



Town of Burlington

PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING May 11, 2017 BURLINGTON TOWN HALL

PRESENT: Richard Miller-Chair, Rob Wilson, John Hebert, Michael D'Amato, Tom Zabel, Barbara Dahle sat for Rudy Franciamore, and Lynn Buthe sat for JP Parente.
Marty Connor, Town Consultant
Abby Conroy, ZEO,
Lisa Ozaki, Recording Secretary.

1) **CALL TO ORDER:**

A. **Attendance and Designation of Alternates**

Chairman Miller was present for meeting and 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 Wilson, seconded Zabel to approve the minutes from the April 27, 2017 regular meeting as submitted; unanimously approved.

C. **Communications:**

A. City of Bristol – Referral of Special Permit and Site Plan Application #2253 & #2254 1321 Burlington Ave. – Map 58 & Lot 7-1. To construct a single family residence with an accessory dwelling unit.

2) **NEW APPLICATIONS/NEW BUSINESS:**

A. **Application #2114 – JMA** – Site Plan – Sawmill Road/Mountain Top Pass (Submitted 5/1/17) Dwight Harris Sr. and Dwight Harris Jr. of JMA were present and addressed the commission. Extension of Sawmill Road. Would like to put road out to bid. When bids are received for road, JMA will determine the potential number of lots. Most likely lots will be larger sized. This proposed road will allow more access to Johnnycake Mountain. There will be an easement to the Town when future road goes in. WMC letter dated May 10, 2017 referenced by Harris Sr. He explained each concern. No detention ponds. Nothing for the Town to maintain. The road will be a curvy design which will calm traffic. Road is not straight and better for lots. Harris has no date for when building lots will come to P & Z. Last road built at Johnnycake Mountain has hydrant already at top of Mountain Top Pass. Hydrant goes 1000' all the way down the hill. Ponds feed Farm Ridge. Gravity to feed water right down new road. Not proposing building lots at this time. Town has wanted road to connect Sawmill Road to Johnnycake Mountain. For years Sawmill Road was already approved as temp cul de sac to go through to Mountain Top Pass. The length of Sawmill Road presently is too long to stay a cul de sac. Harris feels there is more need now for road since Town has park going in. Connor suggested that Fire Marshal,



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Highway Director and Board of Selectmen took a look at this. IWWC report is needed. Application is on IWWC agenda already. Since this isn't a subdivision and is a Site Plan does not need Public hearing. Connor will tour the site on Friday with Harris. The road will be 1400' long. Harris will get on Board of Selectmen agenda next week.

Continued to next regularly scheduled meeting on May 25, 2017.

B. Application #2115 – King – Subdivision 23 lots – Jerome Ave. Lot #2-05-47, 2-05-51, 2-05-54 (Submitted May 5, 2017)

Bob King owner was present and addressed the commission. 52 acres with 23 lots on 3 parcels. Undeveloped land on each of the 3 sides of parcel. Frontage on Jerome Avenue near Mary Road. Owners of parcels to North and South are interested in future development of their parcels. Subdivision will have 2 roads. Road A is 1640' long and Road B is 670' long, each will be temporary. 25% is open space. King will contact Conservation Commission for open Space discussion of dedication. Fire tank instead of fire pond. IWWC approved on May 10, 2017. Connor proposes King go to the Conservation Commission which is next Wednesday. There are 20 lots that are over one acre each and 3 lots that are four acre lots in the rear. Land Use will check with BBHD to see if reviewed already.

MOTION Zabel seconded Hebert to schedule Public Hearing set for June 8, 2017.

C. Application #2116 – Hiltbrand – Gravel – Prospect St. #33 (Submitted May 8, 2017)

Hebert recused himself from application.

Robert Hiltbrand, 98 Stone Rd., applicant was present and addressed the commission. 62 acres parcel industrial property. Zoned Industrial Property consist of 70% wooded area, 20% field area and 10% open area. Tilcon had an earth removal operation in parcel from 1970-1972. Hiltbrand picked up property 3 years ago. A Wetlands permit was obtained to clean up area and clear. Cleared 6 acres and restored 3 acres to a field. Hayed twice already. Cleaned up and stopped any illegal dumping. Parcel is visually appealing now. 1 ½ acres grading and earth removal. Whigville Brook is up from the area where we will be working. Site drains onto itself. Town Engineer and Conroy have already walked to the parcel before application was applied for. Hiltbrand installed gate and stone wall at front of property entrance. IWWC approval already. WMC letter dated May 11, 2017 read into record. Trucks will go to the left of entrance with materials. Trucks will avoid the bridge on the right side. No development plans at this point. Work is 1000' off the road. Bonding amount is required.

MOTION Zabel seconded Wilson to schedule Public Hearing set for June 22, 2017.

3) PENDING APPLICATIONS:

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



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Applicant not present. Town Attorney to review it. Check with BBHD also. Connor met with applicant and looks good to him. There was a discussion of applicant paying review fees. Continued to next regular scheduled meeting on May 25, 2017.

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

Sebastian Krasowski, applicant was present and addressed the commission. Krasowski read letter dated May 8, 2017 into record from Engineer Richard Marnicki about bond amounts. 1st bond for Maintenance, Erosion and Sediment Controls for \$1,000 and 2nd bond for Restoration for \$7,000. WMC emailed dated May 9, 2017 read into record.

MOTION D'Amato seconded Zabel: Approved: Application #2113 – Gravel Renewal – Claire Hill Rd. #27 conditioned upon the school bus schedule for safety reasons, riprap in place for tracking pad and bond.

IN FAVOR, Miller, Wilson, Zabel, D'Amato, Hebert, and Buthe.

OPPOSED, none.

ABSTAINED, None.

Permit Granted.

4) PUBLIC HEARING(S):

A. Application #2110 – GM Retirement – Amend the Zoning Regulations – George Washington Turnpike.
Application was withdrawn by Attorney Tracy.

5) OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. JMA – Informal Discussion – Library Lane – Commercial

Dwight Harris Sr. & Dwight Harris Jr. present and addressed the commission. JMA was working on townhouses, but market is not right for it. Have buyers interested in back who want to build condos, want to rethink it first to determine if JMA can build what they want to build in front. Harris Jr. developed a commercial plan for front parcel. 3 building complex. Central Business zone. Building A will consist of Fitness Center 2500 sq. ft. bungalow style near Rivard property by itself. There will be peak times when more traffic. 40 parking spaces. Building B consist of restaurants. Park Side Café from Bristol and E & D Pizza from Avon are interested. Not building until leases are in place. Fitness Center would be built first. Historical signs on buildings. Harris Sr. states Congregational Church came to him. They are really struggling. Church wants to develop their land. If the Church is going to do something with their property, it's more appropriate to do residential than commercial. Harris feels if he doesn't get tax abatements on the commercial, he isn't building it. Right now has a Farmland assessment. Commission says Library Lane is not wide enough. Harris Sr. states if town makes him improve the road, we will not build it. Traffic Engineer did a study a few years ago for a street light. Commission asked Harris to speak to Board of Selectmen to see if and what the town can do to improve Library Lane. There is public water on Library Lane. Baseball fields have nowhere to



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park. Commission agrees this is a great proposal of what is needed in town. Harris states that cul de sac at end of their land, the town is using with permission. Conroy will write a letter to Board of Selectmen from the Planning and Zoning Commission about the future growth of the library and other properties on Library Lane. Economically is it best for the Town to review Library Lane and these plans. Town should do traffic study and find out what the quality of the road and where more room will come from.

6) **CITIZEN COMMENT:**

A. None

7) **ZONING OFFICER REPORT:**

1 West Ledge CO for NSF

15 Punch Brook Road Pavilion – Justin Michaels brought in his permits. Waiting on BBHD approval. Structure has not been taken down yet.

8) **STAFF/COMMISSION COMMENTS:**

Miller would like to invite Jonathan Schwartz from IWWC to come present an informal discussion about Low Impact Development.

9) **ADJOURN:**

MOTION Wilson, seconded Buthe to adjourn the meeting at 9:17pm; unanimously approved.

Respectfully submitted,
Lisa Ozaki
Planning and Zoning Clerk