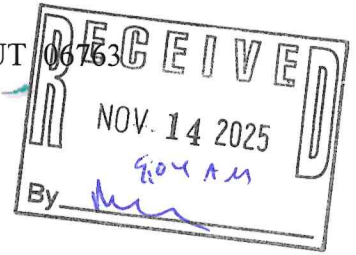


MORRIS PLANNING & ZONING COMMISSION
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT



Regular Meeting Morris Town Hall and Live on Zoom

November 6th, 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

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

Minutes

1) Call to Order

The meeting was called to order at 7:08 pm with David Wiig, William Ayles Jr, Douglas Barnes (On Zoom), Helen White, Marc Petzold, Veronica Florio, Noah Butler (seated in place of Dylan Hovey who was not present), Erika Leone (seated in place of Barbara Bongolatti who was not present),

The meeting was recorded on Zoom and it will be available on the website (www.morrisct.gov).

2) Agenda Review

There were no changes or additional items added to the agenda.

3) Old Business

4) New Business

- a) 158 Island Trail: Site Plan Application SPA 25-01 to make a nonconforming structure more conforming to setbacks

Marc Petzold made a motion to Approve SPA 25-01 based on the Application and the Survey that was presented by the applicant. Veronica Florio seconded the motion. The motion passed unanimously.

5) Complaints

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

There were many residents of Breezy Knoll in attendance as well as the Owner of the properties David Sperling.

b) 95 Thomaston Road

Veronica Florio made a motion to rescind the citation for 95 Thomaston Road. Erika Leone seconded the motion. The motion passed unanimously. The ZEO reported the truck closest to the home was removed and some items closer to the back of the property were also removed.

c) 15 North Street

Collin Pottbecker the owner was in attendance.

Veronica Florio made a motion to remove 15 North Street from the complaints. Helen White seconded the motion. The motion passed unanimously.

d) 191 Island Trail

There are 3 unregistered vehicles on the property. They are still there. The citation was sent out on October 15th. The citation will be in effect until they have removed the car.

e) 221 South Street

On November 2nd there was an event that happened at this property that has been a boat repair shop, motor vehicle dealer, and a motor vehicle repair shop previously. The ZEO received many communications and reached out to the owner to let him know that large events are not allowed. ZEO was directed to write a letter and invite the owner to the next meeting.

f) 1 Heron Pointe

Ken Burr the complainant was in attendance.

Veronica Florio made a motion to remove from the complaints because we had already made a decision 3 years ago not to take any action based on the previous complaint. William Ayles Jr seconded the motion. The motion passed unanimously.

6) Other Business

a) September 4th Meeting Minutes

Veronica Florio made a motion to approve the 9/4/2025 regular meeting minutes. Marc Petzold seconded the motion. The motion passed unanimously. Marc Petzold abstained.

b) September 4th Public Hearing Minutes

Veronica Florio made a motion to approve the 9/4/2025 Public Hearing minutes. Marc Petzold seconded the motion. The motion passed unanimously. Marc Petzold abstained

c) September 17th Meeting Minutes

Veronica Florio made a motion to approve the 9/17/2025 regular meeting minutes. Helen White seconded the motion. The motion passed unanimously. Marc Petzold abstained

d) October 2nd Meeting Minutes

e) October 2nd Public Hearing Minutes

Veronica Florio made a motion to approve both the 10/2/2025 Regular Meeting Minutes and the 10/2/2025 Public Hearing Minutes. Marc Petzold seconded the motion. The motion passed unanimously. Douglas Barnes abstained.

f) October 15th Meeting Minutes

g) October 15th Public Hearing Minutes

Veronica Florio made a motion to approve both the 10/15/2025 Regular Meeting Minutes and the 10/15/2025 Public Hearing Minutes. Marc Petzold seconded the motion. The motion passed unanimously. Douglas Barnes abstained.

7) Communications and Bills

a) ZEO Report

Marc Petzold made a motion to add on the November 19th 2025 agenda to discuss a regulation change to allow the ZEO to approval Site Plan Modifications with input from the Chair of the Commission instead of bringing them to the Commission every time. Noah Bulter seconded the motion. The motion passed unanimously.

8) Adjourn

Veronica Florio made a motion to adjourn at 8:47 pm. Marc Petzold seconded the motion. The motion passed unanimously.