

MORRIS PLANNING & ZONING COMMISSION
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06766

Regular Meeting Morris Town Hall and Live on Zoom

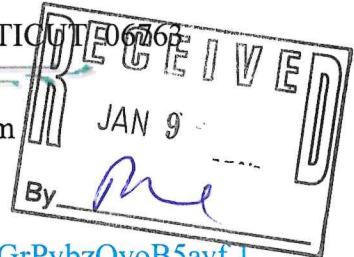
January 8th 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/89091654083?pwd=eaUmAnlQ7NamKQWlGrPybzQvoB5ayf.1>

Meeting ID: 890 9165 4083

Passcode: 572038



Marc 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 Proceedings were digitally recorded. The video can be viewed at

<https://www.youtube.com/watch?v=DuxefZMeQn8>

The meeting was called to order at 7:06 pm with David Wiig, William Ayles Jr, Helen White, Kim, Dore, Noah Butler, and Veronica Florio who was seated for Dylan Hovey Present.

The meeting reconvened at 8:58 after the two public hearings were completed.

2) Agenda Review

3) Old 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 approve Application SD 25-02 at 94 Isaiah Smith for a 2 Lot Subdivision with a waiver for section 2.16.10 Open Space Reservation of the Town of Morris Subdivision Regulations based on the following Exhibits:

1. Application
2. Torrington Area Health Approval Letter
3. Letter provided by Mike Doyle Chair of the Morris Inlands and Wetlands Commission
4. Subdivision Plan dated 1-03-2026
5. Site Development Plan dated 1-06-2026.

Kim Dore Seconded the motion. The motion passed unanimously.

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

Veronica Florio made a motion approve Application SD 25-03 for a 3 Lot Subdivision with a waiver for Section 2.3 Buildable Area Requirement of The Town of Morris Subdivision Regulations, a waiver for Section 2.16.10 Open Space Reservation of The Town of Morris Subdivision Regulations, and has voluntarily imposed non-building restrictions on Parcels B and C based on the following exhibits:

- 1. Application**
- 2. Torrington Health Approval Letter**
- 3. Letter provided by Mike Doyle Chair of the Morris Inlands and Wetlands Commission**
- 4. Binder Presentation**
- 5. PowerPoint Presentation**
- 6. Court Settlement**
- 7. Subdivision Plans dated 10/6/2025 Revised to 12/12/2025**
- 8. Color Coded Map.**

Kim Dore seconded the motion. The motion passed unanimously.

- c) Bantam Lake Waterfront Overlay District as well as improve use of Low Impact Sustainable Development**
- d) Subdivision Regulations and to include identifying archaeological, historical, or cultural resources that require a license professional to assess the impacts of development**
- e) Restricting development on slopes greater than 20 percent.**
- f) Regulation Change to allow Zoning Enforcement Officer, with input of the chairman to approve Minor Site Plan Modifications**
- g) Solar Discussion continued**

All other items were tabled to the February 18th, 2025 Meeting.

- 4) New Business**
- 5) Other Business**
 - a) Budget for 2026-2027 review**
- 6) Communications and Bills**

a) ZEO Report

7) Adjourn

Veronica Florio made a motion to adjourn at 9:10 pm. Kim Dore seconded the motion. The motion passed unanimously.