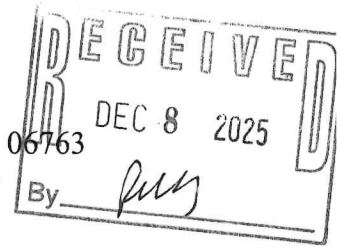


MORRIS PLANNING & ZONING COMMISSION
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763



Regular Meeting Morris Town Hall and Live on Zoom

December 4th, 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

Mark Petzold

Helen White

Noah Butler

Douglas Barnes (Secretary)

David Wiig Chairman

Dylan Hovey

William Ayles Jr. (Vice-Chairman)

Erika Leone

Kim Dore

Alternates:

Veronica Florio

Barbara Bongolotti

Staff: ZEO Tony Adili

Planner: Janell Mullen

Minutes

1) Call to Order

The meeting was called to order at 7:02 pm with David Wiig, William Ayles Jr, Kim Dore, Erika Leone, Helen White, and Veronica Florio who was seated for Dylan Hovey.

<https://www.youtube.com/watch?v=U8Cdcv2IGHA>

The Meeting was recorded on Zoom and this is the link where you can watch it.

2) Agenda Review

Veronica Florio made a motion to correct 4a. Application for Subdivision #SD 25-03 to read Application for Subdivision #SD 25-02. Kim Dore seconded the motion. The motion passed unanimously.

The deliberations were digitally recorded.

3) Old Business

There was no Old Business

4) New Business

a) Application for Subdivision # SD 25-02 at 94 Isaiah Smith Lane to Split the Lot into Two Lots.

Veronica Florio made a motion to accept application #SD 25-02 and set a public hearing for January 8th 2026. Kim Dore seconded the motion. The motion passed unanimously.

The deliberations were digitally recorded.

- b) Application for Subdivision # SD25-03 at 266 Watertown Road to split the property into Three Lots.**

Veronica Florio made a motion to accept application #SD 25-03 and set a public hearing for January 8th 2026. Helen White seconded the motion. The motion passed unanimously.

The deliberations were digitally recorded.

- c) Discussion for Solar over 1 Megawatt (State Jurisdiction)**

Kathleen Bugnacki provided some documents and they will be distributed to the Commission as well as to the Town Planner.

Noah Bulter made a motion discussion of Solar over 1 Megawatt at the January 8th 2026 meeting. Helen White seconded the motion. The motion passed unanimously.

The deliberations were digitally recorded.

- d) Discussion of how to engage with and get more public involvement**

Douglas Barnes Arrived at 7:22 pm.

There was some minor discussion how to proceed. Tony Adili ZEO was directed to come up with a Social Media policy that will be brought to the January 21st 2026 Meeting.

5) Complaints

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

Veronica Florio made a motion to direct Tony Adili ZEO to provide complaint forms for items a, b, and c for the next meeting. Helen White seconded the motion. The motion passed unanimously.

- b) 191 Island Trail**

The owner of the property removed one of the unregistered vehicles.

Veronica Florio made a motion to remove 191 Island Trail from the complaints. Kim Dore seconded the motion. The motion passed unanimously.

The Proceedings were digitally recorded.

- c) 221 South Street**

Veronica Florio made a motion to remove 221 South Street from the complaints. Kim Dore seconded the motion. William Ayles Jr voted no. Everyone else voted yes so, the motion passed.

The Proceedings were digitally recorded.

6) Other Business

a) November 6th Meeting Minutes

b) November 19th Meeting Minutes

Minutes were tabled until January 21st 2026.

7) Communications and Bills

a) ZEO Report

i) Legislative Update (New Housing Bill passed by State of Connecticut)

Tony Adili gave a minor review about the new bill and will bring more information to the next meeting on January 21st.

8) Adjourn

Veronica made a motion to adjourn at 8:41 pm. Kim Dore seconded the motion. The motion passed unanimously.