

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES TUESDAY, November 4, 2025 REGULAR MONTHLY MEETING Bantam Borough Town Hall

Present: Pete Donohue, Vice Chair
John Buonaiuto
Sally Tornow

Absent: Adam Yarrish, Chair

Public: Dick Sheldon
Kim Griffen

Vice Chairman Donohue called the meeting to order at 7:02 p.m.

1. PREVIOUS MINUTES

Mr. Buonaiuto stated that there was a grammatical error on page two of the public hearing minutes. He noted that under Lauren Sage's comments the word "to" before order should be "in". The sentence, as corrected, would read as follows: It was her opinion that this is needed in order to collaborate more with Litchfield and she feels that this is a good move for Bantam.

Motion made by Mr. Buonaiuto to approve the public hearing minutes of October 7, 2025 as amended.
Motion seconded by Ms. Tornow and carried unanimously.

Motion made by Ms. Tornow to approve the regular meeting minutes of October 7, 2025. Motion seconded by Mr. Buonaiuto and carried unanimously.

2. PERMITS

Motion made by Mr. Buonaiuto to add 827 Bantam Road to the agenda. Motion seconded by Vice Chairman Donohue and carried unanimously.

Present this evening were property owners John and Hayley Schmid as well as Ken Hrica, PE and Cliff Cooper, architect.

Mr. Hrica spoke briefly about the proposed wine bar project and discussed the parking limitations and the proposed solution. Mr. Cooper reviewed the space and how the 30 needed parking spaces was determined. Mrs. Schmid presented a proposed seating plan and it was noted that the Fire Marshal has approved a

capacity of 50 people, including employees. Mr. Hrica submitted an application and a check for a site plan review with public hearing noting that he would go into depth at the public hearing.

Motion made by Vice Chairman Donohue to accept the application and set a public hearing for December 2nd at 7 p.m. Motion seconded by Mr. Buonaiuto and carried unanimously.

3. PUBLIC COMMENT –

Kim Griffen addressed the commission regarding the use of outside advertising signs, aka sandwich signs. She noted that while they are permitted it was her impression that the signs were required to be brought inside at the close of business. The Commission did a quick search of the regulations and stated that they would research further and address at the next meeting.

4. OLD BUSINESS - None

5. NEW BUSINESS - None

6. CORRESPONDENCE - None

7. COMMISSION DISCUSSION

- A. Online Permitting – Ms. Tornow stated that she has not received the expected packet from Point Software. The firm will be contacted again.

8. ANY OTHER BUSINESS WHICH COMES BEFORE THE COMMISSION - None

9. ADJOURNMENT

Mr. Buonaiuto moved to adjourn the meeting at 7:32 p.m. Motion seconded by Ms. Tornow and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass, Commission Clerk