



Town of Burlington

**PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
June 8, 2017
BURLINGTON TOWN HALL**

PRESENT: Richard Miller-Chair, Rob Wilson, Tom Zabel, and Eric Lindboe, Barbara Dahle sat for Rudy Franciamore, John Hebert, JP Parente and Lynn Buthe.
Marty Connor, Town Consultant and 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 Parente, seconded Zabel to approve the minutes from the May 11, 2017 regular meeting as submitted; unanimously approved.

MOTION Zabel, seconded Wilson to approve the minutes from the May 25, 2017 regular meeting as submitted; unanimously approved.

C. Communications:

A. None

2. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Informal Discussion by Jonathan Schwartz – Low Impact Developments

Jonathan Schwartz from the IWWC Commission conducted an informal discussion on Low Impact Development. He submitted a packet of material to each member of the commission. Schwartz explained that low impact developments could do away with storm drains and use rain gardens on each property. The purpose of Low Impact Development is to get as much rain water into the ground water as possible where it falls. Results in less destruction of land, erosion and less cost to developer and town. Would eliminate curbing and along the road there would be a swale. Commission will review material submitted.

Discussion has been continued to next scheduled meeting on June 22, 2017.

3. NEW APPLICATIONS/NEW BUSINESS:

A. Application #2117 – FDF Properties – Special Use Permit-Selling Diesel – Spielman Hwy #227 (Submitted June 7, 2017)

Abby Conroy present to commission as FDF Properties was not available. FDF Properties has a diesel tank for their own trucks and would now like to sell diesel to the public. There is no diesel fuel sold in town.

200 Spielman Highway • Burlington, CT 06013-1735 • 860-673-6789



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MOTION: Zabel seconded Parente to schedule Public Hearing set for July 13, 2017.

4. **PENDING APPLICATIONS:**

A. None

5. **PUBLIC HEARING(S):**

A. **Application #2115 – King** – Subdivision 23 lots – Jerome Ave. Lot #2-05-47, 2-05-51, 2-05-54 (Submitted May 5, 2017) (Public Hearing 6/8/2017)

MOTION: Zabel, seconded Parente to close the regular meeting and open the public hearing at 8:27pm; unanimously approved.

Ryan McEvoy, Engineer from Milone & MacBroom present and addressed the commission for applicant Robert King. 23 lot subdivision on 52 acres that consist of 3 existing parcels of land. Parcels owned by Mr. & Mrs. Connolly and King has agreement to purchase. There are three 50' access strips and 2 temporary cul de sacs. IWWC has already approved application. Road A access off Jerome Ave. via center strip and curve to the south where there is a temporary cul de sac. Road B turns to the north off road A for another temporary cul de sac. Lots on east side of road will be graded away from the road with septic systems in rear and wells in the front. Lots on west side of road will have septic systems in the front and wells in the rear. There is potential of future development to north and south of parcels for temporary cul de sac to be extended. 26' wide road way for both roads. 2 storm water basin on property with 1 located to north and 1 located to south. Roadway access comes off Jerome Avenue and comes to a high point then following contours of the land. Grade of road will be quite flat. Lower than 5% grade once on site and property will be gentler in grading. Long grass swales will be directed for run off to detention basin in back. McEvoy reviewed all 3 access points. Access to the north gentler grade to longer cul de sac. Site line to north is very limited and many safety concerns. Access to south better site lines but requires 6' to 8' retaining walls. The access in the middle off Jerome Avenue allows best access site. There will be 2' high boulder retaining walls to achieve grade. 2 catch basins on each side of road at intersection. Catch basins on Jerome Ave. need to be cleaned out and maintained. BBHD has reviewed and requested placement of wells be reviewed on individual lots. Detailed sediment and erosion control plan. McEvoy had a staff meeting with BBHD, ZEO, Highway Director, Fire Marshal and Town Engineer. Conroy read BBHD letter dated May 22, 2017 into record. WMC letter dated June 8, 2017 read into record. Highway Director Tharau expressed at staff meeting between lots 12 & 13 gravel access to detention basins for maintenance and easy access for public to open space. Tharau also recommends street light at intersection. 15 acres of Open space, 30% of site. 1/3 to 1/2 of the trees will stay. There is not a lot of large trees since it was timber harvested not too long ago. Builder will look at before cutting any trees. 2500 to 3000 sq. ft. houses to be built. Street names will be submitted on plans. King would prefer to install plantings along roadway. Connor expressed Site Plan should address the changes from the staff meeting.



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Public Comment:

Susan Knox, 119 Jerome Ave., question for Conroy about drainage on her property. There is a blocked culvert and they mentioned the concern to Tharau. Tharau stated town has rights to drain on the property. Conroy stated that all the culverts are not maintained. McEvoy explains that the drains along Jerome are all clogged too. Drainage on Jerome needs to be cleaned and maintained. The Town Highway and Engineers will review with Conroy at property next week. Steve Eckert, 124 Jerome Ave., submitted in 2 packets of information to commission.

Concerned about encroachment on his property for road to come off of Jerome. At the entrance there is a blind spot with curve in road. McEvoy states curve in road but measured site line in the field and calculation indicates conformance with zoning. Highway and Engineer will review issues of site line and culverts with McEvoy next week. Eckert wants to know why logging road not be used as entrance? Why not other entrances used instead of next to my property? McEvoy already explained all accesses to property and why middle is best.

Dave Platt, 114 Jerome Ave., lives on north side of proposed road entrance from Jerome. You can't see around curve. Safety wise concerned about site line. Town engineer and Highway will review on site with McEvoy.

Lisa Fabian, 396 George Washington Turnpike, we live in a rural community. There is always more building in town. There is no affordable housing that are \$225,000 to over \$300,000.

There is not a lot of open space in town. You are chasing our children out of town.

Cindy Fabian, 396 George Washington Turnpike, 25 year storm drainage. Much heavier rainfall now. What is the town going to do?

Susan Knox, 119 Jerome Ave., I am not upset about the development, but want water concerns to be taken care of. Conroy will set up meeting with Knoxs, Town Engineer, Highway Director and McEvoy on site of 119 Jerome Avenue.

Commission has continued Public hearing to next regularly scheduled meeting on June 22, 2017

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

6. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**

A. None

7. **CITIZEN COMMENT:**

A. Robert Putko, 10 Mountain Top Pass, how do I get regulations amended for my neighborhood? Conroy stated there is a text amendment application. Putko can pick up in Land Use Office.

Lisa Fabian, 396 George Washington Turnpike, how much open space have we lost? Commission not sure of exact amount Town has open space. Affordable housing ever coming to town.



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8. ZONING OFFICER REPORT:

Conroy stated that KC Dubliners has changed hands to Finnegan's Tavern. There was no site plan for patio in front, but found Planning and Zoning minutes approving it. Conroy is asking new owner to provide site plan with seating before patio alcohol permit is signed.

15 Punch Brook Road now has signed zoning and building permits for structure.

9. STAFF/COMMISSION COMMENTS:

10. ADJOURN:

MOTION Parente, seconded Zabel to adjourn the meeting at 9:09pm; unanimously approved.

Respectfully submitted,
Lisa Ozaki
Planning and Zoning Clerk