

Town of Morris
Planning and Zoning Commission

Legal Notice

The Morris Planning and Zoning Commission will hold a Hybrid Public Hearing on ZOOM Clouding Meetings and in person at the Morris Town Hall at 3 East Street Morris CT, 06763 on November 16th, 2022 at 7:00 PM to hear upon Application MHA-01 for a text amendment to the regulations that is sponsored by the Morris Housing Authority.

The Call in number for this meeting is **(1 929 205 6099) US (New York)**. The Meeting ID for when you download the app Zoom Cloud Meetings **844 9202 7551** and the password to enter is **991014**. You may also open up your internet browser and type <https://us02web.zoom.us/j/84492027551?pwd=Yk03dC9ETVpmNlFJVjdjMmJmeXVFUU09>

The login information will also be provided on the Town Website.

The draft of the Text Amendment is in the Zoning Office as well as the Town Clerk in Morris CT. All Documents will be provided via the town website as well.

Jeton Adili, Zoning Enforcement Officer

To: Morris Planning & Zoning Commission

From: Morris Housing Authority

Date: October 11, 2022

Re: Proposed revisions to Section 52 (11) of the town's zoning regulations

Morris Housing Plan (adopted Oct. 5, 2021) says:

p. 16 "Consider changes to section 52 (11) d. of the town's zoning regulations for "Town-Sponsored Multi-Family Housing and Related Community Facilities" that may be needed to accommodate additional units at Eldridge such as eliminating the minimum lot area or reducing it to two (acres). "

Morris Zoning Regulations- two requested changes noted below in red font:

P. 63 "Town- Sponsored Multi- Family Housing and Related Community Facilities:

- a. Statement of Purpose. The purpose of this Section is to permit by Special Exception in Residential Districts R-40, R-60, and R-80, the creation of needed housing and related community facilities sponsored by the Town of Morris.
- b. Standards and Criteria. The following standards and criteria shall be applied by the Commission in reviewing and deciding upon any application for a Town-sponsored multi-family housing Special Exception.
- c. The applicant for this Special Exception shall be the Town of Morris or the Morris Housing Authority.
- d. The minimum lot area shall be ~~five~~ **two** acres.
- e. Where the site is served by a public sewage system or a community septic system and water supply system the number of housing units shall not exceed ~~five (5)~~ **8 (eight)** dwelling units per acre.
- f. The site shall be served by an accessway of not less than 50 feet in width.
- g. All other buildings and structures shall be set back 150 feet from the street line and 15 feet from all other property lines.
- h. The minimum floor area requirement for dwelling units shall be specified by the State of Connecticut Department of Housing Programs."

Please note- per section c. above, this regulation can ONLY be used by the Town of Morris or the Morris Housing Authority.