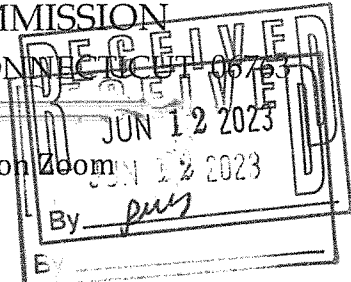


MORRIS PLANNING & ZONING COMMISSION
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06463



Regular Meeting Morris Town Hall and Live on Zoom

June 7th, 2023 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/83261225058?pwd=OTIld3NqVDROTWVBUjlkCUJ1U3ZtQT09>

Meeting ID: 832 6122 5058

Passcode: 723581

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

Minutes

1. Call to Order

The meeting was called to order at 7:05 pm with David Wiig, Douglas Barnes, Veronica Florio, Helen White, and William Ayles Jr present.

2. Agenda Review

3. New Business

4. Old Business

5. Complaints

a. 95 Thomaston Rd

b. 120 Burgess Rd

Douglas Barnes made a motion to ask our Land Use Attorney for an opinion on the following questions. The commission is considering a complaint concerning 120 Burgess Rd. The neighbors have numerous issues, but in particular are complaining that the current owners are operating far more trucks and much larger trucks than were previously operated.

There is evidence that there was a pre-existing use as an excavating company and a gravel mine prior to 1979. However, the evidence submitted so far (tax records, eyewitness) shows that prior to 1979, the excavation company operated a single dump truck. Given that, what would constitute a permissible expansion or intensification of that use? Would additional trucks and/or significantly larger trucks constitute a permissible intensification? The neighbors also argue that the number of trips on and off the property by heavy equipment have significantly increased. There is evidence from the contemporary eyewitness that there were relatively few vehicle trips on and off the property pre-zoning. Is the commission able to make an inference from the expansion of the vehicle parking area that the

use has intensified. Also, there are complaints that the hours of operation start much earlier than pre-zoning. Would a significant change to hours of operation be a permissible intensification?

Also, the evidence suggests that the prior operation was a “mom and pop” operation, while the current owner services much bigger jobs (based on contemporary eyewitness, current company website, admission by party attorney). Does the use of the property to support significantly larger jobs constitute a permissible intensification?. Veronica Florio seconded the motion and the motion passed unanimously.

c. 15 North Street

ZEO directed to invite property to owner to next meeting.

d. 7 Benton Rd

ZEO directed to invite property owner to next meeting.

6. Other Business

- a. May 3rd Meeting Minutes**
- b. May 17th Meeting Minutes**

7. Communications and Bills

- a. ZEO Report**

8. Adjourn

William Ayles Jr made a motion to adjourn at 9:13 pm. Douglas Barnes seconded the motion and the motion passed unanimously.