



Town of Burlington

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 22, 2010 – 7:30PM
BURLINGTON TOWN HALL – 200 SPIELMAN HIGHWAY**

PRESENT: Chairman Robert Angelillo, Christopher Chenette, Peter Dumais, Robert Sussdorff; Alternates Joseph Palmer and Matthew Reale; Land Use staff Interim Zoning Enforcement Officer Joe Budreau and Recording Secretary Stacey Sefcik.

ABSENT: George Curtis, Christopher Dupras, Paul Rachielles.

Chairman Robert Angelillo called the meeting to order at 7:33PM. 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. Alternate Joseph Palmer was seated for George Curtis, and Alternate Matthew Reale was seated for Christopher Dupras.

B. Approval of Minutes – April 8, 2010 regular meeting.

MOTION Mr. Dumais, second Mr. Chenette, to accept the minutes of the April 8, 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.

MOTION Mr. Angelillo, second Mr. Dumais, to amend the agenda to add Application 1999, and to discuss Application 1999 first, and then continue with the agenda as written; unanimously approved.

3) OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

B. Application 1999 – Special Permit for Accessory Apartment, 497 Jerome Avenue. Applicant: John Chiaradio, Owner: Bruce and Kristen Guillemette.

Applicant John Chiaradio, President of Westwoods Group, addressed the Commission. Mr. Chiaradio explained that he proposed to build an extension of approximately 585 square feet to the north side of the Guillemette's house for an in-law apartment. The Commission briefly reviewed the plans.

The Commission agreed to set a Public Hearing for the May 13, 2010 regular meeting.

A. Workshop Pertaining to the Development of Rules for Zoning Complaints and Violations.

The Commission reviewed a sample ordinance drafted by Karl Nilsen, CZEO. They then discussed with Mr. Budreau possible procedures for the issuance of zoning violations and citations. The Commission agreed to continue this issue to the May 13, 2010 regular meeting to allow for input from absent Commission members.

MOTION Mr. Dumais, second Mr. Chenette, to amend the agenda to include Application 1996; unanimously approved.



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- C. Application 1996 – 3-Lot Subdivision, Riverview Estates II – West side of Route 179 (Canton Road), approximately 750 feet north of intersection with Route 4. Applicant/Owner: MDR Contractors, LLC.** Mr. Angelillo and Mr. Reale both recused themselves from this matter. Mr. Dumais read into the record a letter from William Tracey, attorney for the applicant, granting an extension to the May 13, 2010 regular meeting.

MOTION Mr. Angelillo, second Mr. Dumais, to adjourn at 8:05PM; unanimously approved.

Respectfully submitted,

Stacey M. Sefcik
Planning and Zoning Clerk

Christopher Dupras, Secretary
Planning and Zoning Commission