



Town of Burlington

**PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
April 13, 2017
BURLINGTON TOWN HALL**

PRESENT: Richard Miller-Chair, John Hebert, Michael D'Amato, Tom Zabel, Robert Wilson, 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 Wilson, seconded D'Amato to approve the minutes from the April 13, 2017 regular meeting as submitted; unanimously approved.

C. Communications:

1. Town of Farmington – Variance for 75 Lido Road, Unionville, CT Deck
2. City of Bristol – Referral of Proposed Amendment to the Zoning Regulations – Change of Zone from R-15 (Single-Family Residential) zone to R15/BT (Single-Family Residential/Mixed Residential Overlay) zone at Lot #253 Main St.; Assessor's Map 26 and Lot 253.
3. City of Bristol – Referral of Proposed Amendment to the Zoning Regulations – Proposed text amendment to the Zoning Regulations to add to the Special Permit uses in a BD (Downtown Business) zone to include the following new Sections: “(i) Dwelling Units in existing one floor structure, no more than 3,500 square feet” and “(j) Dwelling units in those areas of the first floor of a building is sub-grade.”

2) NEW APPLICATIONS/NEW BUSINESS:

**A. Application #2112 – Lees – Site Plan Modification – Addition – Covey Road #41
(Submitted 4/6/2017)**

Abby Conroy, ZEO addressed the commission. New England Needles business is growing and need more space. Addition would for storage. Parcel is in Central Business Zone and flat and very sandy. WMC and Engineer Dave Whitney have been reviewing storm water management on this site. Rearranging parking. Nothing different with use. Well within setbacks. No change to septic. There will now be a little loading bay. Characteristics of this site will not change.



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Application continued to next meeting on April 27, 2017.

3) **PENDING APPLICATIONS:**

A. **Application #2109 – B & R Corporation** – Proposed Lot Line Revisions - George Washington Turnpike #399 (Continued to April 27, 2017 meeting).

B. **Application #2111 – SMS Realty** – Subdivision – Nepaug Road #67 (Submitted 3/16/17)
Dennis McMorrow, applicant's engineer present and addressed the commission. No additional changes to maps. Parcel in front will have the driveway slid over to the right. Driveway for the rear lot follows the wood line existing wood road. Email from Tim Tharau, Fire Marshal dated 4/4/17 read into record. Fire Marshal wants to review final plan for home. Email from Scott Tharau, Highway Director dated 4/12/17 read into record. 14% grade on driveway is all in the regulated area. Marty Connor stated it meets the regulations. Steep section to this driveway will be paved. McMorrow is asking for a waiver request for 1 rear lot and 1 front lot. Connor said subject to $\frac{3}{4}$ vote of commission. Building a road for more home takes away from the character of land. McMorrow submitted letter request to commission for waiver of lots.

MOTION Wilson seconded Zabel: Approved waiver of Subdivision Regulation section 4.06.C. 1 front lot to 1 rear lot then 1 front lot to 4 lots ratio.

IN FAVOR, Miller, D'Amato, Wilson, Zabel, Hebert. OPPOSED, none.

ABSTAINED, None.

Permit Granted.

MOTION Zabel seconded Wilson: Approved: Application 2111 – Subdivision – Nepaug Rd. #67 with condition that Fire Marshal sign off on final plan.

IN FAVOR, Miller, D'Amato, Wilson, Zabel, Hebert. OPPOSED, none.

ABSTAINED, None.

Permit Granted.

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

A. **Application #2110 – GM Retirement** – Amend the Zoning Regulations – George Washington Turnpike (Continued to April 27, 2017 meeting).

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

A. None

6) **CITIZEN COMMENT:**

7) **ZONING OFFICER REPORT:**

9 Myra Lane addition.

8) **STAFF/COMMISSION COMMENTS:**

Richard Miller wants Conroy to review the storm water requirements. Would like to know best management for low impact development strategy. Need to update regulations.

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Rob Wilson states swales that run parallel to road, swept into ground, help reduce impact.

John Hebert likes rain gardens. Should be used more.

Abby Conroy states that Torrington has annual maintenance agreement and inspection in place for LOW features.

9) **ADJOURN**

MOTION Zabel, seconded Wilson to adjourn the meeting at 7:49pm; unanimously approved.

Respectfully submitted,
Lisa Ozaki
Planning and Zoning Clerk