

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

Regular Meeting Morris Town Hall and Live on Zoom

October 2nd, 2025 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/89091654083?pwd=eaUmanlQ7NamKQWlGrPybzQvd5ayf.1>

Meeting ID: 890 9165 4083

Passcode: 572038



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

Minutes

1) Call to Order

The Regular Meeting was called to order at 7:23 pm with David Wiig, William Ayles Jr, Veronica Florio, Helen White, Marc Petzold, Kim Dore, Noah Butler who was seated for Dylan Hovey, and Erika Leone who was seated for Barbara Bongolatti

2) Agenda Review

3) Old Business

a) Application SD 25-01 at 96 Stoddard Road for a 4 Lot Subdivision.

Applicant: Anthony LoFrisco

Veronica Florio made a motion to approve Application SD 25-01 for a 4 Lot Subdivision at 96 Stoddard Road based on the following exhibits:

1. Map Set dated 6-05-2025
2. Map Set 2 dated 9-18-2025
3. Application Accepted on 9-4-2025
4. Inlands Wetlands Minutes of Approval
5. Torrington Area Health District Approval
6. Steve Byrne Opinion

Marc Petzold seconded the motion. The motion passed unanimously. Everyone voted yes, but Douglas Barnes who had not arrived yet so he did not participate in the vote. Veronica Florio made a motion to amend the motion to add Exhibit 7. Letter to White Memorial as part of the approval. Marc Petzold seconded the motion. The motion passed unanimously. Douglas Barnes had not arrived yet so he did not participate in the vote.

4) New Business

Douglas Barnes arrived at 7:40 pm.

5) Complaints

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

Marc Petzold recused himself and left the meeting at 8:12 pm.

Douglas Barnes made a motion that Tony Adili ZEO sends a letter to the property owner that the Planning and Zoning Commission has received numerous complaints within the Planning and Zoning Commission jurisdiction and to invite them to the November 6th Meeting to discuss potential violations. Also included in this letter should let the property owner that failure to come to the meeting may be cause for a citation. Veronica Florio seconded the motion. The motion passed unanimously.

After the vote was taken Marc Petzold returned to the meeting at 8:15 pm.

b) 95 Thomaston Road

Marc Petzold made a motion to direct Tony Adili to send a citation to 95 Thomaston Road. Noah Butler seconded the motion. The motion passed unanimously.

c) 191 Island Trail

Marc Petzold made a motion to direct Tony Adili send a citation to 191 Island Trail. Veronica Florio seconded the motion. The motion passed unanimously.

d) 150 Bantam Lake Road

Marc Petzold made a motion to remove from the list. Veronica Florio seconded the motion. The motion passed unanimously.

e) 15 North Street

Veronica Florio made a motion to send the owner of 15 North Street a letter to have them plant some landscaping based on their Site Plan they had gotten approval for their Site Plan approval. Helen White seconded the motion. The motion passed unanimously.

6) Other Business

7) Communications and Bills

a) ZEO Report

Marc Petzold made a motion to pay Janell Mullens Bill for \$885.00. Erika Leone seconded the motion. The motion passed unanimously.

8) Adjourn

Veronica Florio made a motion to adjourn at 8:28 pm. Kim Dore seconded the motion. The motion passed unanimously.

ZEO Report SEPTEMBER 2025

Applications

25-13: 44 Sean Meadow Drive: Garage. Approved 9/5/2025
25-14: 231 East Shore Road: Renovation of home. Approved 9/5/2025
25-15: 125 County Road: Single Family Home, Garage with Apartment. 9/17/2025. Approved
25-16: 61 Lakeside Road: Shed 16 by 10. Approved 9/17/2025
25-17: 17 Harrison Lane: Deck Extension. Approved 9/19/2025. Awaiting TAHD Approval.
25-18: 295 Bantam Lake Rd: Shed 9 by 16.

Lawyer Fee: None Received for September, but there was one received for August for 1320.00

In terms of Laywer fees the court case is over and we are awaiting a decision from the court. This should not account for more substantial Lawyer fees. We will just need to pay the 1320.00 and the Month of September fees in terms of the Trial.

Planner Fees: None received yet for month of September. In August it was \$665.00.

Enforcement

95 Thomaston Road: The property has maintained the same situation. The land owner has not responded or answered any of my texts. The Commission voted to send a Citation. I have not yet, it slipped my mind and with all the conversations about Subdivisions I will send it out October 3rd after the Commission reaffirms that by a vote.

15 North Street: Much More improved. Seems to be aligned with the Site Plan that was submitted. The Owner maybe should replant some of the items that they removed. I will ask for commission guidance on how to move forward. It does not seem messy like it was before.

266 Watertown Road: There has been no response from the owners.

150 Bantam Lake Road: The Trailer is still there, but the cars have either been removed or parked farther away from the street.

191 Island Trail: The Neighbor has been in and said that there have not been many improvements. I recommend we send a Citation to push this along. I will let the board decide

what action to take. Even if we issue a Citation the owner will still have time and the Citation can be removed without incurring extra costs to either the owner or the Commission.

376, 378, 380, and 382 Bantam Lake Road: I have received complaints here about parties, noise, and events being hosted at this site. I recently became aware of this and have received communications from neighbors with pictures and concerns. I recommend we invite the owner of this property to the November 6th Meeting to discuss. I would also like to include the Building Inspector, TAHD, and Inland Wetlands in these discussions because things have been built without review or permits.