

MORRIS Zoning Board of Appeals
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763

Special ZBA Meeting Morris Town Hall and Live on Zoom

August 31st, 2026 at 6:00 pm.

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/2374621036?pwd=Q0puT0taVVFyYittVHBxd2pGN0ZYQT09&omn=82639070>

865

Meeting ID: 237 462 1036

Passcode: 239114

Regular Members:

Nancy Skilton

James Wheeler

Benjamin Paletsky

Mark Conlon

Margaret Palumbo

Alternates:

Lewis Pulliam

Derick Galinski F.

Diane Arifian

Staff: ZEO Jeton (Tony) Adili

Special Meeting Minutes

1. Call to Order

The meeting was called to order at 6:01 pm with Nancy Skilton, Diane Arifian, Lewis Pulliam, and Margaret Palumbo present. Mark Conlon arrived at 6:05 pm.

The proceedings were digitally recorded and the video can be viewed at the following link. <https://www.youtube.com/watch?v=UFL-p0Ns4ZE>.

2. Public Hearings

a. Application ZBA 26-01: Appeal of Zoning Enforcement Officer's Cease and Desist Order dated June 12th 2026 for 376, 378, 380, and 382 Bantam Lake Road.

Margaret Palumbo made a motion to open the Public Hearing at 6:03 pm. Lewis Pulliam seconded the motion. The motion passed unanimously.

During the Public Hearing the Zoning Enforcement Officer Jeton (Tony) Adili presented the following exhibits.

1. Zoning Violation Complaint Form CN-26-01, dated January 2, 2026, submitted by Rani Levy and Shirley Levy, residents of 400 Bantam Lake Road, Morris, Connecticut.
2. Cease-and-Desist Order, dated June 12, 2026, issued to the properties located at 376, 378, 380, and 382 Bantam Lake Road and signed by Jeton (Tony) Adili, Zoning Enforcement Officer.
3. Screenshots from Eventective.com documenting advertisements associated with the property, including listings for special gatherings such as family reunions and lodging accommodations for approximately 25-35 guests.

*Received
Sept 2, 2026
Laura Skilton*

4. Testimony from neighboring property owners and Morris residents concerning activities occurring at or in the vicinity of the subject properties.
5. Hartford Courant article in which appellant David Sperling discusses hosting weddings and other events at the property.
6. Pages 39-40 of the Morris Zoning Regulations, identifying the permitted uses within the Lake Residential District and demonstrating that the holding of events is not listed as a permitted use.
7. Legal Notices published in the Republican-American, dated August 18, 2026, and August 25, 2026, providing notice of the public hearing.

The appellant David Sperling spoke during the proceedings and these were digitally recorded.

Various neighbors and Townspeople who live close to the property were in attendance. These proceedings were digitally recorded.

Nancy Skilton made a motion to close the Public Hearing at 6:57pm. Lewis Pullium seconded the motion. The motion passed unanimously.

3. Old Business

- a. Decision and Discussion on Application ZBA 26-01: Appeal of Zoning Enforcement Officer's Cease and Desist Order dated June 12th 2026 for 376, 378, 380, and 382 Bantam Lake Road.

Nancy Skilton made a motion to uphold the Cease-and-Desist order dated June 12th, 2026 because the use has changed and it is not the grandfathered use. Diane Arifian seconded the motion.

Diane Arifian stated that she agrees and that events are not an intended use of the property.

Mark Conlon stated that he agreed because this is not a permitted use in the Lake Residential Zone.

Lewis Pullium stated that he supports upholding the Cease-and-Desist Order because the property is being advertised for the organization and hosting of events. Margaret Palumbo state that she supports upholding the Cease-and-Desist order because the use has changed.

These proceedings were digitally recorded.

After the commissioners voiced their reasons, the motion passed unanimously. 5-0.

4. Minutes

- a. Approval of February 18th, 2026 Special Meeting Minutes

These were tabled because there wasn't a quorum of those in attendance tonight from the February 18th, 2026 Special Meeting.

- b. Approval of July 20th, 2026 Special Meeting Minutes

Lewis Pullium made a motion to approve the July 20th, 2026 Special Meeting Minutes. Mark Conlon seconded the motion. The motion passed 3-0 with Diane Arifian and Margaret Palumbo

5. ZBA Communications and Bills

6. Budget

7. Adjourn

Lewis Pullium made a motion to adjourn at 7:13 pm. Margaret Palumbo seconded the motion. The motion passed unanimously.