

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES TUESDAY, December 9, 2025 SPECIAL MEETING Bantam Borough Town Hall

Present: Adam Yarrish, Chair
Pete Donohue, Vice Chair
John Buonaiuto
Sally Tornow

Public: Dick Sheldon

Chairman Yarrish called the meeting to order at 7:34 p.m.

1. PREVIOUS MINUTES

Motion made by Ms. Tornow to approve the regular meeting minutes of November 4, 2025. Motion seconded by Mr. Buonaiuto and carried unanimously.

2. PERMITS - None

3. PUBLIC COMMENT – None

4. OLD BUSINESS - None

5. NEW BUSINESS –

A. Discussion and possible action on 827 Bantam Road restaurant application.

Chairman Yarrish noted that he has a call into Attorney Byrne and that he would like to speak with him prior to a decision. He added that the questions that he had were addressed.

The Commission asked that this be carried over to January for further discussion and a decision.

6. CORRESPONDENCE

- A. Written: Chairman Yarrish stated that he has responded to numerous emails relating to 792 Bantam Road, 700 Bantam Road, cannabis sales and horses permitted in the borough. Additionally, he received a request to look into the dumpster location for Bantam Market as the smell was a concern of the neighbor. A review of the approved plan shows that the dumpster is in the approved location.
- B. Conversational: Chairman Yarrish stated that he had met with the new owners of the former Wood's Pit BBQ to provide the necessary Health signoffs.

7. COMMISSION DISCUSSION

- A. Online Permitting – Mr. Donohue stated that Borough Clerk, Kim Griffen, has submitted the contract to Pointe noting that one issue to be resolved is the ability to upload documents. He added that he would review the agreement and report back to the Commission.
- B. Review and approval of 2026 meeting dates – It was noted that the proposed 2026 dates follow the first Tuesday of each month and have been submitted to the Bantam and Litchfield Clerks.
- C. 700 Bantam Road – Chairman Yarrish noted that this property has been listed for sale and that he had an inquiry as to how many townhouses could be built on the property. He also added that the property is being marketed as a multi-family property with no mention of issues with the Borough.
- D. 792 Bantam Road, AKA The Dream House – Chairman Yarrish stated that he had spoken with a potential buyer for the property who inquired about what uses were permitted on the property. Additionally, they asked about the current apartment in the building and if it could be rented out to a third party.
- E. Review of freestanding sign regulations and enforcement – Chairman Yarrish stated that they had, in the past, sent out notices reminding people to bring in their free-standing signs in the evening. It was questioned if this was a Borough issue or a Litchfield issue.

8. ANY OTHER BUSINESS WHICH COMES BEFORE THE COMMISSION – None permitted

9. ADJOURNMENT

Mr. Buonaiuto moved to adjourn the meeting at 8:21 p.m. Motion seconded by Ms. Tornow and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass, Commission Clerk