

Received 11:39 AM
March 4, 2022
Susan J. Jeanfavre
Assistant Town Clerk

Morris Zoning Board of Appeals

Special Hearing

March 8, 2022 6:30 PM

Zoom and In Person

Lower-Level Meeting Room
Morris Community Hall
3 East Street Morris, CT

AGENDA

Zoom Access Information:

<https://us02web.zoom.us/j/85432320400?pwd=UHBndnVaK3hHTExqSXhLVG1DWDMzUT09>

Meeting ID 85432320400

Password: 950556

Reopen the Hearing

Roll Call of Members

Seat Alternates

Review and act on Minutes of February 8, 2022 meeting

Continue the Hearing on Garrity vs the Decision of the Zoning Enforcement Officer

Presentation and discussion and vote

Adjourn

MORRIS ZONING BOARD OF APPEALS
Morris Town Hall / Zoom Meeting
SPECIAL PUBLIC HEARING MINUTES
February 8, 2022

Received
Asst. Town Clerk
Susan J. Deaton
FEB 10 2022
2:48 PM

Chairman Allen Bernardini called the meeting to order at 7:15 PM.

Present: Allen Bernardini, Jim Wheeler, Meg Palumbo, Louis Pulliam, Giles Giovinazzi, and Mark Conlon.

Absent: Dereck Galinski (Alt.) and Nancy Skilton (Alt.)

Chairman Allen Bernardini made a motion to approve the minutes from the last meeting on January 14, 2022. Jim Wheeler seconded the motion. All voted aye and the motion carried.

Jim Wheeler made a motion to appoint Mark Conlon as acting Chair, as Alan Bernardini was going to have to recuse himself. Meg Palumbo seconded the motion. All voted aye and the motion carried.

Mark Conlon moved to continue the meeting on March 8, 2022, at 6:30 PM. The meeting will be held in person at the Morris Town Hall or virtual via Zoom. Jim Wheeler seconded the motion. All voted aye and the motion carried.

Mark Conlon moved to adjourn the meeting at 7:21 PM. Jim Wheeler seconded the motion. All voted aye and the motion carried.

Respectfully submitted,

Jim Wheeler
Secretary

ROR-2.1

TOWN OF MORRIS

APPLICATION FOR ZONING PERMIT

Date: 5/3/2017 REC/APP TO TOWN REC BY S/2/17 (RM) Permit #: 17-16 PM

Owner (of Property): David M Gerimia c/o David R Wilson, P.E. Agent5

Address: 552 Milton Road, Litchfield, CT 06759 Phone Number: 860-567-5332

Cell Number: 860-485-3409 Email Address: dwilson11csnet.net

The undersigned hereby makes application for a zoning permit under the provisions of the Morris Zoning Regulations of the Town of Morris, Connecticut.

Owner's signature

date

CATEGORY OF APPLICATION

A: Application is made for one or more of the following:

- ☒ use of land
- ☐ change of use of existing building or structure
- ☒ proposed building or structure and use thereof
- ☐ sign
- ☐ certificate for a lawful nonconformity

B: The proposal involves one or more of the following under the requirements of the Zoning Regulations:

- ☐ outside storage area
- ☒ landscaping
- ☒ parking area
- ☒ driveway access
- ☐ loading space
- ☒ flood plain district (see Sec. 53)
- ☐ on-site sewerage and/or water supply

C: The proposal is authorized by the Regulations (under one or more of the following):

- ☒ as a matter of right in the appropriate district
- ☐ subject to approval of a SITE PLAN (see Sec. 51)
- ☐ subject to approval of a SPECIAL EXCEPTION (see Sec. 52)
- ☐ as an extension of use _____ excavation and grading (see Sec. 64)
- ☐ subject to Certificate of Approval of Location from Zoning Board of Appeals
- ☐ other: _____

ROR 2
1

ROR-2.2

Location/Address of Property: 158 Island TrailMap: 37Block: 280Lot: 158

There are / are not (circle one) existing buildings and structures on the lot as indicated below:
 (if there are more than 2 existing structures, please provide this information for all additional structures
 on a separate sheet of paper and attach to this application.)

1. Type/Use dwelling Ground Coverage 1824.25sf Total Floor Area 2834.75 sf

2. Type/Use _____ Ground Coverage _____ Total Floor Area _____

The lot has frontage of 37.48' (feet) on one or more of the following:☐ state highway☐ accepted town road☐ in a filed subdivision approved by the Planning Commission with a completion bond in effect☐ in a filed subdivision approved by the Planning Commission with no completion bond in effect☒ other, please describe private streetZoning District: D.I.D Existing Use of Property/Structure: Vacant / prior house razedArea of Footprint(sq. ft.): 1824.25 No. of Stories: 2.5 Height: 32.4' Area of Lot: 0.23 acPurpose of Building/Use Is: Single Family ResidenceProposed Use (Cite Appropriate Paragraph #): DWELLINGDescription: SINGLE FAMILYType/Use: WOOD FRAMEGround Coverage: 1824.5 Total Floor Area: NA Stories: 2.5 Max. Height: Less than 35'

ADDITIONAL DATA

This application is accompanied by one or more of the following as required by the Zoning Regulations.

☒ Plan Drawing (entitled: GERBENIA RESIDENCE)☒ Site Plan☐ Application for Special Exception Use☐ Application for Excavation and Grading☐ Application for Certificate of Approval of Location

ROR 2

2

I hereby agree to conform to all requirements of the Laws of the State of Connecticut and the Ordinances and Zoning Regulations of the Town of Morris, and to notify the Zoning Officer and the Commission of any alteration in the plans for which this Zoning Permit is being sought.

I furthermore agree the above described structure use is to be located at the proper distance from all street lines as required by the Zoning Regulations or any other applicable local and state ordinances and regulations. It is also understood that the proposed structure use, upon completion, will be used in compliance with the Zoning Regulations of the Town of Morris.

I hereby apply for Certificate of Use and Compliance for the use of the property as described in the above application. I also understand that the structure use cannot be used or occupied until a Certificate of Occupancy has been issued by the Morris Building Official.

Furthermore, I hereby note that it is the responsibility of the applicant to notify the Zoning Officer and Commission and arrange an on-site inspection as soon as the foundation is poured for the site plan and placement verification. This notification must take place prior to any construction or framing activity on the foundation.

The undersigned states that he is aware of the applicable provisions of the Zoning Regulations of the Town of Morris, including but not limited to requirements pertaining to performance standards (sec. 61), signs (sec. 63), off-street parking and loading (sec. 62) and earth removal (sec. 64); that if the proposal is authorized under a special exception, site plan, or other action of the Zoning Commission or Zoning Board of Appeals he is aware of any applicable conditions, limitations and stipulations and that approval of this application or issuance of a certificate shall not be considered to constitute compliance with any other regulations, ordinance, or law nor relieve the undersigned from responsibility to obtain any permit thereunder.

date

applicant's signature

date

authorized agent for applicant

This application was received by the Zoning Office on 5/2/17 by TOWN CLERK

This application was: CALCULATIONS REGARDING LOT COVERAGE AND BUILDING HEIGHT + STORIES REVIEWED 5/3/17.

☒ approved
☐ denied

W DAVID WILSON: APPLICATION MEETS ZONING BULK STANDARDS AND FLOOD PLAIN CALCS, APPROVAL BY IWC 5/11/17

by the:

OWNER HAS IDENTIFIED 2 PREEXISTING STRUCTURES AND RESERVES RIGHT TO RECONSTRUCT - SEE SITE PLAN

☒

Zoning Enforcement Officer ACTING

Planning and Zoning Commission (Meeting Date: _____)

Approved 5/17/17

Explanation: Presented to PZC 5/3/17 await IWC approval

to issue permit.

ROR 2

If your Zoning Permit application has been denied by the Zoning Enforcement Officer or the Zoning Commission, the Connecticut General Statutes provides you with the right to appeal the decision of the Zoning Office to the Morris Zoning Board of Appeals. You have thirty (30) days from the denial date to start the appeals process.

ROR-2.4

3320

THIS CHECK IS DELIVERED FOR PAYMENT ON THE FOLLOWING ACCOUNTS			
DATE		AMOUNT	
Gerimia			
150 Island Trail			
Zoning & Flood Pla			

VILLAGE ASSOCIATES

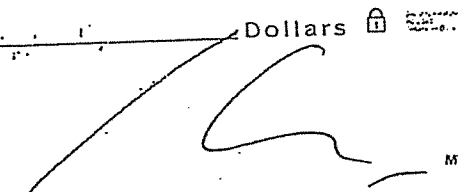
P.O. BOX 423
LITCHFIELD, CT 06759

Date 1 May 2017

51-7224/2211

Pay to the
Order of Town of Morris

\$ 315,00

Dollars 

UNION SAVINGS BANK
WWW.UNIONSAVINGS.COM

⑈003320⑈ 1221172241⑈ 1519907101⑈

ROR 2

4

ROR-2.5

TOWN OF MORRIS BUILDING DEPARTMENT

ALL SIGN OFFS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT

Prior to receiving a building permit, all information requested on this form must be submitted. A building permit will not be issued before the appropriate signatures are obtained. Other plans to be submitted as directed by Building Official (ie: house, deck, addition, etc.). Please consult with department officials prior to sign off.

NAME OF APPLICANT DAVID GZEMINIA DATE _____

MAILING ADDRESS _____ PHONE _____

PROPOSED IMPROVEMENT _____

OWNER OF RECORD DAVID GZEMINIA ZONE _____ DEVELOPER LOT _____

PROPERTY LOCATION 158 ISLAND TRAIL MAP 3.7 BLOCK 280 LOT 158

APPROVALS:

	DEPARTMENT	SIGNATURE	DATE	REMARKS
<input type="checkbox"/>	BUILDING OFFICIAL 860-567-7434			
<input type="checkbox"/>	INLAND WETLANDS 860-567-6098	<i>Michael Doyle</i>	5-11-2017	
<input type="checkbox"/>	PLANNING & ZONING 860-567-6097	<i>Michael Doyle</i> CHAIRMAN	5/17/17	NEW DWELLING NONCONFORMING OWNER RESERVES RIGHT TO RECONSTRUCT 2-ACCESSORY STRUCTURES NON CONFORMING
<input type="checkbox"/>	TORRINGTON AREA HEALTH (Well or Septic) 860-489-0436			
<input type="checkbox"/>	SELECTMAN'S OFFICE 860-567-0698 Driveway permit required			
<input type="checkbox"/>	State D.O.T. (State Rd.) Driveway cut 203-591-3630			
<input type="checkbox"/>	TAX COLLECTOR 860-567-7435			
<input type="checkbox"/>	FIRE MARSHAL 203-509-1780 Commercial, 3 + Family			
<input type="checkbox"/>	W.P.C.A. (SEWER) 860-567-7433	<i>Michael Doyle</i>	5-11-2017	
<input type="checkbox"/>	OTHER			

FOR BUILDING OFFICIAL USE ONLY: BLDG. PERMIT # _____ DATE _____

ROR 2

15

ZONING BOARD OF APPEALS APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

ROR-1.1
Received
Assistant Town Clerk
Sumner
NOV 06 2017
8:40 AM
Seane

Date:	11/03/17	Permit #:	
Billing Name:	Appellant: Bridget A. Garrity		
Billing Address:	Appellant: 160 Island Trail, Deer Island Morris, CT		
Property Location in Morris:	158 Island Trail		
Subject Property of Appeal:	Deer Island Morris, CT		
Contact Phone Number	(860) 567-2014		
Contact Cell Number	Map: 37 Block: 280 Lot: 158		

Fees listed are the minimum required and are to be paid upon receipt.

SECTION I: ZONING BOARD OF APPEALS

Zoning Board of Appeals Variance (4500-468-0)	\$ 240.00		
ZBA Surcharge (4502-475-0)	\$ 60.00		

GRAND TOTAL:	\$	
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Print 3 Copies.

Original to Treasurer with Check or Cash

1 copy to Client, 1 copy to P&Z, I/W, or ZBA

ROR 1
1

ROR-1.2

ZONING BOARD OF APPEALS APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

APPEAL from the decision of the Zoning Commission (Application No. _____) or the Enforcement Officer.

Appellant Applicant Bridget A. Garrity Date 11/03/17
Subject 158 Island Trail Appellant 160 Island Trail
Location Deer Island, Morris, CT Mailing Address Morris, CT 06763

Phone # (860) 567-2014

Property Owner (if not applicant)

David M. Geremia aka

Agent's
Phone #

(860) 567-5332

Agent's

Mailing Address

c/o David R. Wilson, P.E., Agent

552 Milton Road

Litchfield, CT 06759

STATE CLEARLY VARIANCE REQUESTED Nature of Appeal:

The Morris Zoning Enforcement Officer ("ZEO") approved an Application for Zoning Permit at some point of May, 2017. It was error for the ZEO to have granted/approved the Application. The Application and corresponding project plan was not in conformity with the Morris Zoning Regulations in that approval resulted in a violations of Section 1 - Purpose Sub-Section 5; Section 2 - Jurisdiction Sub-Sections 1 and 2; Section 7 - Area, Location, and Bulk Standards (Lot Area, Shape, and Frontage) - SEE Section 26 - Deer Island District: Lot Area, Shape, and Frontage

*****OVER*****

Transcript of the Record of Hearing may be made available upon formal request at the prevailing price.

(Continued on next page)

ROR 1
2

ROR-1.3

ZONING BOARD OF APPEALS APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

APPEAL from the decision of the Zoning Commission (Application No. _____) or the Enforcement Officer. ☒

Applicant _____ Date _____

Location _____ Mailing Address _____

Phone # _____

Property Owner (if not applicant) _____ Mailing Address _____

Phone # _____

STATE CLEARLY VARIANCE REQUESTED - Nature of Appeal = (Continued)

1. Minimum Lot Area = 40,000 sq. ft.
(The project plan consists of
10,018 sq. ft.)

2. Minimum Lot Live Frontage = 150 ft.
(The project plan has frontage
of 37.5 feet.)

For the above and other violations
of the said Zoning Regulations and
including Section 10 - Nonconforming
Situation the Application for Zoning
Permit should not have been granted/approved

*****OVER*****
by the ZEO, and appeal is hereby made.

Transcript of the Record of Hearing may be made available upon formal request at the prevailing price.

NOTE: The Appellant is an abutting property
owner to the subject property.

Budget Authority 11/3/17

ROR 1
3

ROR-1.4

ZONING BOARD OF APPEALS APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

- A Plot Plan 24" X 36" showing grade elevations drawn up by a registered surveyor with a photograph of the property and the land in question should be attached to this application.
- Request for postponement of Hearing shall be treated as a new application including all costs.

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

DATE	_____
APPLICANT	_____
Location	_____
Hearing Held	_____
Action Taken	_____

FEE SCHEDULE

All Applications to the Zoning Board
of Appeals shall include a receipt from
the Town Clerk that appropriate fee has
been paid as follows:

Fees: \$240.00 Town plus \$60.00 State

* Total Fees are: \$300.00

*1 Appeal from Decision of Zoning Officer

*2 Application for Variance

*3 Appeal Decision of Planning & Zoning
Commission

ROR-1
4

ROR-1.5

PLANNING & ZONING APPLICATIONS
TOWN OF MORRIS

3 East Street, P.O. Box 66, Morris, CT 06763

Received
Assistant Town Clerk
Susan J. Jeanfave
MAY 02 2017

Date:	Permit #: 17- 15 16
Billing Name:	David R Wilson, P.E.
Billing Address:	552 Milton Road, Litchfield, CT 06759
Property Location In Morris:	158 Island Trail
Contact Phone Number	860-567-5332
Contact Cell Number	860-485-3409
FEES LISTED ARE THE MINIMUM REQUIRED AND ARE TO BE PAID UPON RECEIPT OF APPLICATION	

Zoning Permit (4500-469-0)	\$ 45.00	45.00	✓
Site Plan (4502-473-0)	\$ 70.00	70.00	✓
Special Exception Application Section 52 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00		
Special Exception Application Section 53 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00	140.00	✓
Special Exception Application Section 63 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 150.00		
Special Exception Application (TOWERS) (acct#1-0000-992-0) (for any tower with a top elevation in excess of 50' feet above grade) \$10,000 (Note: Upon final determination of any such Special Exception Tower Application by the Planning & Zoning Comm. Or, if applicable, by final judgment of a court of competent jurisdiction, the remaining balance, if any, of the application fee shall be refunded to the applicant.)	\$10,000.00		
Zoning Change Application (4500-476-0) \$150.00	\$ 150.00		
Subdivision or Re-subdivision (4500-457-0) \$150/lot	\$ \$150/lot		
Zoning Surcharge (State Fee) (4502-474-0)	\$ 60.00	\$60.00	
Consultation Receipts & Engineering Fees * Cost to be estimated and paid in advance of public hearing or meeting (1-0000-990-0)	\$		

Print 3 Copies.

Original to Treasurer with Check or Cash

1 copy to Client, 1 copy to P&Z

GRAND TOTAL:	\$ 315.00
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ROR 1
5

ROR-5
5/3/17

REVIEW NOTES

158 ISLAND TRAIL

(NONCONFORMING PREEXIST)

LOT AREA : 23 ACRE = 10,018.8 SQ FT

✓ MAX LOT COVERAGE 25% = 2504.7 MAX COVER

✓ PROPOSED COVERAGE - 1824.25 OR 18.25%

✓ SETBACKS :

FRONT REQ. - 25' PROPOSED Greater than 25'

✓ SIDE REQ - 12' PROPOSED Greater than 12'

✓ REAR REQ - 12' PROPOSED Greater than 12'

✓ SEE SITE PLAN - BUILDABLE AREA BLOCK DEPICTED

PROJECTION INTO SETBACK ALLOWED: 2' PROPOSED:

✓ MINIMUM FLOOR AREA (1ST FLR)

✓ REQUIRED (FOR 2 or more stories) 5003 sq ft PROPOSED 953

GRADE FRONT 907

GRADE REAR 900

AVG GRADE 903.5

HEIGHT AT WALKOUT GRADE 39' 3"

HEIGHT AT GARAGE GRADE 29' 10"

EAVE = 10' LOWER THAN RIDGE

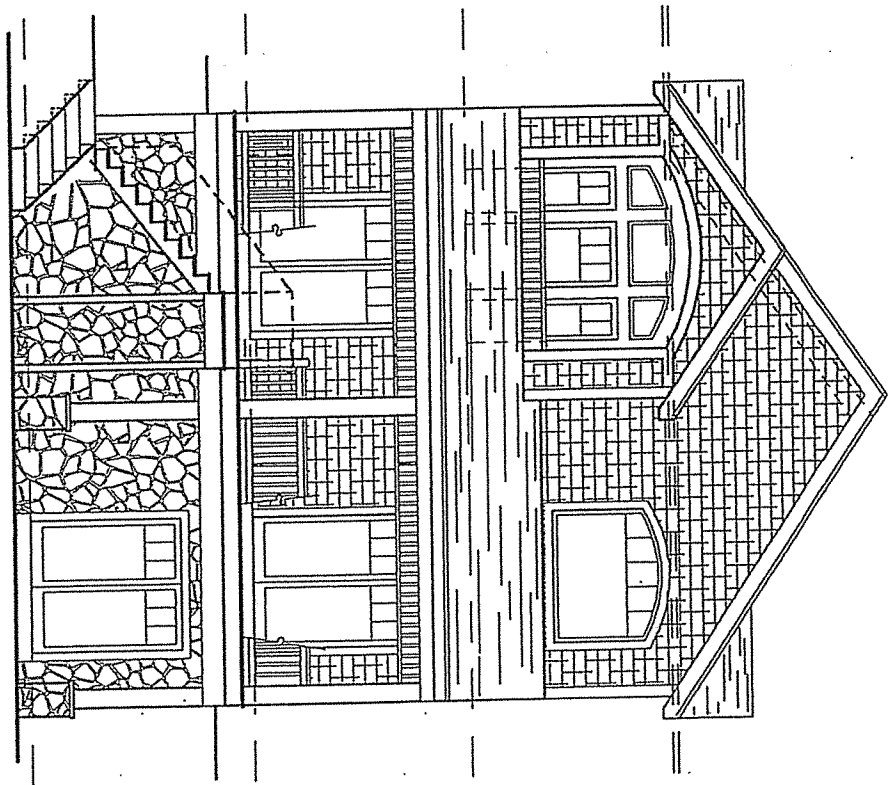
✓ MAX HEIGHT FROM WALKOUT GRADE (39' 3") LESS

AVG ROOF FROM EAVE/RIDGE (5') EQUALS 34' 3"

AVERAGING GRADE LESSENS TOTAL BLD HEIGHT

AN ADDITIONAL 3.5'

ROR-3.1



WATERVIEW ELEVATION

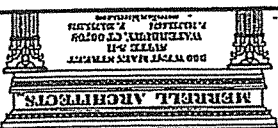
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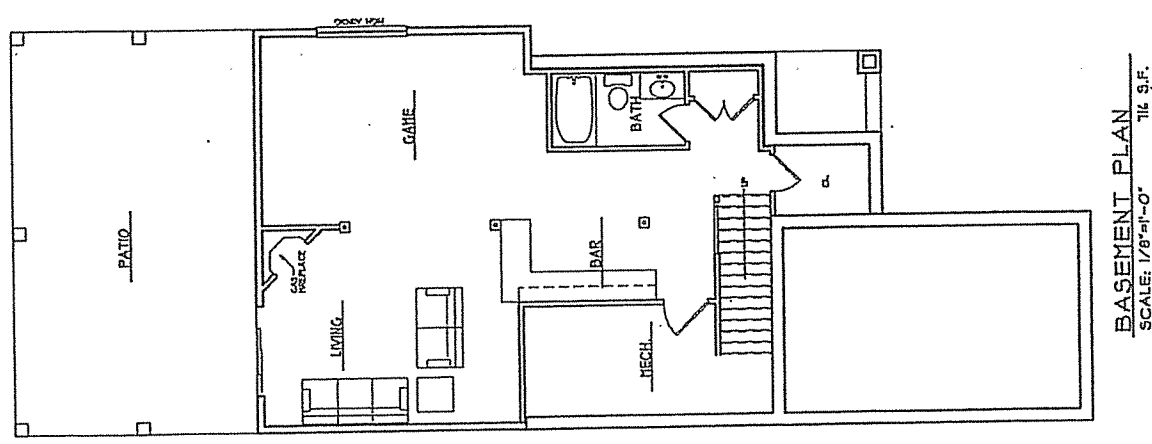
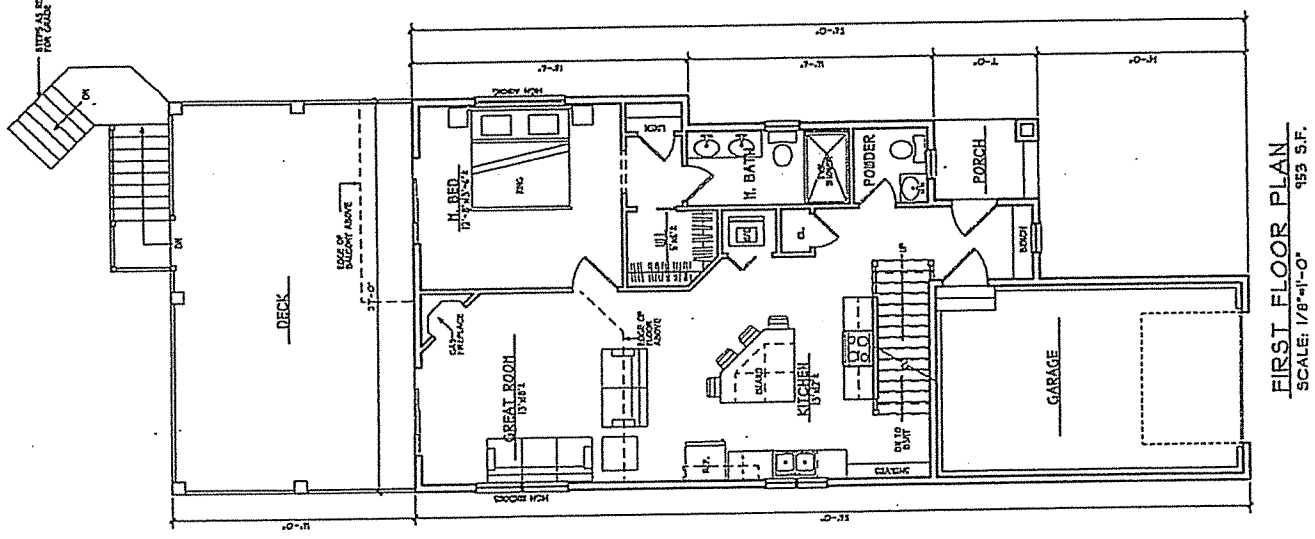
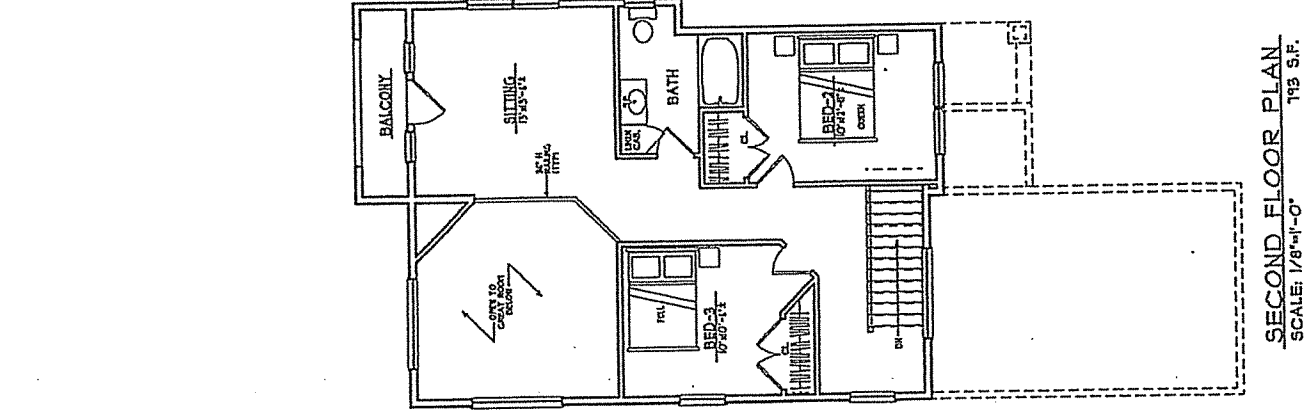
GEREMIA RESIDENCE

143 BANTAM LAKE ROAD
BANTAM, CT

ROR 3
1

ROR-3.2

 <p>MERRILL ARCHITECTS 880 WEST MAIN STREET WATERBURY, CT 06706 TEL: 253-1111 F: 253-1112</p>	CORPORATE SEAL	ARCHITECT SEAL	<p>FERRARA DEVELOPMENT</p> <p>PRELIMINARY PLANS</p>	<p>GEREMIA RESIDENCE</p> <p>143 DANFAY LAKE ROAD DANFAY, CT</p>	<p>2</p> <p>DATE: 12/20/11 SCALE: 1/8"=1'-0"</p>
	<p>100' x 100' LOT 100' x 100' LOT</p>				



GARAGE 21x13
DECK 27x16
ROR 3
2

A black and white line drawing of a house with a gabled roof. The left side of the house features a stone wall and a large, multi-paned window. The right side features a brick wall and a smaller window. A chimney is visible on the left side. The roof is gabled, and the drawing is oriented vertically.

FRONT ELEVATION

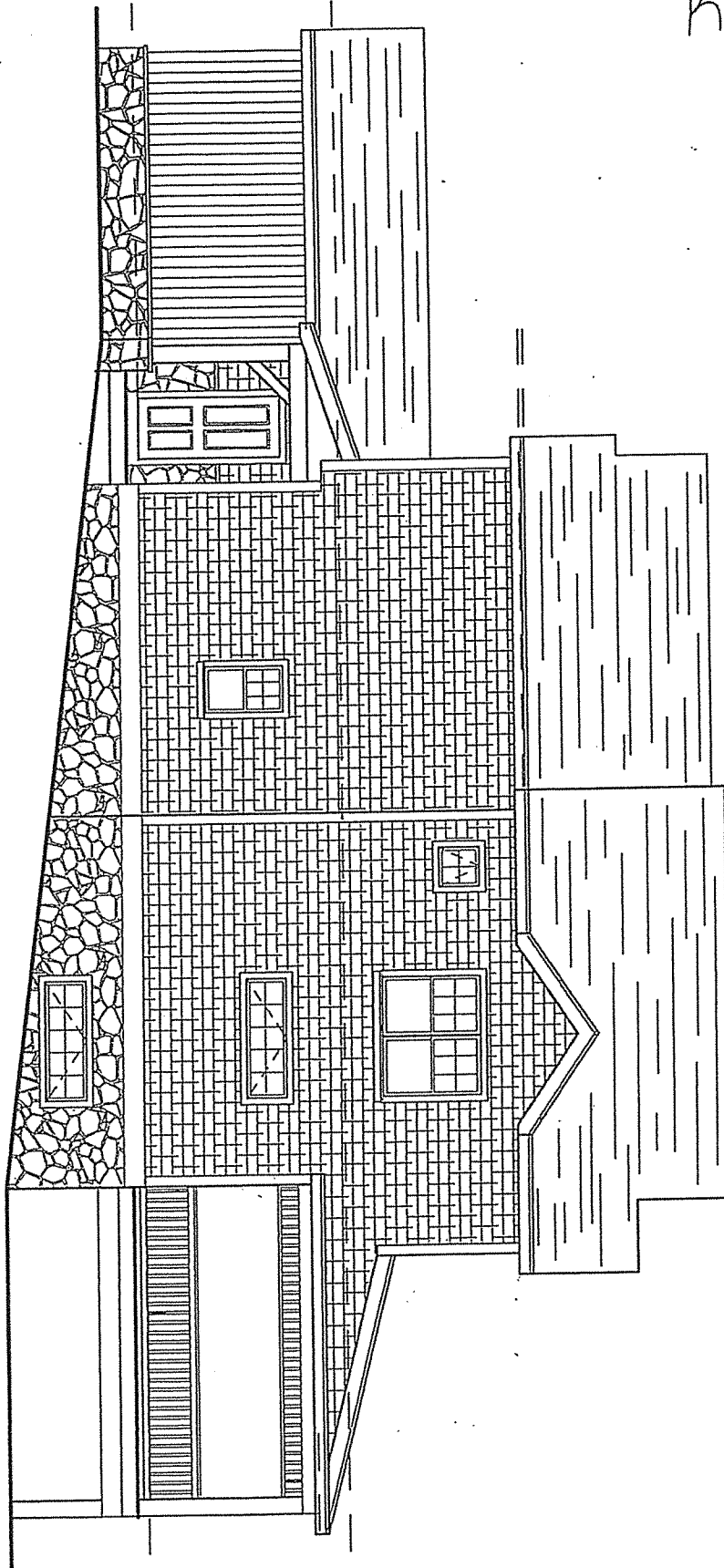
SCALE: 3/16"=1'-0"

ROR 3
3


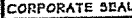


[illegible]

ROR-3.4

RIGHT ELEVATION
SCALE: 3/16"=1'-0"





ROR 3
4

	GEREMIA RESIDENCE 143 BANTAM LAKE ROAD BANTAM, CT	PRELIMINARY PLANS			
		FERRARA DEVELOPMENT			

This architectural elevation drawing depicts a building facade with three distinct vertical sections. The leftmost section is a triangular wall finished with a stone pattern. The central section features a brick pattern and contains five windows: two double-hung windows on the left, two single-hung windows on the right, and a small arched window positioned above the rightmost single-hung window. The rightmost section is finished with vertical siding and includes a gabled roofline. The drawing is oriented horizontally on the page.

SCALE: 3/16"=1'-0"

DOR 3
5

	PLAT 1101 DATE 09/01 STATE OF CONNECTICUT	GEREMIA RESIDENCE 143 BANTAM LAKE ROAD BANTAM, CT	PRELIMINARY PLANS FERRARA DEVELOPMENT	SHEET NO. DATE DRAWN BY CHECKED BY	CORPORATE SEAL ARCHITECT SEAL	 <p> MERRELL ARCHITECTS 600 WEST MAIN STREET SUITE 3-11 WATERBURY, CT 06708 P. 203.241.1111 merrellarchitects.com </p>

11 Server-pewerall WCA Dargal WCA O'ny Verrito-Hue Carona & Preliminary Care

ROR-4.1
Received
August 9, 2017
Susan J. Jeanfavre
Administrative Assistant

Morris Planning and Zoning Commission
Minutes: Regular Workshop Meeting, Monday, May 3, 2017

1. CALL TO ORDER: The Regular Workshop Meeting, held in the Morris Town Hall, was called to order at 7:10 pm by Robert McIntosh, Chairman.

Board members present:

Robert McIntosh-Chairman
Hal Pattison
Lisa Harrison
Robert Paradis
David Geremia

Board members absent:

Robert Whipple
Del Knox
Chris Dupont
David Wiig Vice Chairman

2. Approval of Minutes: April 5, 2017- Moved to June 7, 2017 meeting
3. Agenda Review- Lisa Harrison moved to add 4e- 158 Island Trail Flood Zone /Zoning permit application to agenda. Bob Paradis 2nd- Motion carried.
4. New Business:
- a. Fence Dispute- 356 Bantam Lake Rd-Under review IWC.
 - b. 16 West St.- Site Plan application- Retail use- Matt Brouton of BL Companies presented application and supporting documents. Lisa Harrison moved to refer application to Town Planner for review of application VS PZC Regulations and Morris POCAD- Lisa amended motion to set public hearing for June 7, 2017. Hal Pattison 2nd- Motion carried.
 - c. and d. Discussion of resumes submitted for ZEO and Land Use Clerk. Applicants to be invited to June or July Planning meeting for preliminary interview.
 - * e. 158 Island Trail Flood Zone /Zoning permit application- David Wilson engineer for applicant. Site plan and calculations were presented for review. As all was in order, Chairman to issue necessary permits after IWC and TAHD sign off.
5. Old Business:
- a. Discussion on PZC makeup and number of members- Chairman to draft proposed ordinance for submission to Ordinance Committee. Chairman to present at June Planning meeting.
 - b. LISD manual to be presented May 8, 2017.
6. Warnings- No action taken
7. Violations
- a. 198 East St- Citations resolved- Remove from agenda.
 - b. 105 Isiah Smith Lane- Property owner has contacted PZC Chair. Working on removal of tires.
8. Other Business- No action taken.
9. Zoning Officer Report- No action taken.
10. Adjourn- 8:40 Unanimous adjournment.

ROR-4.2

Respectfully submitted,
Robert J McIntosh Jr- Chairman

MORRIS ZONING BOARD OF APPEALS
Morris Community Hall, Morris, CT
SPECIAL MEETING MINUTES
November 21, 2017 6:31 p.m.

KOK-6

Received November 27, 2017 Susan J. Jeanfavre Assistant Town Clerk

Chairman Allen Bernardini called the meeting to order at 6:31 p.m.
Present: Jim Wheeler, Meg Palumbo, Eric Edwards, and Dereck Galinski (Alt.)
Absent: Marc Conlon and Giles Giovinnazzi

Appeal Application for 158 Island Trail – Discussion and Vote for Acceptance or Denial. If approved, set a time and date for a public hearing.

Chairman Bernardini noted that the appeal application regarding work in progress for 158 Island Trail on Deer Island needs to either be rejected by the ZBA or have a hearing scheduled, advertised and convened regarding this issue. The applicant has begun building a house on an existing parcel and was following guidelines of the original footprint, but now FEMA regulations regarding sea level height have come into jurisdiction.

He suggested that ZBA members make an on-site visit to the property and then share their impressions of the situation with him. He said the decision must be made about when to hold another public hearing. There was discussion on availability for a date in December and all present agreed on the date of Wednesday, December 20, beginning at 6:30p.m. for the second public hearing. Chairman Bernardini will post notice of this hearing in the newspaper. It was agreed that the builder's engineer should be present at this hearing to speak about local site conditions.

There was discussion about nonconforming property and whether a variance might be required. Chairman Bernardini asked if members thought that Attorney Steven Byrne should be present for the December 20 meeting. Attorney Byrne has asked about dates and when individuals gave notice.

It was noted that Meg Palumbo has been sworn in today and Dereck Galinski would also need to be sworn in.

Adjournment

Motion: Eric Edwards moved to adjourn the meeting at 6:40 p.m. Meg Palumbo seconded the motion. All voted aye and the motion carried.

Respectfully submitted,

Jo Ann Jaacks
Recording Secretary

ROR-7
MORRIS ZONING BOARD OF APPEALS
Morris Community Hall, Morris, CT
SPECIAL PUBLIC HEARING MINUTES
December 20, 2017 6:29 p.m.

Received
Assistant Town Clerk
Susan J. Deane
DEC 26 2017

Chairman Allen Bernardini called the meeting to order at 6:29 p.m.

Present: Jim Wheeler, Meg Palumbo, Eric Edwards, and Dereck Galinski (Alt.), Giles Giovinazzi (Alt.)

Absent: Mark Conlon

Also present: Attorney Steven Byrne and Robert McIntosh, Acting ZEO

Appeal Discussion Regarding 158 Island Trail

Chairman Allen Bernardini recused himself and Secretary Jim Wheeler led the meeting. Bridget Garrity of 160 Island Trail requested a continuance since her attorney had a heart issue and she had spoken to Steven Byrne about this.

Attorney Steven Byrne noted that the property owner, David M. Geremia, was present to speak and present evidence tonight and would be willing to return. He said Bridget Garrity was entitled to have counsel tonight. Attorney Thomas W. Calkins of Waterbury, CT said he represents David M. Geremia. He said he knew Bridget Garrity's attorney was having surgery two weeks ago so that is the inconvenience that without any advance knowledge, they came to tonight's hearing to present the matter. He noted this was not sudden as it was scheduled heart surgery. He said whatever the appellate would like to put up, then they could come back for cross-examination. Attorney Byrne said it would be less expensive for all parties concerned to see what could be done at this hearing rather than at a courthouse. He said he wanted to continue this to the next month but the attorneys at great hardship came here tonight. He said this is a little bit out of order and he is certain they have a case to present. He said Ms. Garrity can come back to a future meeting if she wanted to cross-examine.

Attorney Calkins requested a brief side bar outside the room to confer with his clients. He said they would try to find a date to do the whole thing at once. Attorney Byrne there was a timeframe of 35 days to complete the process. Attorney Calkins asked for an extension to January or the beginning of February. There was discussion and the date of Tuesday, February 6, 2018 at 6:30p.m. in the Green Room was agreed upon by all parties. Bridget Garrity agreed that if her attorney was unable to attend on that date, she would have alternate counsel.

Robert McIntosh said he was in agreement with this date and would speak for the application at that meeting.

Vote for acceptance or denial

The vote will be made at the continuance to be held on Tuesday, February 6, 2018 at 6:30p.m.

Adjournment

It was agreed to wrap up the public hearing at 6:46 p.m.

Respectfully submitted,

Jo Ann Jaacks
Recording Secretary

ROR-8

MORRIS ZONING BOARD OF APPEALS
Morris Community Hall, Morris, CT
SPECIAL MEETING MINUTES
May 2, 2018 7:01p.m.

Chairman Allen Bernardini called the meeting to order at 7:01 p.m.

Present: Meg Palumbo, Eric Edwards, and Dereck Galinski (Alt.)

Absent: Jim Wheeler, Mark Conlon, Giles Giovinazzi (Alt.)

Discussion of Status of 158 Island Trail Appeal

Bridget Garrity of 160 Island Trail said her document (a statement as Appellant) should be attached to the minutes of this meeting. Chairman Allen Bernardini noted that Attorney Steven Byrne had advised that the ZBA could accept the document but it would be off the record and cannot be part of the minutes. Chairman Bernardini recused himself as at the previous meeting held on 12-20-17, and thus could not participate in any motion or vote on the appeal. He said that information supplied by legal counsel states that the appeal process has run out of time. Bridget Garrity asked to give a position statement as Appellant and handed the document to the recording secretary, who gave it to Chairman Bernardini.

Eric Edwards asked about ZBA options and Chairman Bernardini said the purpose of this meeting was to close this appeal since no further information had been provided by either party.

Committee Vote

Motion: Eric Edwards moved to close the 158 Island Trail Appeal. Meg Palumbo seconded the motion. All voted aye with Chairman Bernardini recusing himself, and the motion carried.

Adjournment

Motion: Eric Edwards moved to adjourn the meeting at 7:05p.m. Meg Palumbo seconded the motion. All voted aye and the motion carried.

Respectfully submitted,

Jo Ann Jaacks
Recording Secretary

ROR-9

MORRIS ZONING BOARD OF APPEALS
Morris Community Hall, Morris, CT
SPECIAL MEETING MINUTES
June 26, 2018 6:30p.m.

Chairman Allen Bernardini called the meeting to order at 6:30 p.m.
Present: Meg Palumbo, Eric Edwards, and Dereck Galinski (Alt.)
Absent: Jim Wheeler, Mark Conlon, Giles Glovinazzi (Alt.)

Town Clerk
Laura Halloran
JUL 11 2018

Presentation of requested variance for 6 North Street

First Selectman Tom Weik presented proof of notification to abutting neighbors of 6 North Street that the Town of Morris was requesting a variance to install a premade shed 12'x20' on the northeast corner of the Town of Morris property. The shed would sit on a layer of crushed stone and would be sited approximately 2' from the eastern property line and approximately 3' from the northern property line, which location would fall within the setbacks for this location.

First Selectman Weik said he had received written approval from abutting neighbor Ms. Munson. He explained the shed is needed to store materials close to community hall. Some of the items stored in the shed would be tables and chairs, ladders, ice melt, chemicals, etc. He noted that due to insufficient storage space within town hall, some of these items had been stored in the boiler room and the Town of Morris had received a notice from Fire Marshal Dave Hardt that these stored items must be immediately removed from the boiler room as they represented a violation of the Connecticut Fire Codes.

Discussion

Members and Board members of abutting neighbor Morris Congregational Church asked questions about the positioning and installation of the shed, possible other sites, concern about its proximity to church property, the lack of hardship attached to the requested variance, and the possibility of storing these items in the fire house building, which has recently been cleared out, and which belongs to the Town of Morris.

Chairman Bernardini closed the public discussion.

Committee Vote

Chairman Bernardini noted there was an applicant for a very similar appeal that was refused and he did not see sufficient justification to grant this hardship.

Motion: Eric Edwards moved to deny the appeal by the Town of Morris for a variance to install a shed at 6 North Street since no hardship was met. Meg Palumbo seconded the motion. All voted aye and the motion carried.

Old Business -- Vote on decision regarding 158 Island Trail

Motion: Eric Edwards moved to close the 158 Island Trail Appeal without prejudice. Meg Palumbo seconded the motion. All voted aye and the motion carried.

Adjournment

Motion: Eric Edwards moved to adjourn the meeting at 6:47p.m. Meg Palumbo seconded the motion. All voted aye and the motion carried.

Respectfully submitted,

Jo Ann Jaacks
Recording Secretary

X

ROR 9

REVIEW NOTES

ROR-5
5/3/17

158 ISLAND TRAIL

(NONCONFORMING PREEXIST)

LOT AREA .23 ACRE = 10,018.8 SQ FT

✓ MAX LOT COVERAGE 25% = 2504.7 MAX COVER

✓ PROPOSED COVERAGE - 1824.25 OR 18.25%

✓ SETBACKS :

✓ FRONT REQ. - 25' PROPOSED Greater than 25'

✓ SIDE REQ - 12' PROPOSED Greater than 12'

✓ REAR REQ - 12' PROPOSED Greater than 12'

✓ SEE site plan - Buildable area Block depicted

PROJECTION INTO SETBACK ALLOWED: 2' PROPOSED:

✓ MINIMUM FLOOR AREA (1ST FLR)

✓ REQUIRED (FOR 2 or more stories) 5003 sq ft Proposed 953

GRADE FRONT 907

GRADE REAR 900

AVG GRADE 903.5

HEIGHT AT WALKOUT GRADE 39' 3"

HEIGHT AT GARAGE GRADE 29' 10"

EAVE = 10' LOWER THAN RIDGE

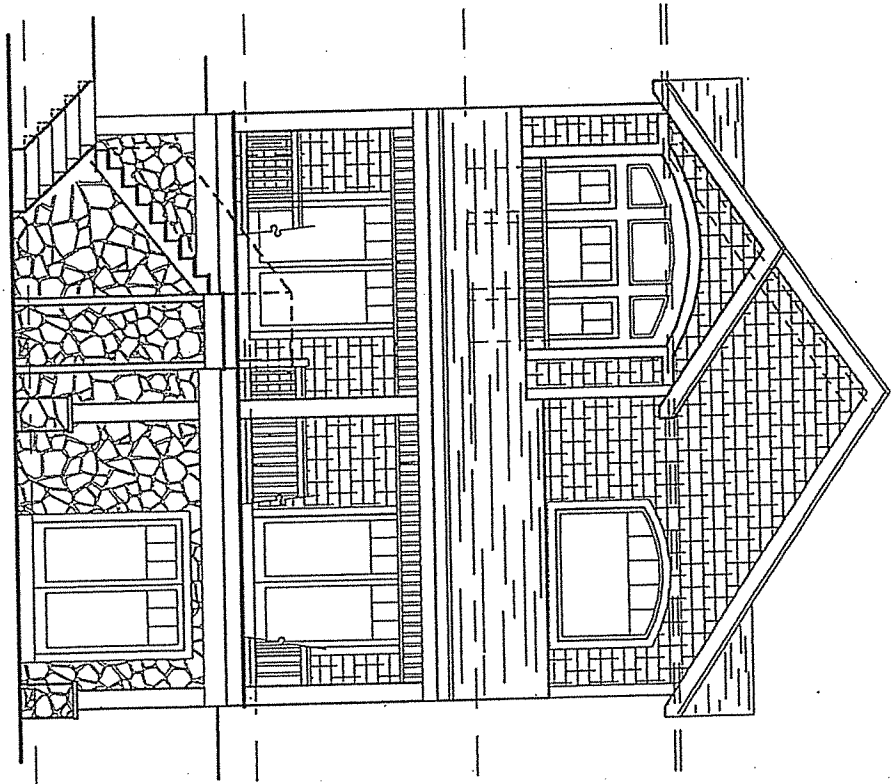
✓ MAX HEIGHT FROM WALKOUT GRADE (39' 3") LESS

AVG ROOF FROM EAVE / RIDGE (5') EQUALS 34' 3"

AVERAGING GRADE LESSENS TOTAL BLD HEIGHT

AN ADDITIONAL 3.5'

ROR-3.1



WATERVIEW ELEVATION


SCALE: 3/16"=1'-0"

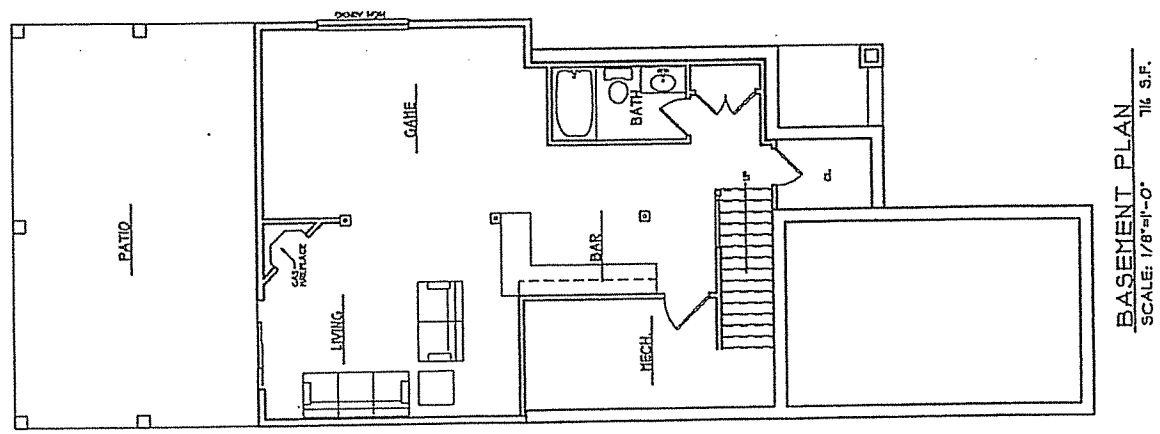
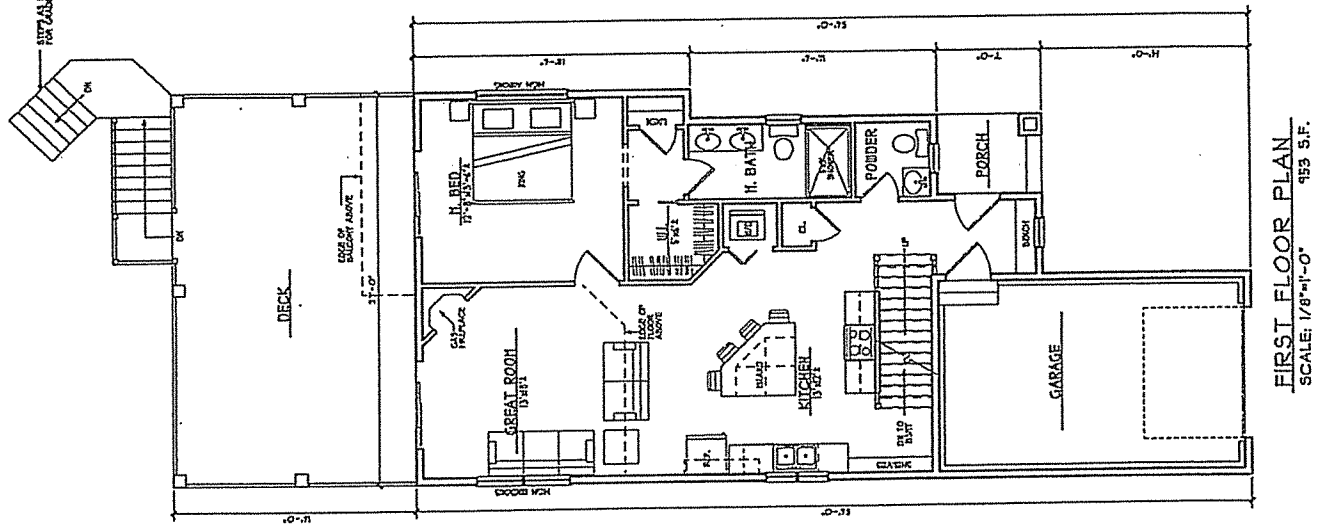
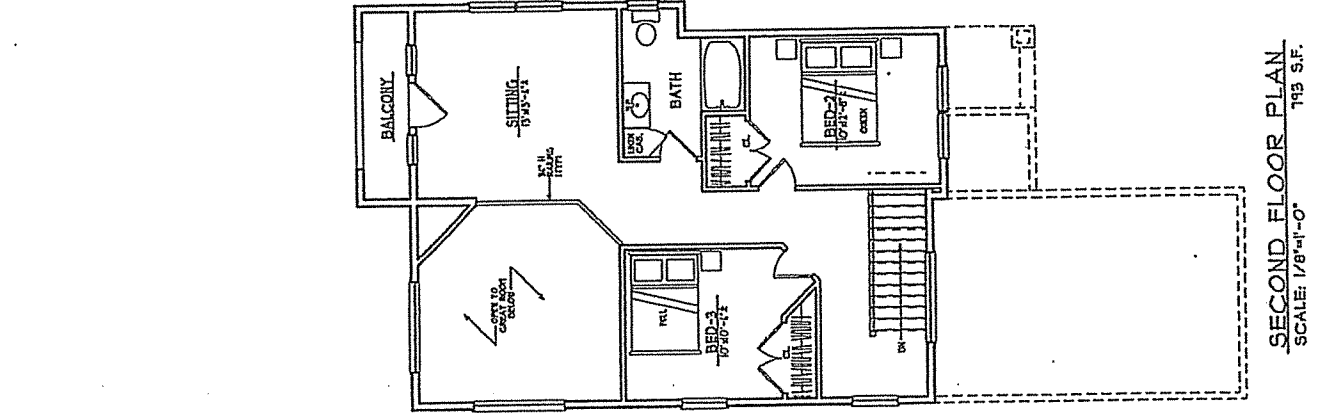
GEREMIA RESIDENCE

143 BANTAM LAKE ROAD
BANTAM, CT

ROR 3
1

ROR-3.2

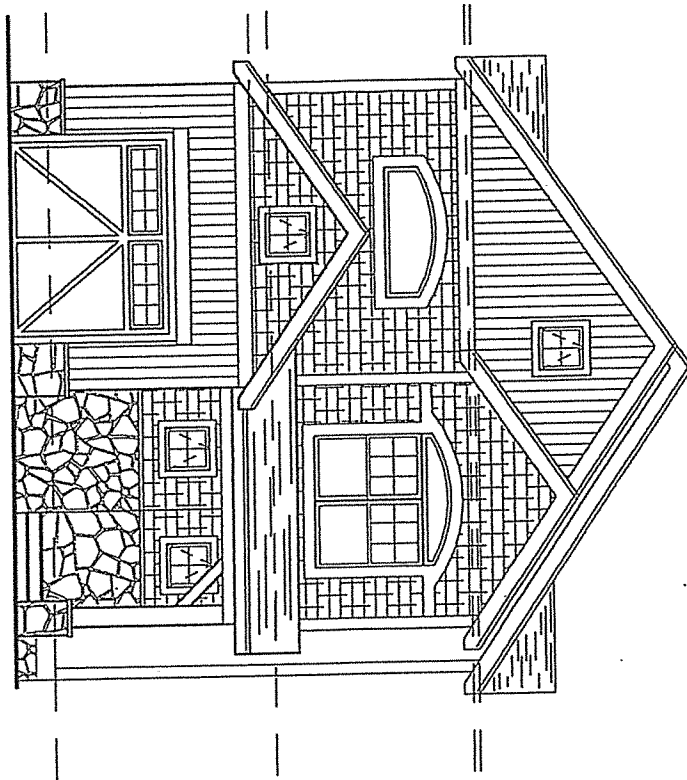
 <p>MERRILL ARCHITECTS 200 WEST MAIN STREET WATERBURY, CT 06705 TEL: 802-244-1111 FAX: 802-244-1112</p>	<p>CORPORATE SEAL ARCHITECT SEAL</p>	<p>FERRARA DEVELOPMENT PRELIMINARY PLANS</p>	<p>GERMIA RESIDENCE</p>	<p>143 DARTMOUTH ROAD DARTMOUTH, CT</p>	<p>DATE: 12/20/11 SCALE: 1/8"=1'-0"</p>	<p>2</p>
			<p>PROJECT NO. 12001</p>	<p>DATE: 12/20/11 SCALE: 1/8"=1'-0"</p>		





GARAGE 21x13 EN ROR 3
DECK 27x16 2

ROR-3.3

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

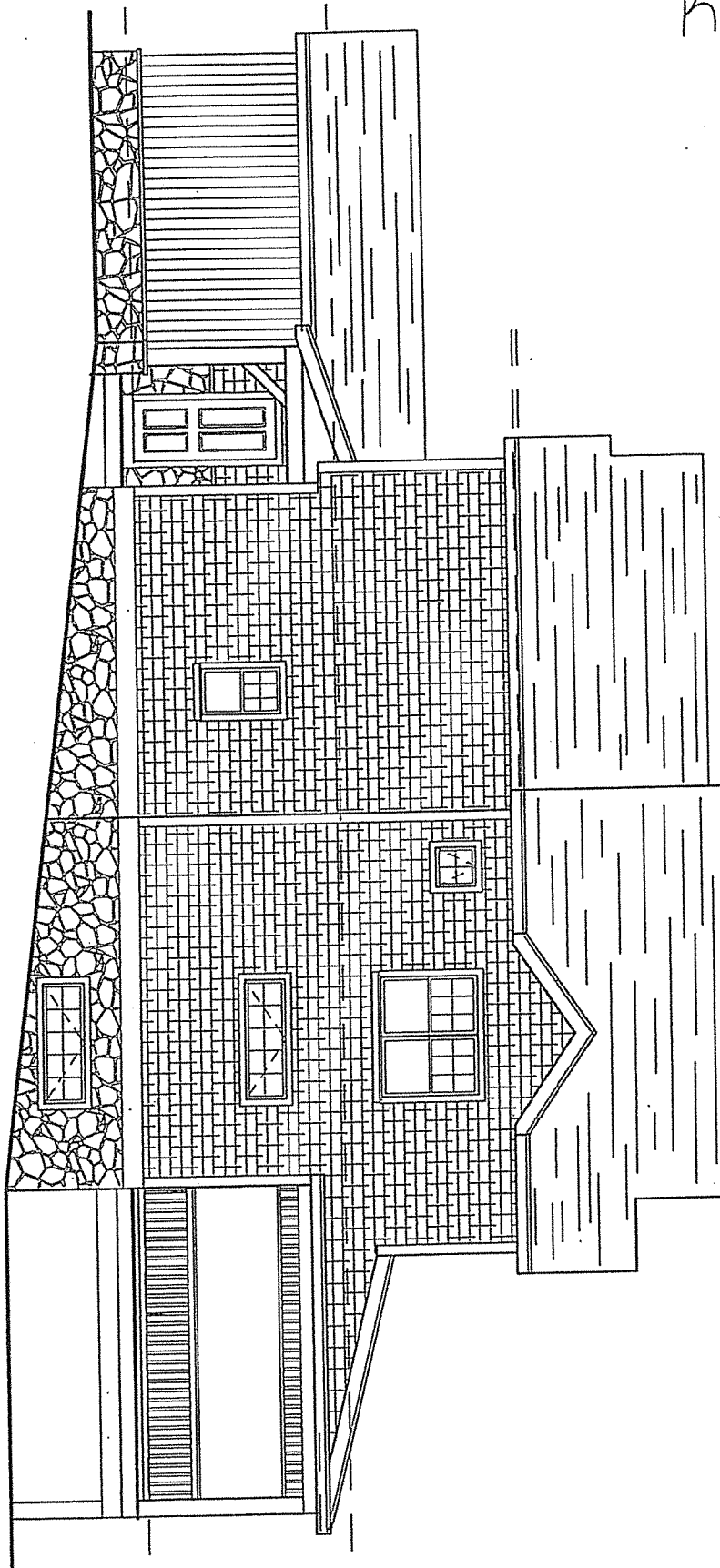


ROR 3
3

	143 BANTAM LAKE ROAD BARTAM, CT	GEREMIA RESIDENCE	PRELIMINARY PLANS	CORPORATE SEAL	ARCHITECT SEAL	
		FERRARA DEVELOPMENT	600 WEST MAIN STREET SUITE 3-41 WATERBURY, CT 06706 P. 203.251.6476 F. 203.251.6476 merrellarchitects.com			

ROR-3.4

RIGHT ELEVATION
SCALE: 3/16"=1'-0"





ROR 3
4

	GEREMIA RESIDENCE 113 BANTAM LAKE ROAD BANTAM, CT	PRELIMINARY PLANS FERRARA DEVELOPMENT	CORPORATE SEAL	ARCHITECT SEAL	MERRELL ARCHITECTS 500 WEST MAIN STREET SUITE 3-11 WATERBURY, CT 06706 P. 203.254.6044 F. 203.254.6044 www.merrellarchitects.com
	<small>Copyright 2011 by Ferrara Development, LLC. All rights reserved. No part of this drawing may be reproduced without written permission from Ferrara Development, LLC.</small>				

SCALE: 3/16"=1'-0"

DOR 3
5

	PROJECT #101 DATE /2011 DRAWN BY ALB/PPB	GEREMIA RESIDENCE 143 BANTAM LAKE ROAD BANTAM, CT	PRELIMINARY PLANS	SHEET 1 OF 1 10/11/11	CORPORATE SEAL	ARCHITECT SEAL	 600 WEST MAIN STREET SUITE 5-11 WATERBURY, CT 06708 P. 203.753.6174 F. 203.753.2111 merrell@merrell.com
		FERRARA DEVELOPMENT					

ROB-4.1
Received
August 9, 2017
Susan J. Jeanfavre
Administrative Assistant

Morris Planning and Zoning Commission
Minutes: Regular Workshop Meeting, Monday, May 3, 2017

1. CALL TO ORDER: The Regular Workshop Meeting, held in the Morris Town Hall, was called to order at 7:10 pm by Robert McIntosh, Chairman.

Board members present:

Robert McIntosh-Chairman
Hal Pattison
Lisa Harrison
Robert Paradis
David Geremia

Board members absent:

Robert Whipple
Del Knox
Chris Dupont
David Wiig Vice Chairman

2. Approval of Minutes: April 5, 2017- Moved to June 7, 2017 meeting
3. Agenda Review- Lisa Harrison moved to add 4e- 158 Island Trail Flood Zone /Zoning permit application to agenda. Bob Paradis 2nd- Motion carried.
4. New Business:
 - a. Fence Dispute- 356 Bantam Lake Rd-Under review IWC.
 - b. 16 West St.- Site Plan application- Retail use- Matt Brouton of BL Companies presented application and supporting documents. Lisa Harrison moved to refer application to Town Planner for review of application VS PZC Regulations and Morris POCAD- Lisa amended motion to set public hearing for June 7, 2017. Hal Pattison 2nd- Motion carried.
 - c. and d. Discussion of resumes submitted for ZEO and Land Use Clerk. Applicants to be invited to June or July Planning meeting for preliminary interview.
 - * e. 158 Island Trail Flood Zone /Zoning permit application- David Wilson engineer for applicant. Site plan and calculations were presented for review. As all was in order, Chairman to issue necessary permits after IWC and TAHD sign off.
5. Old Business:
 - a. Discussion on PZC makeup and number of members- Chairman to draft proposed ordinance for submission to Ordinance Committee. Chairman to present at June Planning meeting.
 - b. LISD manual to be presented May 8, 2017.
6. Warnings- No action taken
7. Violations
 - a. 198 East St- Citations resolved- Remove from agenda.
 - b. 105 Isiah Smith Lane- Property owner has contacted PZC Chair. Working on removal of tires.
8. Other Business- No action taken.
9. Zoning Officer Report- No action taken.
10. Adjourn- 8:40 Unanimous adjournment.

ROR-4.2

Respectfully submitted,
Robert J McIntosh Jr- Chairman

150K-6

Received
November 27, 2017
Susan J. Jeanfavre
Assistant Town Clerk

MORRIS ZONING BOARD OF APPEALS
Morris Community Hall, Morris, CT
SPECIAL MEETING MINUTES
November 21, 2017 6:31 p.m.

Chairman Allen Bernardini called the meeting to order at 6:31 p.m.
Present: Jim Wheeler, Meg Palumbo, Eric Edwards, and Dereck Galinski (Alt.)
Absent: Marc Conlon and Giles Giovinnazzi

Appeal Application for 158 Island Trail – Discussion and Vote for Acceptance or Denial. If approved, set a time and date for a public hearing.

Chairman Bernardini noted that the appeal application regarding work in progress for 158 Island Trail on Deer Island needs to either be rejected by the ZBA or have a hearing scheduled, advertised and convened regarding this issue. The applicant has begun building a house on an existing parcel and was following guidelines of the original footprint, but now FEMA regulations regarding sea level height have come into jurisdiction.

He suggested that ZBA members make an on-site visit to the property and then share their impressions of the situation with him. He said the decision must be made about when to hold another public hearing. There was discussion on availability for a date in December and all present agreed on the date of Wednesday, December 20, beginning at 6:30p.m. for the second public hearing. Chairman Bernardini will post notice of this hearing in the newspaper. It was agreed that the builder's engineer should be present at this hearing to speak about local site conditions.

There was discussion about nonconforming property and whether a variance might be required. Chairman Bernardini asked if members thought that Attorney Steven Byrne should be present for the December 20 meeting. Attorney Byrne has asked about dates and when individuals gave notice.

It was noted that Meg Palumbo has been sworn in today and Dereck Galinski would also need to be sworn in.

Adjournment

Motion: Eric Edwards moved to adjourn the meeting at 6:40 p.m. Meg Palumbo seconded the motion. All voted aye and the motion carried.

Respectfully submitted,

Jo Ann Jaacks
Recording Secretary

ROR-7
MORRIS ZONING BOARD OF APPEALS
Morris Community Hall, Morris, CT
SPECIAL PUBLIC HEARING MINUTES
December 20, 2017 6:29 p.m.

Received
Assistant Town Clerk
Susan J. Jeanyne
DEC 26 2017

Chairman Allen Bernardini called the meeting to order at 6:29 p.m.

Present: Jim Wheeler, Meg Palumbo, Eric Edwards, and Dereck Galinski (Alt.), Giles Giovinazzi (Alt.)

Absent: Mark Conlon

Also present: Attorney Steven Byrne and Robert McIntosh, Acting ZEO

Appeal Discussion Regarding 158 Island Trail

Chairman Allen Bernardini recused himself and Secretary Jim Wheeler led the meeting. Bridget Garrity of 160 Island Trail requested a continuance since her attorney had a heart issue and she had spoken to Steven Byrne about this.

Attorney Steven Byrne noted that the property owner, David M. Geremia, was present to speak and present evidence tonight and would be willing to return. He said Bridget Garrity was entitled to have counsel tonight. Attorney Thomas W. Calkins of Waterbury, CT said he represents David M. Geremia. He said he knew Bridget Garrity's attorney was having surgery two weeks ago so that is the inconvenience that without any advance knowledge, they came to tonight's hearing to present the matter. He noted this was not sudden as it was scheduled heart surgery. He said whatever the appellate would like to put up, then they could come back for cross-examination. Attorney Byrne said it would be less expensive for all parties concerned to see what could be done at this hearing rather than at a courthouse. He said he wanted to continue this to the next month but the attorneys at great hardship came here tonight. He said this is a little bit out of order and he is certain they have a case to present. He said Ms. Garrity can come back to a future meeting if she wanted to cross-examine.

Attorney Calkins requested a brief side bar outside the room to confer with his clients. He said they would try to find a date to do the whole thing at once. Attorney Byrne there was a timeframe of 35 days to complete the process. Attorney Calkins asked for an extension to January or the beginning of February. There was discussion and the date of Tuesday, February 6, 2018 at 6:30p.m. in the Green Room was agreed upon by all parties. Bridget Garrity agreed that if her attorney was unable to attend on that date, she would have alternate counsel.

Robert McIntosh said he was in agreement with this date and would speak for the application at that meeting.

Vote for acceptance or denial

The vote will be made at the continuance to be held on Tuesday, February 6, 2018 at 6:30p.m.

Adjournment

It was agreed to wrap up the public hearing at 6:46 p.m.

Respectfully submitted,

Jo Ann Jaacks
Recording Secretary

MORRIS ZONING BOARD OF APPEALS
Morris Community Hall, Morris, CT
SPECIAL MEETING MINUTES
May 2, 2018 7:01p.m.

Chairman Allen Bernardini called the meeting to order at 7:01 p.m.

Present: Meg Palumbo, Eric Edwards, and Dereck Galinski (Alt.)

Absent: Jim Wheeler, Mark Conlon, Giles Giovinazzi (Alt.)

Discussion of Status of 158 Island Trail Appeal

Bridget Garrity of 160 Island Trail said her document (a statement as Appellant) should be attached to the minutes of this meeting. Chairman Allen Bernardini noted that Attorney Steven Byrne had advised that the ZBA could accept the document but it would be off the record and cannot be part of the minutes. Chairman Bernardini recused himself as at the previous meeting held on 12-20-17, and thus could not participate in any motion or vote on the appeal. He said that information supplied by legal counsel states that the appeal process has run out of time. Bridget Garrity asked to give a position statement as Appellant and handed the document to the recording secretary, who gave it to Chairman Bernardini.

Eric Edwards asked about ZBA options and Chairman Bernardini said the purpose of this meeting was to close this appeal since no further information had been provided by either party.

Committee Vote

Motion: Eric Edwards moved to close the 158 Island Trail Appeal. Meg Palumbo seconded the motion. All voted aye with Chairman Bernardini recusing himself, and the motion carried.

Adjournment

Motion: Eric Edwards moved to adjourn the meeting at 7:05p.m. Meg Palumbo seconded the motion. All voted aye and the motion carried.

Respectfully submitted,

Jo Ann Jaacks
Recording Secretary

ROR-9

MORRIS ZONING BOARD OF APPEALS
Morris Community Hall, Morris, CT
SPECIAL MEETING MINUTES
June 28, 2018 6:30p.m.

Chairman Allen Bernardini called the meeting to order at 6:30 p.m.
Present: Meg Palumbo, Eric Edwards, and Dereck Galinski (Alt.)
Absent: Jim Wheeler, Mark Conlon, Giles Glovinazzi (Alt.)

Town Clerk
Laura Halloran
JUL 11 2018

Presentation of requested variance for 6 North Street

First Selectman Tom Weik presented proof of notification to abutting neighbors of 6 North Street that the Town of Morris was requesting a variance to install a premade shed 12'x20' on the northeast corner of the Town of Morris property. The shed would sit on a layer of crushed stone and would be sited approximately 2' from the eastern property line and approximately 3' from the northern property line, which location would fall within the setbacks for this location.

First Selectman Weik said he had received written approval from abutting neighbor Ms. Munson. He explained the shed is needed to store materials close to community hall. Some of the items stored in the shed would be tables and chairs, ladders, ice melt, chemicals, etc. He noted that due to insufficient storage space within town hall, some of these items had been stored in the boiler room and the Town of Morris had received a notice from Fire Marshal Dave Hardt that these stored items must be immediately removed from the boiler room as they represented a violation of the Connecticut Fire Codes.

Discussion

Members and Board members of abutting neighbor Morris Congregational Church asked questions about the positioning and installation of the shed, possible other sites, concern about its proximity to church property, the lack of hardship attached to the requested variance, and the possibility of storing these items in the fire house building, which has recently been cleared out, and which belongs to the Town of Morris.

Chairman Bernardini closed the public discussion.

Committee Vote

Chairman Bernardini noted there was an applicant for a very similar appeal that was refused and he did not see sufficient justification to grant this hardship.

Motion: Eric Edwards moved to deny the appeal by the Town of Morris for a variance to install a shed at 6 North Street since no hardship was met. Meg Palumbo seconded the motion. All voted aye and the motion carried.

Old Business - Vote on decision regarding 158 Island Trail

Motion: Eric Edwards moved to close the 158 Island Trail Appeal without prejudice. Meg Palumbo seconded the motion. All voted aye and the motion carried.

Adjournment

Motion: Eric Edwards moved to adjourn the meeting at 6:47p.m. Meg Palumbo seconded the motion. All voted aye and the motion carried.

Respectfully submitted,

Jo Ann Jaacks
Recording Secretary

X

ROR 9