika Leone, and Michael Delaney who was seated for Marc Petzold.

The proceedings were digitally recorded and can be viewed at the following link.
<https://www.youtube.com/watch?v=7R7HGZCeuOs>

2. Agenda Review

There was no Agenda Review.

3. New Business

There was no new business.

4. Old Business

a. Bantam Lake Waterfront Overlay District as well as improve use of Low Impact Sustainable Development

The Planner Janell Mullen presented an updated draft of the overlay district. Janell Mullen will update it to include comments made at the meeting.

There were no motions made.

b. Subdivision Regulations and to include identifying archaeological, historical, or cultural resources that require a license professional to assess the impacts of development

Janell Mullen did a quick overview of the Track Changes to the subdivision regulations. Item was tabled to next month.

c. Restricting development on slopes greater than 20 percent.

Tabled to next meeting.

d. Regulation Change to allow Zoning Enforcement Officer, with input of the chairman to approve Site Plan Modifications

Tabled to next Meeting

e. Discussion about Dynamometers

Peter Sideris provided a presentation on dynamometers. There were no motions made.

f. Discussion about Solar

No motions were made.

5. Communications and Bills

a. Discussion of Letter to 376, 378, 380, and 382 Bantam Lake Road

Noah Butler will send the changes to Tony Adili so that the letter can be sent out.

b. HB 8002

6. Adjourn

Veronica Florio made a motion to adjourn at 8:50 pm. Kim Dore seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom

March 5th 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/87178806693?pwd=2d1WbgbeW12DvJFZVUhjabLFUih8bj.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)

Marc Petzold

Kim Dore

Staff: ZEO Tony Adili

Planner: Janell Mullen

Alternates:

Veronica Florio

Barbara Bongolotti

Michael Delaney

Minutes

1. Call to Order

<https://www.youtube.com/watch?v=5tFxamm7xlg>

The recording of the meeting can be viewed at the link above.

The meeting was called to order at 7:03 pm with David Wiig, Kim Dore, Noah Butler, Erika Leone, Helen White, Veronica Florio who was seated for Dylan Hovey, and Michael Delaney who was seated for Marc Petzold.

2. Agenda Review

3. New Business

4. Old Business

5. Other Business

6. Complaints

a. 376, 378, 380, and 382 Bantam Lake Road

Tony Adili will send out the updated letter to the Property Owner.

7. Communication and Bills

a. Annual Aqua Turf Training Commitment

Tony Adili wants the commission members to let him know for the next meeting if they wished to attend.

8. Adjourn

Michael Delaney made a motion to adjourn at 7:12 Pm. Kim Dore seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom

March 18th, 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85645969444?pwd=Tf99fFseWSCsAP8s1qasN1u0zYi7D6.1>

Meeting ID: 856 4596 9444

Passcode: 558069

Noah Butler	David Wiig Chairman	
Helen White	Dylan Hovey	Alternates:
Erika Leone	William Ayles Jr. (Vice-Chairman)	Veronica Florio
Douglas Barnes (Secretary)	Marc Petzold	
	Kim Dore	Michael Delaney
	Staff: ZEO Tony Adili	
	Planner: Janell Mullen	

Minutes

1. Call to Order

<https://www.youtube.com/watch?v=jMUKNIZaOoc>

The meeting was digitally recorded and the recording of the meeting is available at the link above.

The meeting was called to order at 7:12 pm with David Wiig, Kim Dore, Erika Leone, William Ayles Jr, Michael Delaney who was seated for Dylan Hovey, Noah Butler, and Helen White present.

2. Agenda Review

Erika Leone made a motion to move item 5a to the top of the agenda. Kim Dore seconded the motion. The motion passed unanimously.

3. New Business

4. Old Business

- a. Bantam Lake Waterfront Overlay District as well as improve use of Low Impact Sustainable Development

Kim Dore made a motion to schedule a public hearing on May 20th 2026 at 7:00 to discuss the Bantam Lake Waterfront Overlay District. Michael Delaney seconded the motion. The motion passed unanimously.

- b. Subdivision Regulations and to include identifying archaeological, historical, or cultural resources that require a license professional to assess the impacts of development

Janell Mullen went over the changes She has proposed to update the Subdivision Regulations.

- c. Restricting development on slopes greater than 20 percent.**
- d. Regulation Change to allow Zoning Enforcement Officer, with input of the chairman to approve Site Plan Modifications**

This will be discussed more at the next workshop meeting.

- e. Discussion of Battery Storage Facilities**

Janell Mullen will provide Moratorium language for the commission to review.

- f. Discussion about Solar**

There are a few applications in front of the Siting Council on South Street for Large Scale Solar.

- g. Discussion about Dynamometers**

5. Communications and Bills

- a. 376, 378, 380, and 382 Bantam Lake Road Communication**

Tony Adili ZEO updated the commission that the owner of the property will be at the May 7th, 2026 meeting to discuss the complaints.

- b. HB 8002**
- c. Steve Byrne Annual Conference Registration**

Commission will let Tony Adili ZEO know if they will attend the meeting.

- d. Membership Update: Resignation from Commission**

Alternate Barbara Bongolotti resigned from her position as an alternate.

6. Adjourn

Erika Leone made a motion to adjourn at 8:50 pm. Kim Dore seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom

April 2nd^h 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/87178806693?pwd=2d1WbgbeW12DvJFZVUhjabLFUih8bj.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)

Kim Dore

Staff: ZEO Tony Adili

Planner: Janell Mullen

Alternates:

Veronica Florio

Michael Delaney

Minutes

1. Call to Order

<https://www.youtube.com/watch?v=9RBEP2EqT0w>

The meeting was digitally recorded and the recording of the meeting is available at the link above.

The meeting was called to order at 7:00 pm with David Wiig, William Ayles Jr, Helen White, Noah Butler, and Veronica Florio who was seated for Dylan Present. Kim Dore arrived at 7:11 pm.

2. Agenda Review.

William Ayles Jr to add under 5 a. Other Business To appoint Veronica Florio to the open seat vacated by Marc Petzold's resignation. Helen White seconded the motion. The motion passed unanimously.

Veronica Florio made a motion to add Outdoor Storage of Commercial Trucks/Vehicles on a residential property under 7 b. Kim Dore seconded the motion. The motion passed unanimously.

3. New Business

4. Old Business

5. Other Business

a. Appointment of Veronica Florio to open seat vacated by Marc Petzold

Helen White made a motion to appoint Veronica Florio to the open seat vacated by Marc Petzold. William Ayles Jr. seconded the motion. The motion passed unanimously.

6. Complaints

a. 376, 378, 380, and 382 Bantam Lake Road

Veronia Florio made a motion to send a reminder to the owner of the property to make sure they attend the Thursday May 7th, 2026 Meeting or face a potential Cease and Desist Order on the fact that events are still being advertised on the Camp David Website. Helen White seconded the motion. The motion passed unanimously.

b. 30 Burgess Road

Tony Adili ZEO will reach out to the owner of the property to discuss the situation. A complaint was received on March 20th.

7. Communication and Bills

a. ZEO Report

Tony Adili went over the ZEO Report. The ZEO Report is posted online under Attachments for April 2nd meeting on the town website. It can be reviewed by the public there.

b. Outdoor Storage of Commercial Trucks/Vehicles on a residential property

The Commission discussed the property that is located on Todd Hill Road. Tony Adili was directed to reach out to the owner of the property to discuss options and a possible future invite to a meeting.

8. Adjourn

Veronica Florio made a motion to adjourn at 7:45 pm. Kim Dore seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom

April 15th, 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85645969444?pwd=Tf99fFseWSCsAP8s1qasN1u0zYi7D6.1>

Meeting ID: 856 4596 9444

Passcode: 558069

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
---	---	--

Minutes

1. Call to Order.

The meeting was digitally recorded and can be viewed at the link below.

<https://www.youtube.com/watch?v=Hju2c8esOZU>

All the attachments for this meeting can be viewed online at www.morrisct.gov.

The meeting was called to order at 7:02 pm with William Ayles Jr, Veronica Florio, Kim Dore, Helen White, Noah Butler, and Michael Delaney who was seated for Dylan Hovey. William Ayles Jr chaired the meeting because David Wiig was out.

2. Agenda Review

There were no items added to the agenda.

3. New Business

There was no new business.

4. Old Business

- a. Bantam Lake Waterfront Overlay District as well as improve use of Low Impact Sustainable Development (Public Hearing set for May 20th, 2026)

This item was not discussed because a Public Hearing is scheduled for May 20th.

- b. Subdivision Regulations and to include identifying archaeological, historical, or cultural resources that require a license professional to assess the impacts of development. Restricting development on slopes greater than 20 percent.

Janell Mullen did a review of the updated changes to the subdivision regulations she has been working on.

- c. Regulation Change to allow Zoning Enforcement Officer, with input of the chairman to approve Site Plan Modifications**

This was not discussed because it was mostly covered last meeting, but Tony Adili provided some examples of other towns that allow Site Plan Modifications.

- d. Battery Storage Facilities and Data Center Moratorium Review**

Janell Mullen provided an overview of the Moratorium.

Veronica Florio made a motion to hold a Public Hearing on May 20th, 2026 to change the regulations to adopt a 2-year Moratorium on Battery Storage Facilities and Data Centers. Kim Dore seconded the motion. The motion passed unanimously.

- e. Discussion about Solar**

No motions were made on this item.

- f. Discussion about Dynamometers**

Veronica Florio made a motion to remove Dynamometers discussion from the agenda. Kim Dore seconded the motion. The motion passed unanimously.

5. Communications and Bills

- a. HB 8002**

There was a minor discussion about density bonuses and changes that take effect on July 1st, 2026.

- b. Membership: Two Open Alternate Seats**

There was no discussion. There were no motions made on this item.

6. Adjourn

Veronica Florio made a motion to adjourn at 8:23 pm. Kim Dore seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom

May 7th 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/87178806693?pwd=2d1WbgbeW12DvJFZVUhjabLFUih8bj.1>

Meeting ID: 871 7880 6693

Passcode: 330602

Noah Butler	David Wiig Chairman	
Helen White	Dylan Hovey	Alternates:
Erika Leone	William Ayles Jr. (Vice-Chairman)	
Douglas Barnes (Secretary)	Veronica Florio	
	Kim Dore	Michael Delaney
	Staff: ZEO Tony Adili	
	Planner: Janell Mullen	

Minutes

1. Call to Order

The meeting was called to order at 7:35pm with David Wiig, Noah Butler, Veronica Florio, Helen White, Erika Leone, Douglas Barnes, and Michael Delaney who was seated for Dylan Hovey present.

The recording of the video can be viewed at the link below. There was some technical difficulties so the video may be choppy and it may be hard to follow along.

<https://www.youtube.com/watch?v=ZwrENfFbLUk>

2. Agenda Review

There was no agenda review.

3. New Business

4. Old Business

5. Other Business

There was no New business, Old Business, or Other Business.

6. Complaints

a. 376, 378, 380, and 382 Bantam Lake Road

Douglas Barnes made a motion to have the ZEO Tony Adili prepare a Cease-and-Desist Letter for the May 20th, 2026 meeting in respect to Large Events and gatherings at the 4 addresses 376, 378, 380, and 382 Bantam Lake Road and to send it to Attorney Steve Byrne for review. Veronica Florio seconded the motion. The motion passed unanimously.

b. 30 Burgess Road

The ZEO reported to the commission that he had reached out to the owner of 30 Burgess Road and the owner said they will be working on cleaning up the mess.

c. 194 Todd Hill Road

Douglas Barnes made a motion to have the ZEO Tony Adili prepare a Cease-and-Desist order for the May 20th, 2026 in respect to commercial and oil trucks parked in a residential property and send it to Attorney Steve Byrne for review. Veronica Florio seconded the motion. The motion passed unanimously.

d. 198 East Street

The ZEO will invite the owner of the property to the first meeting in June to discuss some of the conditions of approval that may have been violated based on communication from a neighbor.

e. 153 East Shore Road

The ZEO disused the situation here and will reach out to the property owner with options on how to cure the violation.

7. Communication and Bills

a. ZEO Report

i. Proposed Fee Changes

Veronica Florio made a motion to send the new proposed fee schedule to the Board of Selectmen for their review and approval. Helen White seconded the motion. The motion passed unanimously.

**b. 120 Burgess Road: Received Notification of Withdrawal from Plaintiff
Case Number: LLI-CV-23-6034897-S**

The ZEO provided communication that the court case is withdrawn and that the owner of the property wants to build an addition to the building to store their vehicles and materials. The ZEO was directed to ask Attorney Steve Byrne how the Greens should proceed in terms of permitting for the new structure.

8. Adjourn

Veronica Florio made a motion to adjourn at 8:53 pm. Helen White seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom
May 20th, 2026 at 7:00 pm
Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85645969444?pwd=Tf99fFseWSCsAP8s1qasN1u0zYi7D6.1>

Meeting ID: 856 4596 9444

Passcode: 558069

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

Minutes

1. Call to Order

https://www.youtube.com/watch?v=jsQwX_uUzEU

The recording of the meeting can be viewed at the link above.

The meeting was called to order at 7:03 pm with David Wiig, Williams Ayles Jr, Helen White, Veronica Florio, Noah Butler, and Michael Delaney who was seated for Dylan Hovey. Also present Janell Mullen Consultant Town Planner and Tony Adili Zoning Enforcement Officer.

2. Agenda Review

Veronica Florio made a motion to add item 5g. Discussion to prioritize old business. Noah Butler seconded the motion. The motion passed unanimously.

3. Public Hearings

a. A Text Amendment to establish provisions for a Bantam Lake Overlay District.

Applicant: Town of Morris Planning and Zoning Commission

The Public Hearing was opened at 7:05 pm.

Janell Mullen did an overview of the Bantam Lake Overlay District. There were two members of the public online. Neither choose to speak.

The Public Hearing was closed at 7:24 pm.

b. A Text amendment establishing a two-year moratorium on Battery Storage Facilities and Data Centers.

Applicant: Town of Morris Planning and Zoning Commission

The Public Hearing was opened at 7:25 pm.

Janell Mullen did an overview of the Two-Year Moratorium on Battery Storage Facilities and Data Centers. There were two members of the public online. Neither Choose to Speak.

The Public Hearing was closed at 7:42 pm.

4. New Business

The Regular Meeting reconvened at 7:43 pm.

5. Old Business

a. Post Public Hearing Discussion of Text Amendment to establish the Bantam Lake Overlay District

Veronica Florio made a motion to approve the Text Amendment to the regulations to establish the Bantam Lake Overlay District with the effective date of June 10th, 2026. William Ayles Jr seconded the motion. The motion passed unanimously.

b. Post Public Hearing Discussion of Text Amendment to establish a two-year moratorium on Battery Storage Facilities and Data Centers

Veronica Florio made a motion to approve the Text Amendment to establish a two-year moratorium on Battery Storage Facilities and Data Centers. Noah Bulter seconded the motion. The motion passed unanimously.

The Planning and Zoning Commission will actively be working on regulations for Battery Storage Facilities and Data Centers while the Two Year Moratorium is active.

c. Discussion 376, 378, 380, and 382 Bantam Lake Road Cease and Desist

No discussion.

d. Discussion 194 Todd Hill Road Cease and Desist

No discussion.

e. Subdivision Regulations and to include identifying archaeological, historical, or cultural resources that require a license professional to assess the impacts of development. Restricting development on slopes greater than 20 percent.

No discussion.

f. Regulation Change to allow Zoning Enforcement Officer, with input of the chairman to approve Site Plan Modifications

No Discussion

g. Prioritize Old Business

Veronica Florio made a motion that for the next Workshop/Planning Meeting to have Data Centers be item 1, Battery Storage Facilities to be item 2, and Subdivision Regulation changes to be item 3. Helen White seconded the motion. The motion passed unanimously.

6. Communications and Bills

a. Membership: Two Open Alternate Seats

Commission members will reach out and try to find alternates.

7. Adjourn

Veronica Florio made a motion to adjourn at 7:55 pm. Noah Butler seconded the motion. The motion passed unanimously.

\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=2d1WbgbeW12DvJFZVUhjabLFUih8bj.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

Minutes

1. Call to Order

The meeting was digitally recorded and the video can be viewed at the link below.

<https://www.youtube.com/watch?v=k6Fzpage-Ww>

The meeting was called to order at 7:04 pm with William Ayles Jr who was acting Chair due to Dave Wiigs absence, Helen White, Erika Leone, Veronica Florio, Kime Dore, and Michael Delaney who was seated for Dylan Hovey present. Noah Butler arrived at 7:20 pm.

2. Agenda Review

There was no agenda review, but 194 Todd Hill Road was the first complaint discussed.

3. New Business

4. Old Business

5. Other Business

6. Complaints

a. 376, 378, 380, and 382 Bantam Lake Road

The Owner of the properties was not in attendance. David Sperling notified the Zoning Enforcement Officer that he was having a Bar Mitzvah for his Son and was not available to be in attendance.

Veronica Florio made a motion to send the Cease and Desist that was reviewed by Land Use Attorney Steve Byrne, by Certified mail to the property owner. Helen White seconded the motion. The motion passed unanimously.

b. 30 Burgess Road

No Motions made in reference to this property. The property owner will work on cleaning the property up.

c. 194 Todd Hill Road:

The Property Owner Chris Barone attended the meeting to discuss the Oil Trucks parked in a residential zone. He asked for a couple months to try to figure out a solution and the Planning and Zoning Commission was agreeable. There were no motions made.

d. 198 East Street

The Zoning Enforcement Officer will reach out to let the property owner know his options to change some conditions of approval. This will require a Special Exception Application and Public Hearing.

e. 153 East Shore Road

The Zoning Enforcement Officer met with the sons owner and they will be working on a solution to remove the Storage Containers on a vacant lot.

f. 104 West Street

The Zoning Enforcement Officer received a complaint form in reference to this address 104 West Street. The complaint is that someone may be living in the camper, that is not a permitted use unless there is a house being built.

Veronica Florio made a motion to direct the Zoning Enforcement Officer to send a letter to the property owner about the complaint. Erika Leone seconded the motion. The motion passed unanimously.

7. Communication and Bills

a. ZEO Report

The Zoning Enforcement Officer went over the report. Most of the items were discussed during the complaints section.

b. 120 Burgess Road: Communication from Steve Byrne

Steve Byrne communicated to the Zoning Enforcement Officer that they property owner should apply for a Special Exception Application for a Contractor Shop and Storage. The ZEO will reach out to the owner of the property to let them know.

8. Adjourn

Veronica Florio made a motion to adjourn at 7:32 pm. Helen White seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom

June 17th, 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85645969444?pwd=Tf99fFseWSCsAP8s1qasN1u0zYi7D6.1>

Meeting ID: 856 4596 9444

Passcode: 558069

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

Minutes

1. Call to Order

The meeting was called to order at 7:00 pm with David Wiig, Helen White, Erika Leone, Douglas Barnes, Veronica Florio, William Ayles Jr, and Michael Delaney who was seated for Dylan Hovey present. Kim Dore arrived at 7:33 pm.

https://www.youtube.com/watch?v=H_B8tMZaBcY

The meeting was digitally recorded and the video can be viewed at the link above.

2. Agenda Review

3. Public Hearings

4. New Business

5. Old Business

a. Data Center Regulations

Janell Mullen, Town Planner Consultant did a review of what she has worked on so far in terms of Data Centers.

b. Battery Storage Facilities Regulations

Janell Mullen, Town Planner Consultant did a review of what she has worked on so far in terms of Battery Storage Facilities.

c. Subdivision Regulations and to include identifying archaeological, historical, or cultural resources that require a license professional to assess the impacts of development. Restricting development on slopes greater than 20 percent.

Janell Mullen Town Planner did a review of Subdivision updates. The Commission also reviewed the Town Plan of Conservation and Development and see what input it can provide for our future planning for subdivisions.

Veronica Florio made a motion to direct Janell Mullen to craft a Demo Delay Ordinance for Subdivision Regulations. Erika Leone seconded the motion. The motion passed unanimously.

- d. Regulation Change to allow Zoning Enforcement Officer, with input of the chairman to approve Site Plan Modifications**

6. Communications and Bills

- a. Membership: Two Open Alternate Seats**

David Owen a prospective Board member presented himself and describe his experience as Chair of Town of Washington Planning and Zoning Commission. David is interested in becoming a board member.

Veronica Florio made a motion to appoint David Owen as an alternate to the Planning and Zoning Commission. William Ayles Jr seconded the motion. The motion passed unanimously.

7. Adjourn

Veronica Florio made a motion to adjourn at 8:51 pm. Kim Dore seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom

July 2nd, 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/87178806693?pwd=2d1WbgbeW12DvJFZVUhjabLFUih8bj.1>

Meeting ID: 871 7880 6693

Passcode: 330602

Noah Butler	David Wiig Chairman	
Helen White	Dylan Hovey	Alternates:
Erika Leone	William Ayles Jr. (Vice-Chairman)	David Owen
Douglas Barnes (Secretary)	Veronica Florio	
	Kim Dore	Michael Delaney
	Staff: ZEO Tony Adili	
	Planner: Janell Mullen	

Minutes

1. Call to Order

The meeting was called to order at 7:01 pm with David Wiig, Noah Butler, Helen White, Erika Leone, William Ayles Jr, David Owen who was seated for Dylan Hovey, Michael Delaney who was seated for Douglas Barnes, and Kim Dore present.

The meeting was digitally recorded and the video can be viewed at the following link.

<https://www.youtube.com/watch?v=Q79O90PaIAM>.

2. Agenda Review

3. New Business

4. Old Business

5. Other Business

6. Complaints

a. 376, 378, 380, and 382 Bantam Lake Road

David Sperling the property owner was present. David Sperling intends to appeal the Cease-and-Desist order that was issued on June 12th to the Zoning Board of Appeals.

b. 30 Burgess Road

NO motions taken. Tony Adili ZEO will reach out to property owner to obtain compliance.

c. 194 Todd Hill Road

No motions were made.

d. 198 East Street

No motions were made but Tony Adili ZEO was directed to send a letter to the property owner to let them know of potential violations of the condition of approvals of their application in February of 2009.

e. 153 East Shore Road

No motions were made. Tony Adili ZEO reported that the property owner will be drawing up plans to build a home and remove the storage containers.

f. 104 West Street

Tony Adili ZEO received a letter from the property owners stating they will not be occupying the Camper anymore.

7. Communication and Bills

a. ZEO Report

Tony Adili ZEO discussed the report.

8. Adjourn: Kim Dore made a motion to adjourn at 8:13 pm. Helen White seconded the motion. The motion passed unanimously.

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

Regular Meeting Morris Town Hall and Live on Zoom

August 6th, 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/87178806693?pwd=2d1WbgbeW12DvJFZVUhjabLFUih8bj.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:

David Owen

Michael Delaney

Minutes

1. Call to Order

The Meeting was called to order with David Wiig, William Ayles Jr, Veronica Florio, Kim Dore, David Owen who was seated for Dylan Hovey, and Michael Delaney who was seated for Douglas Barnes.

2. Agenda Review

3. New Business

a. Gravel Mines Discussions/complaints

- i. 261 Stoddard Road: Deacon
- ii. 120 Burgess Road: Green formerly Mosimann
- iii. 492 West Morris Road: Town and Aurell

The Three Property owners attended the meeting as well as other members of the public. There was discussion about noise, trucks starting early, and general times of operation.

Veronica Florio made a motion to send Land Use Attorney Steve Byrne a list of questions and to authorize Tony Adili to discuss with Chairman David Wiig Additional Questions. The questions Veronica want to ask were:

1. Do the hours of operation include the item the trucks start, or can they start the trucks earlier than listed hours of operation?
2. Can we change the terms of their approval?
3. Are they all pre-existing and does is the Deacon approval valid?
4. Is the crushing of stone considered an expansion of the original approval.

Kim Dore seconded the motion. The motion passed unanimously.

4. Old Business

5. Other Business

6. Complaints

a. 376, 378, 380, and 382 Bantam Lake Road

Public Hearing for Cease and Desist will be held on August 31st at 6:00 pm.

b. 30 Burgess Road

Owner is working on cleaning up the mess.

c. 194 Todd Hill Road

Awaiting an application.

d. 198 East Street

Jim Davenport attended and said that he will put a gate across the property so that trucks do not come at all hours of the day.

e. 153 East Shore Road

ZEO will reach out and see where they are in the planning process.

f. 314 Bantam Lake Road

Mike Lauretano attended the meeting to discuss the situation. Ken Burr the complainant also attended.

Veronica Florio made a motion to remove this topic from the agenda and to have Tony Adili ZEO make random inspections of the property. William Ayles Jr seconded the motion. The motion passed unanimously.

7. Communication and Bills

a. ZEO Report

i. Janell Mullen Planner Contract

This will be on the agenda for August 19th.

8. Adjourn

Veronica Florio made a motion to adjourn at 8:59 pm. William Ayles Jr seconded the motion. The motion passed unanimously.