



Town of Burlington

**PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
March 23, 2017
BURLINGTON TOWN HALL**

PRESENT: Richard Miller-Chair, John Hebert, Michael D'Amato, Tom Zabel, Robert Wilson, JP Parente and Lynn Buthe.
Abby Conroy, ZEO,
Lisa Ozaki, Recording Secretary.

1) CALL TO ORDER:

A. Attendance and Designation of Alternates

Chairman Miller called the meeting to order at 7:00pm.

Regular members present were seated for the meeting. Alternates will be assigned on each application.

B. Approval of Minutes

MOTION Parente, seconded Zabel to approve the minutes from the March 9, 2017 regular meeting as submitted; unanimously approved.

C. Communications:

None

2) NEW APPLICATIONS/NEW BUSINESS:

**A. Application #2111 – SMS Realty – Subdivision - 2 lots – Nepaug Road #67
(Submitted 3/13/2017)**

Dennis McMorro, applicant's engineer present and addressed the commission. Atty. Tracy previously came before the commission for 1st cut. 2 lot subdivision for Nepaug Road is to the South of the first cut. 42 acres is the subdivision. Lot 1 is a frontage lot with 3.6 acres in the R44 zone. There is an access way to the rear lot, the remainder of the property that is 42 acres. IWWC was identified on map and IWWC was approved on 1/17/17. McMorro addressed letters from WMC dated 3/23/17 and Marty Connor dated 3/21/17. Test pits were dug for both lots and BBHD approved on 3/21/17. McMorro has already met with Highway Supervisor Tharau and he is all set with it. McMorro states draft of proposed drainage and grading with easement will be submitted as requested. Commission concerned with driveway. McMorro states there are several pull offs already. Commission wants Tim Tharau, Fire Marshal to review and send in a letter for next meeting. There are no other lots as of right now going to be in the subdivision.

Meeting continued to first meeting in April on the 13th.



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3) **PENDING APPLICATIONS:**

A. None

4) **PUBLIC HEARING(S):**

A. None

5) **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**

A. None

6) **CITIZEN COMMENT:**

Sandra Gazdowicz, 34 Village Lane, Licensed Electrolysis for 18 years. Worked in West Hartford and moved 5 ½ years ago. Currently have a business in Unionville. Got divorced and tried to sell house. Wanted to know if she could have a home business for electrolysis purposes. Trying to decide if she will stay in house or sell and this could change her decision. Electrolysis is a medical procedure of hair removal. 1 person per hour. People are not waiting. No employees. 5 to 10 clients a day. Parking not a problem. Has 2 car garage which would store her personal vehicles and the clients can park in driveway. No street parking. Commission advises to complete an application and have map of property, interior office lay out not to exceed 20% of living area. Check with BBHD. Also bring in copies of licenses.

7) **ZONING OFFICER REPORT:**

Conroy working on ordinances to read the same with regulations and Town Charter. FEMA ordinances have to be eliminated.

Shire Way has produced a new bond for road.

Aquifer Protection Area, makes more sense for P & Z governing commission because their regulations are like it. However, IWWC is currently designated for Aquifer Protection Agency by ordinances.

IWWC will have to have a Public Hearing to adopt and approve Aquifer Protection Area regulations. It will be a separate set of regulations, not an addition to Zoning Regulations. Eventually P & Z will take it over, once new ordinance adopted.

Sandwich board sign problems at CVS Plaza.

8) **STAFF/COMMISSION COMMENTS:**

Richard Miller reminds commission that reelection is coming up this year. Every commission member except alternates needs to be reelected. Make sure they start taking care of it with respective parties.

9) **ADJOURN**

MOTION Parente, seconded Zabel to adjourn the meeting at 8:45pm; unanimously approved.

Respectfully submitted,
Lisa Ozaki
Planning and Zoning Clerk