

MEETING MINUTES
JOINT SPECIAL MEETING OF THE LITCHFIELD BOARD OF SELECTMEN AND
BANTAM BOROUGH PLANNING & ZONING
WEDNESDAY SEPTEMBER 9, 2026 ~ 7:00 P.M.
IN-PERSON AT THE BOROUGH OF BANTAM HALL, 890 BANTAM RD., BANTAM, CT

Call to Order First Selectman Denise Raap called the in person meeting to order at 7:07 p.m. Selectmen present were Anne Dranginis, Jeff Zullo, and First Selectman Denise Raap. Selectman Dan Morosani joined at 7:27 p.m. Selectman John Bongiorno was absent. Those present from the Bantam Planning and Zoning Commission were Chair Adam Yarrish and members John Buonaiuto and Sally Tornow.

Zoning D. Raap opened discussion for the future of the Bantam Annex property and what the Bantam Planning and Zoning Commission would like to see come of it. The Board of Selectmen and Bantam's Planning and Zoning Commission reviewed the current use of the Bantam Annex and the costs associated with maintaining the building. It was noted that approximately one-third of the building is currently utilized for municipal offices and that annual operating and maintenance costs are estimated at \$160,000 to \$170,000.

The history of previous proposals for the property was reviewed, including prior affordable housing proposals and the unsuccessful 2018 referendum. A. Yarrish discussed the importance of retaining the property's municipal character and maintaining Town ownership of the property as concerns were expressed regarding additional residential development. The Board reviewed estimated costs for renovating the Bantam Annex, with a comprehensive modernization to current municipal codes and office standards estimated at approximately \$32.8 million. D. Raap noted that such an investment would be difficult to justify given that only approximately one-third of the building would be needed for five municipal offices.

The potential conversion of portions of the existing building into affordable housing was discussed as a potential option for the building. Under the concept presented, the Bantam Post Office and Park & Recreation facilities would remain at the property while other portions of the building could be converted to residential use. Discussion included the need for affordable housing in Litchfield for seniors, young families, young professionals, and local employees. Available state funding opportunities for qualifying affordable housing projects were also reviewed.

The possibility of retaining Town ownership of the Bantam Annex and leasing the residential portion of the building to an appropriate housing entity for development and management was discussed. Existing zoning limitations were reviewed, along with the possibility of amending the regulations to permit additional housing units within the existing building, subject to public input and the appropriate regulatory approvals.

A. Yarrish and commission members raised concerns for potential traffic, parking, and neighborhood impacts associated with residential development at the site. They emphasized the importance of obtaining community input before advancing support for any one redevelopment proposal.

It was agreed that a public hearing would be held on September 29, 2026, at 7:00 p.m., for the purpose of presenting potential redevelopment options and receiving public comment regarding the future of the Bantam Annex. Options discussed included renovation of the building for continued municipal use; conversion of portions of the building to affordable housing while retaining the Post Office and Park & Recreation facilities; reduced-scale housing alternatives; and demolition of the building.

Adjournment Motion: D. Morosani motioned to adjourn the meeting at 8:20 p.m. J. Zullo seconded the motion, all voted aye and the motion passed.

A handwritten signature in black ink, appearing to read "Denise Raap". The signature is fluid and cursive, with the first name "Denise" and last name "Raap" clearly distinguishable.

Denise Raap, First Selectman