



## Town of Burlington

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 11, 2010 – 7:30PM  
BURLINGTON TOWN HALL – 200 SPIELMAN HIGHWAY**

**PRESENT:** Chairman Robert Angelillo, George Curtis, Peter Dumais, Christopher Dupras, Paul Rachielles, Robert Sussdorff; Alternates Matthew Reale and Joseph Palmer; Town Attorney Charles Bauer; Land Use staff C.Z.E.O. Karl Nilsen and Recording Secretary Stacey Sefcik.

**ABSENT:** Christopher Chenette.

Chairman Robert Angelillo called the meeting to order at 7:30PM. The entire proceedings were recorded on audio tape and are available in the Town Hall.

**1) CALL TO ORDER:**

**A. Attendance and Designation of Alternates.**

All regular members present were seated for the meeting. New Commission alternate member Matthew Reale was introduced. Alternate Joseph Palmer was seated for George Curtis for agenda items 3B and 4B.

**B. Approval of Minutes – January 14, 2010 regular meeting.**

**MOTION** Mr. Curtis, second Mr. Dumais, to accept the minutes of the January 14, 2010 regular meeting as written; unanimously approved.

**C. Citizen Comment.**

No one present expressed a desire to speak.

**2) ZONING OFFICER REPORT:**

No business was discussed.

**3) PUBLIC HEARINGS:**

**A. Application 1993 - 20-Lot Subdivision, Washington Farms, Alpine Drive Extension – North side of Alpine Drive, just north of intersection with Alto Road. Applicant/Owner: Rejean Carrier.**

Mr. Angelillo read into the record a letter dated February 11, 2010 from Mark Aragoni of Milone and MacBroom, engineers for the applicant, requesting a continuance of the Public Hearing to February 25, 2010.

**MOTION** Mr. Curtis, second Mr. Dumais, to continue the Public Hearing in the matter of **Application 1993 - 20-Lot Subdivision, Washington Farms, Alpine Drive Extension – North side of Alpine Drive, just north of intersection with Alto Road. Applicant/Owner: Rejean Carrier** to the February 25, 2010 regular meeting; unanimously approved.

**B. Application 1994 – Special Use Permit for Catering Kitchen, 68 Savarese Lane. Applicant/Owner: Heather Beaghen.**

Mr. Angelillo read into the record a letter from Phyllis Amodio of the Burlington-Bristol Health District regarding this application. Hearing no questions from the Commission, Mr. Angelillo opened the floor to public comment. No one present expressed a desire to speak.

**MOTION** Mr. Angelillo, second Mr. Curtis, to close the Public Hearing in the matter of **Application 1994 – Special Use Permit for Catering Kitchen, 68 Savarese Lane. Applicant/Owner: Heather Beaghen;** unanimously approved.



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### 4) PENDING APPLICATIONS:

- A. **Application 1993 - 20-Lot Subdivision, Washington Farms, Alpine Drive Extension – North side of Alpine Drive, just north of intersection with Alto Road. Applicant/Owner: Rejean Carrier.**  
The Commission agreed to continue this matter to the February 25, 2010 regular meeting.
- B. **Application 1994 – Special Use Permit for Catering Kitchen, 68 Savarese Lane. Applicant/Owner: Heather Beaghen.**

**MOTION** Mr. Angelillo, second Mr. Palmer, **TO APPROVE Application 1994 – Application 1994 – Special Use Permit for Catering Kitchen, 68 Savarese Lane. Applicant/Owner: Heather Beaghen.**

WHEREAS, in addition to all oral and written testimony received and the said application, which includes the following:

“Equipment Layout” for The Bee’s Knees, Prepared by Classic Restaurant Supply, 312 Murphy Road, Hartford, CT 06114, dated January 26, 2010.

Packet of Information entitled “Classic Restaurant Supply – The Bee’s Knees”, Prepared by Mike Paparella, Classic Restaurant Supply, dated January 26, 2010.

Letter from the Burlington-Bristol Health District dated February 12, 2010.

And all reports from the professional advisors of the agency which have reviewed said application and provided written and verbal reports to the Commission on this application.

WHEREAS, the Planning and Zoning Commission of the Town of Burlington convened and completed a public hearing on this application;

NOW THEREFORE BE IT RESOLVED by the Planning and Zoning Commission of the Town of Burlington as follows:

The aforementioned **Application 1994 – Special Use Permit for Catering Kitchen** is approved with the following conditions: None.

IN FAVOR: Mr. Angelillo, Mr. Dumais, Mr. Dupras, Mr. Palmer, Mr. Rachielles, Mr. Sussdorff.

OPPOSED: None.

ABSTENTIONS: None.

The motion was unanimously approved.

### 5) NEW APPLICATIONS:

- A. **Application 1995 – Excavation, Removal, Filling, and Grading of Earth Products, east side of Covey Road approximately 2300 feet north of the intersection with Foote Road. Applicant: O&G Industries, Inc.**

**MOTION** Mr. Angelillo, second Mr. Dumais, to set a Public Hearing on March 11, 2010 for the matter of **Application 1995 – Excavation, Removal, Filling, and Grading of Earth Products, east side of Covey Road approximately 2300 feet north of the intersection with Foote Road. Applicant: O&G Industries, Inc.;** unanimously approved.

Mr. Dumais asked if the Town had come to a decision regarding finding a Town Engineering consultant, and Mr. Nilsen responded that no decision had yet been made. Mr. Dumais then encouraged all Commission members to review the application documents thoroughly and to walk the site in question if possible.



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### 6 OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

#### A. Workshop to Discuss Application 1987 – Draft 2009 Plan of Conservation and Development.

Town Attorney Charles Bauer reviewed with the Commission the procedures they were legally required to follow regarding the review and adoption of the draft 2009 Plan of Conservation and Development (POCD). Mr. Dumais asked for input regarding the Commission's ability to make changes to the document and whether a report from the Central Connecticut Regional Planning Agency (CCRPA) was required for the Commission to take action on this matter. Mr. Curtis asked for information regarding the Town's ability to receive grant money for the POCD if the Commission made changes to the POCD. Mr. Rachielles asked for information regarding the CCRPA's review of the POCD. The Commission then discussed the possibility of holding informational sessions for the public prior to scheduling the Hearing for Adoption and agreed to schedule such a session for the March 11, 2010 regular meeting.

**MOTION** Mr. Angelillo, second Mr. Curtis, that the Planning and Zoning Commission of the Town of Burlington, having reviewed the draft 2009 Plan of Conservation and Development for the purposes of the Statute, will now forward the draft 2009 Plan of Conservation and Development to both the Board of Selectmen of the Town of Burlington and the Central Connecticut Regional Planning Agency for their review; unanimously approved.

#### B. Election of Officers for 2010.

**MOTION** Mr. Dumais, second Mr. Curtis, to nominate Robert Angelillo for the position of Chairman of the Planning and Zoning Commission for 2010; unanimously approved.

**MOTION** Mr. Curtis, second Mr. Angelillo, to nominate Peter Dumais for the position of Vice-Chairman of the Planning and Zoning Commission for 2010; unanimously approved.

**MOTION** Mr. Angelillo, second Mr. Rachielles, to nominate Christopher Dupras for the position of Secretary of the Planning and Zoning Commission for 2010; unanimously approved.

**MOTION** Mr. Angelillo, second Mr. Curtis, to adjourn at 8:00PM; unanimously approved.

Respectfully submitted,

Stacey M. Sefcik  
Planning and Zoning Clerk

Christopher Dupras, Secretary  
Planning and Zoning Commission