



## Town of Burlington

**PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
APRIL 26, 2018  
BURLINGTON TOWN HALL**

**PRESENT:** Richard Miller - Chairman, Rob Wilson, John Hebert, Rich Miller Eric Lindboe sat for JP Parente, Barbara Dahle sat for Rudy Franciamore, and Sonia Higley. Absent was JP Parente, Lynn Buthe, and Rudy Franciamore  
Abby Conroy, ZEO  
Lisa Ozaki, Recording Secretary

**1. CALL TO ORDER:**

**A. Attendance and Designation of Alternates**

Chairman Miller called the meeting to order at 7:04pm.

Regular members present were seated for the meeting. Alternates assigned on each application, as needed.

**B. Approval of Minutes**

MOTION Wilson, seconded Rich Miller to approve the minutes from the March 22, 2018 regular meeting as submitted; unanimously approved.

**C. Communications:**

A. None

**2. NEW APPLICATIONS/NEW BUSINESS:**

**A. Application #2134 – Palmarozza – Special Use – Home Occupation – 3 Skip Lane (Submitted April 23, 2018)**

Chris Palmarozza present and addressed the commission. A 12'x 24' addition with new deck off back of the house that will be used for commercial kitchen. Kitchen will be located in lower level, while upper level will serve as additional living space in house. On the west side of the house the addition will be in the same footprint as the existing deck. Palmarozza states kitchen will be a side business and hopefully will grow to full time down the line. Have previously rented commercial space building up our clients. There will be no clients visiting the residence, its delivery only. No traffic. Just Christopher and husband working in kitchen. Commission is waiving having an updated asbuilt since existing plot plan has enough information. Working with BBHD for health code approvals.

Public Hearing set for May 24, 2018 regularly scheduled meeting.



## Town of Burlington

### 3. PENDING APPLICATIONS:

- A. Application #2130 – B & R Corporation – Site Plan Shared Driveway – George Washington Tpke. Lot #4, 5, & 6. (Submitted February 22, 2018)

Atty. Tim Furey present for the applicant and addressed the commission. IWWC Public Hearing is scheduled for May 9, 2018. There are more comments to come. 2 letters were submitted into record from attorney and B & R Corporation.

Continued to next regularly scheduled hearing on May 10, 2018.

### 4. PUBLIC HEARING(S):

- A. Application #2131 – Rock Builders, LLC – Subdivision – E. Chippen Hill Rd. Map #4-02-17 (Submitted March 12, 2018) (Public Hearing April 26, 2018)  
Motion Wilson, seconded Rich Miller to open Public Hearing at 7:15pm; unanimously approved.

Atty. Tim Furey present for the applicant and addressed the commission. IWWC meeting last night determined no significant impact to the wetlands. There are minor comments from WMC that need to be addressed. WMC has done 2 reviews of plans. No comments from planning point of view yet. Hoping to have by next meeting. 28-acre parcel that has been landlocked since 1954. 5 ½ lots in Burlington. Only access into parcel is through East Chippen Hill Rd. through Bristol, off the cul de sac on Great Pyrenees Way. City of Bristol has already reviewed the Bristol Subdivision. Conservation Subdivision in Bristol. Woodland area behind Black Walnut Lane & Larkspur. 17.1 acres in Burlington. Lot #4 56,000 sq. ft., lot #5 54,000 sq. ft., lot #6 55,000 sq. ft. all located on the uphill side that has no effect on drainage. Lot #7 222,000 sq. ft. with 146,000 sq. ft. will be conservation area and lot #8 206,000 sq. ft. with 102,000 sq. ft. conservation area. Lot #9 which is partially located in both Burlington and Bristol 206,000 sq. ft. and conserving 89,000 sq. ft. Conservation areas will be recorded in favor of the town in chain of title.

Hebert asks if owner would consider putting under conservation commission. 13.7 acres in conservation status. Furey states Bristol is not interested in having pieces that big. Bristol is open space conservation, by regulation required to put 25% in conserved status, but we put 50% in conserved status. Recorded conservation easement on map. Conservation tags will be installed on posts at property corners and wetlands. Happy to meet with your conservation commission, but property not easily walkable.

Furey states we are awaiting comments from WMC and to coordinate with Public Works for the roadway between the 2 towns. Tharau has met with us. One town will end up plowing the whole road. Have done this before with Princeton & Uconn Subdivision. Rock Builders builds their own homes. Bristol IWWC has approved. The only change was moving conservation line



## Town of Burlington

to include wetlands. Bristol P&Z opened the public hearing but continued since waiting for engineering comments.

Miller asks how long road is. Rock states 1200'. It will become a permanent cul de sac.

Lindboe asks about fire hydrants or fire ponds. Furey states there is a hydrant right on the town line. There is one house across town line that we are asking Bristol to hook up to water and sewer. Proposed road 560' in Burlington.

Rich Miller asks if we have revised set of plans and what changed. Furey states modified drainage pond and changed evaluations. Different types of catch basins. Rock has reflagged and updated the wetlands since initial report was 10 years old.

Conroy asks if Bristol is waiving the sidewalks or not. Furey states road is 32' to 35'. Easier to maintain road without sidewalks. Less impervious surface. These are huge lots. Bristol never waives sidewalks. Hoping to build road within the year and for sidewalk on only 1 side or none at all.

Terry Rock states wants a wider road as close to line as possible tapered between both towns.

Miller states a narrow curbed road calms traffic. Rock states good solution would be tapering equally shared in both towns.

Conroy states all Burlington drainage is just draining into Burlington, not accepting drainage from Bristol. Plowing hasn't been decided yet either.

Rock states if you make it a matter of your opinion to share the taper, we could probably bring the size of the road down. Tharau will take over detention basin on the end. Bristol is assuming they are plowing.

Wilson asks if there is a fire in a house in Burlington, who responds. Either town would respond and have access to hydrant. Still waiting for fire marshal's comments.

Bristol meeting is at end of May. There are 2 public hearing signs on East Chippen Hill Road and 1 off Great Pyrenees Way.

Motion Wilson, seconded Rich Miller to continue public hearing to May 10, 2018 regularly scheduled meeting. Public Hearing closed at 7:52pm; unanimously approved

**B. Application #2132 – Clampett – Text Amendment – Farm Brewery – Town of Burlington**  
(Submitted March 15, 2018) (Public Hearing April 26, 2018)

Motion Wilson, seconded Rich Miller to open Public Hearing at 7:53pm; unanimously approved.

Charles Clampett, 24 Bittersweet Lane, present and addressed the commission. Here to address why Farm Breweries and changing the zoning regulations will be beneficial to the town. My belief it will enhance the town's local agriculture and increase economic vitality. A farm brewery of a scale will use hops sourced within 50 miles. Have already established relationships with producers. Local branding could be used with things like Session Woods IPA and Green Lady Pale Ale. Great opportunity to benefit the town. Some towns have realized this benefit



## Town of Burlington

and updated their regulations. Clampett will submit a copy to commission of what is read.

Conroy states no brewery regulations in town.

Dahle states farm brewery and he talks about small craft breweries. Get the language right.

Miller states when we talk about text amendment changes it does not just mean his street but the entire town.

Conroy explains currently not allowed to brew beer in town at all. Section III E is addressed.

Asks for feedback to applicant.

Dahle states it should be allowed on a farm that means Burlington's requirements. New ball game when talking about distilleries.

Clampett explains farm brewery definition to commission. There are 2 different scales, nano and micro. He explains the 2 different scales.

Dahle asks about Kent Brewery which is a farm brewery on a farm with greater product. 40 acres on farm. Conroy explains Kent Brewery to commission. Rich Miller states there is a microbrewery in New Hartford.

Clampett continues with his text amendment explanation.

Dahle states she is concerned it has to be a farm. Conroy read definition of Burlington Farms.

Farm use in any zone no matter what size. 2 acres of crops or minimum of 2-acre lot.

State of Connecticut recognizes farm brewery.

Miller asks what the acreage and zones for this is. Clampett goes through minimum lot area.

Dahle states you have to be really careful where you are going with this.

Hebert states we need to discuss this and make it work the right way.

Clampett goes through the rest of his text amendments.

Dahle keeps getting upset about his text amendments, thinks they are going too far.

Conroy tries to keep commission on track to be open and help Clampett with feedback. Give the applicant direction with the parts of the proposed text that you are comfortable with.

Clampett states he does not want to bother my neighbors. I brew beer now but would eventually like to have a bigger farm brewery.

Clampett would like to focus on microbrewery in town.

Miller states he should go to the ZBA for this. Commission asks why because what is his hardship.

Clampett states does not want industry brewery but smaller in town.

Miller states wish you asked for 10 acres, not less.

Wilson would like to study amendment and see what would benefit town. Would need a special permit, but not sure if it would be ok in R44 zone. Regardless, I think you are heading in right direction.

Higley states some subdivisions have deed restrictions that have to follow.

Dahle states I am all for farm brewery as long as it's in industry.

Clampett states inspired by Tree House Brewery. They started on home property. Trying to pursue my dream and help my family.



## Town of Burlington

Wilson states I think bringing in both micro and nano was wrong and encourage you to focus on smaller scale.

Miller states concerned about safety and odor.

Clampett states water is primary ingredient in beer and sustainable. Would like to pilot at a nano scale and fine tune our craft. Wastewater design has been developed for property. Have been working with DEEP with design for system. We would like to brew biweekly.

Miller states that neighborhood business or industry zone would be better for this.

Hebert states we need to think about minimum acreage.

Conroy asks if there is a property in the R44 zone with 3 acres would that be ok.

Hebert states not really comfortable.

Conroy states that the State of CT regulates the farm brewery because it's alcohol.

Dahle questions if barn for this would have to be 100' from property line.

Conroy states we cannot regulate farm odor.

Dahle states you better start reading the right to farm and educate yourself. Odor associated with his farm brewery would be ok.

Miller states I don't think you should have a lot of people coming to your house.

Wilson states we could regulate it with special permit details.

Hebert states details could be worked out if you have a little bit larger property.

Dahle states look up the Act to Establish Farm Breweries. Give you all information on it.

Conroy will can resend statutes.

Clampett states would like people to come to my property so I don't need to pay 40% to someone else.

Rich Miller states he appreciates due diligence. We don't want breweries to pop up all over the street. Please continue with this.

Citizen comment:

John Crane, 27 Stoney Hill, I encourage you all to keep talking about this and so this can benefit our town. Size of property shouldn't be limited for farm. When you think about the future please keep in mind there are places like Tonn's Orchard that is only 4 acres, don't excluded this size of lot.

Motion Wilson, seconded Rich Miller to continue public hearing to May 9, 2018 regularly scheduled hearing and close public hearing to back to regular meeting; unanimously approved

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

A.

6. **CITIZEN COMMENT:**

None



## Town of Burlington

7. **ZONING OFFICER REPORT:**

A. None

8. **STAFF/COMMISSION COMMENTS:**

A. Miller states would like to have seen POCD on this agenda. Keep working on it.  
Dahle states can we just make this smaller than what it was.

B. Motion Hebert, seconded Wilson to go into executive session at 8:54pm; unanimously approved  
Went back into regular meeting at 9:10pm.

9. **ADJOURN:**

**MOTION** Wilson, seconded to adjourn the meeting at 9:10pm; unanimously approved.

Respectfully submitted,  
Lisa Ozaki  
Planning and Zoning Clerk