



Town of Burlington

**PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
May 25, 2017
BURLINGTON TOWN HALL**

PRESENT: Richard Miller-Chair, Rob Wilson, Tom Zabel, and Eric Lindboe sat for Rudy Franciamore.
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 7:03pm.
Regular members present were seated for the meeting. Alternates will be assigned on each application, as needed.

B. Approval of Minutes

Approval of May 11, 2017 minutes moved to next meeting since no quorum. Lindboe was not present at May 11, 2017 meeting to approve.

C. Communications:

A. None

2) NEW APPLICATIONS/NEW BUSINESS:

A. None

3) PENDING APPLICATIONS:

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. JMA submitted Site plan revisions per WMC review letter dated May 10, 2017. JMA attended the Board of Selectmen meeting and the Selectmen are in favor of the road. Fire Marshal has submitted his approval. Highway Director is in favor and asked for signage once road is done. JMA reserves the right at a later date to grant the town an easement on the property. JMA is undecided on development of land once road is installed. WMC letter dated 5/25/17 read into record. Commission addressed hydrants on new road. JMA states depending on subdividing of land, where other hydrants will go. Hydrants will be gravity feed all the way down the road. Martin J. Connor's letter dated May 23, 2017 read into record. Connor wants mylar.

MOTION Wilson seconded Lindboe: Approved: Application #2114 – JMA – Site Plan – Sawmill Road/Mountain Top Pass conditioned IWWC Approval and Martin J. Connor letter dated May 23, 2017 items:

2. An approval block should be added to the plans listed above.



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3. A report from the Inland Wetlands Commission is required prior to a decision. (It's my understanding that the Inland Wetlands Commission has approved the project.)
5. The Erosion and Sedimentation Control Plan appears complete and eligible for certification by the Commission. The applicant's engineer should submit a bond estimate for the cost of the installation and maintenance of the E&S Controls. That estimate should be reviewed and approved by the Town Engineer. A bond in a form acceptable to the Town Attorney should be posted prior to the start of construction.
7. The applicant will need to coordinate inspections with the Town Engineer and Highway Supervisor if he hopes to have this road accepted as a Town Road in the future. Design Standards and Road Construction Procedures for road construction contained in Sections 10, 11 and Appendix of the Subdivision Regulations should be followed.

IN FAVOR, Miller, Wilson, Zabel, and Lindboe.

OPPOSED, none.

ABSTAINED, None.

Permit Granted.

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

A. None

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

A. None

6) **CITIZEN COMMENT:**

A. Dwight Harris, 22 Charolais way. JMA attended Board of Selectmen meeting. The Board of Selectmen support JMA plan for Library Lane. BOS would like traffic study done 1st and then go back to the State if need traffic light. Evidence will be put together for DOT. With additional parking with Library addition, baseball fields and church road might need to be widen and traffic light installed.

7) **ZONING OFFICER REPORT:**

Conroy attended meeting for USGS and FEMA about Housatonic watershed. They are remapping the Housatonic watershed new lidar. They will be doing Burlington soon and we can request they adjust the maps. Blight seminar last week and today. BBHD would be needed to handle issues. Can not enforce blight since no ordinance for it.

8) **STAFF/COMMISSION COMMENTS:**



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Miller informed Commission that Jonathan Schwartz from IWWC will present an informal discussion about Low Impact Development at the June 8, 2017 meeting.

9) **ADJOURN:**

MOTION Zabel, seconded Wilson to adjourn the meeting at 7:47pm; unanimously approved.

Respectfully submitted,
Lisa Ozaki
Planning and Zoning Clerk