



Town of Burlington

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES JULY 14, 2016 7:00PM BURLINGTON TOWN HALL

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.

PRESENT: Richard Miller-Chairman, Tom Zabel, Rob Wilson, Eric Lindboe for John Parente, Michael D'Amato, Martin Connor, Consulting Town Planner and Beverly Jackson, Clerk

B. Approval of Minutes- June 23, 2016 – Motion made, seconded and passed unanimously to approve. (Wilson/Lindboe)

C) Communications: None

2) NEW APPLICATION/BUSINESS:

A) Application #2094 - JBJBJB LLC – Subdivision Extension – Canton Road

Applicant was present and expressed the need for a 5 year extension, 7/11/2021. After discussion a motion was made seconded and approved unanimously to grant the extension of Application 2094.

(Wilson/Lindboe)

B) Application #2095 - Gombos – Site Plan Mod. Outdoor Seating – Spielman Hwy #511. Richard Miller abstained from this application. Applicant was present and requested 20 seats on a patio. A letter from Rista Malanca, dated 7/10/2016:

I have reviewed plans prepared by Hrica Associates, Prepared for Laurel Land Design LLC, "The Frozen Gnome"; Titled "Site Plan"; dated 10/23/2014, revised 6/20/16 and have inspected the site. I have the following comments:

I issued a wetlands Agent approval for the pergola that was constructed over the existing patio.

Increasing the number of outdoor seats does not require any activity that is defined as a "Regulated Activity" by the Town of Burlington Inland Wetlands and Watercourse Regulations; Therefore this is a favorable report to the Planning and Zoning Commission from the inland wetlands commission.

A letter from Martin Connor, dated 7/12/2016:

The Commission had an informal discussion with Mr. Gombos plan to add 20 seats to the patio area of the Greenhouse Café for outside dining at the June 9, 2016, meeting. The property previously obtained Special Permit approval for restaurant use on this property January 8, 2015. The Commission at the June 9th meeting requested Mr. Gombos submit a revised site plan that shows the outside patio dining area, required parking and approval from the Bristol Burlington Health District. I made a site visit to the property, reviewed the approval letter from the Bristol Burlington Health District and revised Site Plan titled, "Site Plan Prepared for Laurel Land Design, LLC, "The Frozen Gnome", 511 Spielman Highway, Burlington, Connecticut," by Hrica Associates LLC, dated 10/23/14, sheet SP, revised 6/20/16. The plan shows the 20 seat patio area and that the property complies with the 57 parking spaces required plus 3 handicap spaces. I recommend approval of the Site Plan Modification request for a 20 seat outside patio dining area.

Motion to approve Application 2095 – Gombos – Site Plan Mod. Outdoor Seating – Spielman Hwy #511 was unanimously, excluding Richard Miller who abstained. (Wilson/Lindboe)

3) PUBLIC HEARINGS: -

A) Application #2092 - Lambis, Special Use Permit - In-law Apartment – Highwood Crossing #6

Bobby Lambis was present and the legal notice was read into to record.

A letter from Martin Connor, dated 7/12/2016:

The Commission accepted the application for an accessory apartment from Mr. Lambis at the June 9, 2016, Planning & Zoning Commission Meeting. Mr. Lambis submitted his application in accordance with Article IX Section C - Accessory Apartments. The Commission reviewed his application at that meeting. Mr. Lambis will live in the main dwelling and intends that his parents reside in the accessory apartment. I have reviewed the application, plans, documents submitted in

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



Town of Burlington

conjunction with Article IX Section C - Accessory Apartments. In my opinion the Commission can make a finding that the application conforms to the General Requirements of Article VIII and the Specific Requirements of Article IX Section C - Accessory Apartments.

Motion made, seconded and passed to approve Application 2092 - Lambis, Special Use Permit - In-law Apartment – Highwood Crossing #6, (Zabel/Lindboe) with a condition of a notarized affidavit be submitted for the land records.

- B) Application #2093** - Accent Building Co. Special Use Permit for In-law Apartment – 69 Daniel Trace. Rory Wilson, Accent Building Co. represented the owner. Rory Wilson was present representing the owner. Legal Notice was read into the record. Marty Connor's letter, dated, 7/12/2016:

The Commission accepted the application for an accessory apartment from Bruce Stabler, Accent Building Co., at the June 23, 2016, Planning & Zoning Commission Meeting and set a public hearing for July 14, 2016. Rory Wilson, Accent Kitchens - LLC Accent Building, Co. submitted the application on behalf of the property owner Bruce Stabler. I met subsequently with Mr. Wilson at the Burlington Town Hall and reviewed the application, plans, documents submitted in conjunction with Article IX Section C - Accessory Apartments. I suggested he modify the floor plan submitted to show the proposed bedroom and kitchen area in the detached garage the applicant wishes to convert into an apartment. I also suggested he submit a narrative to show how the apartment will comply with the Specific Requirements of Article IX Section C - Accessory Apartments. It would appear that the applicant can meet both the General and Specific requirements for Special Permit approval.

Motion made, seconded and passed unanimously to approve Application 2093 - Accent Building Co. Special Use Permit for In-law Apartment – 69 Daniel Trace (Zabel/Wilson), with a condition of a notarized affidavit be submitted for the land records.

4) **PENDING APPLICATIONS:**

- A) Application #2090** - Town Of Burlington-Site Plan Approval-Burlington Library-34 Library Lane. Present was Craig Winter and Herbert May- Macchi Engineers. Application was discussed in detail including parking and future expansion of parking. The lighting in the neighboring commuter parking lot is not part of this application, although recommendations have been made. Motion made, seconded (Wilson/Zabel) and passed unanimously to approve Application 2090 - Town of Burlington-Site Plan Approval-Burlington Library-34 Library Lane with the following conditions, (as stated in numbers 1-3 of Martin Connor's letter dated, July 13, 2016, number 4 being a recommendation):
1. A Class A-2 Survey and deeds shall be prepared and filed on the Land Records merging the Library parcel at 34 Library Lane with the adjacent Town of Burlington land as shown in the approved Site Development Plan. A copy of the Survey and deeds merging the two parcels shall be submitted to the Land Use Office prior to issuance of a Zoning Permit.
 2. The final approved plans shall address the site utility, storm water management and erosion control comments contained in Stephen R. McDonnell, P.E., Consulting Town Engineer's comments contained in a letter to Planning & Zoning Commission Chairman Richard Miller, dated July 13, 2016.
 3. Prior to issuance of a Zoning Permit the Project Engineer shall submit a storm water management plan report for review and approval by the Town Engineer.
 4. It is recommended for traffic safety purposes that the applicant request the Traffic Authority post no parking signs along one side of Library Lane to insure that Emergency vehicles can respond when events are held and the parking lot is full.



Town of Burlington

5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A) Informal Discussion: Firehouse Fuels – Uhaul Discussion

Owner, Brian Damato was present and discussion took place about a possible Uhaul dealership. A plan would be requested with specifics of where the vehicles would be parked. Line of sight would need to be addressed. A special permit application with a site plan and a public hearing would be the process for this.

B) Northwest Hills Council of Government Regional Transportation Plan Recommendations DRAFT.

Items in the draft include improve/reconfigure and or Sight lines/configurations of the intersections of Route 4/Punch Brook Road, Route 4/Covey Road, Route 4/GW Turnpike. Also sidewalks, trail connections and lighting. A copy of the pages pertaining to Burlington will be emailed to the commission. Agenda item is continued to next meeting.

6 CITIZEN COMMENT –

Barbara Dahle spoke about meeting minutes and requested they be more specific.

Daryl Gordon introduced herself as a new resident and thanked the commission for their work and volunteering.

7. ZONING OFFICER REPORT – None

8. STAFF/COMMISSION COMMENTS – None

9. ADJOURN

MOTION made, seconded and passed to adjourn at 8:50 pm. (Wilson/Zabel)

Respectfully submitted,

Beverly Jackson, Planning and Zoning Clerk