



Town of Burlington

**PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
April 27, 2017
BURLINGTON TOWN HALL**

PRESENT: JP Parente-Chair, John Hebert, Michael D'Amato, Tom Zabel, Rudy Franciamore, Barbara Dahle, and Lynn Buthe.
Abby Conroy, ZEO,
Lisa Ozaki, Recording Secretary.

1) CALL TO ORDER:

A. Attendance and Designation of Alternates

Chairman Miller was not present for meeting so JP Parente called the meeting to order at 7:00pm. Regular members present were seated for the meeting. Alternates will be assigned on each application, as needed.

B. Approval of Minutes

MOTION D'Amato, seconded Zabel to approve the minutes from the April 13, 2017 regular meeting as submitted; unanimously approved.

C. Communications:

None

2) NEW APPLICATIONS/NEW BUSINESS:

**A. Application #2113 – Krasowski – Gravel Renewal – Claire Hill Road #27.
(Submitted 4/17/2017)**

Sebastian Krasowski, applicant was present and addressed the commission. Gravel permit was approved in May 2013, but life happened and never got around to start graveling. New permit is exactly like previous gravel permit. Building a NSF and need to remove 4,000 cubic yards of gravel. WMC, Town Engineer approved and letter dated 5/9/2013 read into record. Slope is 3 to 1. Bond was still being discussed. Bond supposed to be \$13,000 but will check with WMC and see if still agree. Conditions will remain the same from last permit.

Application continued to next meeting on May 11, 2017.

3) PENDING APPLICATIONS:

A. Application #2109 – B & R Corporation – Proposed Lot Line Revisions - George Washington Turnpike #399

William Tracy, attorney for applicant present and addressed the commission. Affidavit of facts submitted to commission dated March 9, 2017. Atty. Tracy walked the commission through each parcel and how the lot line changed. Parcels are located off of George Washington

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Turnpike. All parcels had frontage on George Washington Turnpike. Total of 5 lots from line revision that range from 3 ½ to 8 ½ acres in size. Based on soil testing and where septic could go, line revisions were done. Property has never been taxed as building lots, but vacant land. Commission feels that this is bypassing Planning and Zoning since seems more like a Subdivision than lot line revision. Tracy states not a subdivision or resubdivision by definition. The lots predate 1970 Subdivision Regulations and no mention of merger with adjacent land. Commission requested that Land Use Official review and research the parcels and verify that is correct.

Continued to next meeting on May 11, 2017.

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

David Whitney, Engineer for applicant was present and addressed the commission. New England Needles is a 40 year old business that produces industry needles for sewing machines and mattresses. 2 acres in Central Business zone. North of Route 4. Original building was approved 1990. Addition will be 50% office space and 50% storage space. Topo slopes to a high point where building is. To the west towards rear it's sandy. 60' x 40' x 24' addition with basement. Not enough room for growth in original building. Not a retail store, but distribution center. There will be a connector between existing building and addition. 3 photos were submitted to commission. Photo 1: Building from street. Photo 2: Side of the Building looking towards parking and park. Photo 3: Old ice rink in back that will be removed. The addition will look just like existing building. 14 parking spaces with 1 handicap and 1 box truck space. There is no need to increase septic. BBHD has reviewed and same well being used. No plumbing installed in new addition, just electric and heat. WMC email dated 4/26/17 read into record. Skating rink will be removed and ground will be restored to nature condition. 2 existing catch basins with drywells are on site, one will be eliminated. Building has no gutters, stone drift pads abound building. Water will infiltrate into ground. Rip rap will be extended per WMC request. Fine each 2 paved leak offs with front going to catch basin in front. South goes to swale in back.

MOTION Zabel seconded Franciamore: Approved: Application 2112 – Addition – Covey Rd. #41 with condition that WMC concerns in email have been addressed.

IN FAVOR, Parente, Zabel, D'Amato, Hebert, Franciamore. OPPOSED, none.

ABSTAINED, None.

Permit Granted.

4) PUBLIC HEARING(S):

A. Application #2110 – GM Retirement – Amend the Zoning Regulations – George Washington Turnpike.

William Tracy, attorney for applicant present and addressed the commission. Tracy states this amendment is town wide not for George Washington Turnpike parcel. Zoning Regulations

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Section 1X.C.2 was explained by Tracy in changing accessory apartment from 40% to 50% and why it benefits the applicants for change. Discussed that you would have to building a bigger house to get a bigger accessory apartment and owners don't want too big. Other towns were referenced in their regulations for accessory apartments. Commission explained we just redid accessory apartment regulations a couple of years ago. Accessory apartments were not meant to be big apartments. The whole accessory apartment regulation section would need to be reviewed to clarify and not have negative effect on rest of regulations. Atty. Tracy explained Zoning Regulations section 1X.C.2.r amendment to commission. Some towns have annual registration of apartments. Commission states that section q also need to be taken into account.

Public Comments:

Kim Cyr, 42 Claire Hill Road read letter dated April 27, 2017 to the commission and submitted into record.

Bruce Cady, 42 Claire Hill Road read letter dated April 27, 2017 to the commission and submitted into record.

Gil Michaud, 15 Reservior Road, Farmington, states he had a real estate agent approach him with a buyer who wanted to build a bigger accessory apartment then allowed. Feels the regulations penalized people.

Commission has continued Public hearing to next regularly scheduled meeting on May 11, 2017

MOTION: Hebert seconded Zabel to close the public hearing and reopen the regular meeting at 8:50pm; none abstained, unanimously approved.

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

A. None

6) **CITIZEN COMMENT:**

A. None

7) **ZONING OFFICER REPORT:**

2 new houses from Carrier Builders on Taine Mountain Road & Alpine Drive.

33 Angelas Way porch

A lot of pools and deck coming in for Spring and Summer

15 Punch Brook Road Pavilion – Justin Michaels called and said staked out new location. Informed him we need permits to proceed. Training might still be going on. Called State Animal Control and they referred it to Animal Control Officer Arcari. Told neighbor need proof of training. Will send him Justin Michaels a cease and correct with a time frame.

POCD is due in 2019.

8) **STAFF/COMMISSION COMMENTS:**



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9) **ADJOURN:**

MOTION Zabel, seconded D'Amato to adjourn the meeting at 9:04pm; unanimously approved.

Respectfully submitted,
Lisa Ozaki
Planning and Zoning Clerk