



Town of Burlington

**PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
MAY 10, 2018
BURLINGTON TOWN HALL**

PRESENT: Richard Miller - Chairman, Rob Wilson, John Hebert, Eric Lindboe sat for Rich Miller, JP Parente, Barbara Dahle, Rudy Franciamore, Lynn Buthe and Sonia Higley. Absent was Rich Miller.
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 Parente, seconded Wilson to approve the minutes from the April 26, 2018 regular meeting as submitted; unanimously approved. Buthe and Parente listened to tape of last meeting on April 26, 2018.

C. Communications:

A. State of CT – 12 Nepaug Road cell tower.

B. NHCOC – May 31, 2018, 6:30-8pm New regulations topics.

2. NEW APPLICATIONS/NEW BUSINESS:

A. None

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. Letter received from Furey that IWWC hasn't approved yet and additional information is required. Furey is asking for an extension since IWWC is still pending.

Continued to next regularly scheduled meeting on May 24, 2018.



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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 Parente to open Public Hearing at 7:07pm; unanimously approved.

Atty. Tim Furey present for the applicant and addressed the commission. IWWC approval with conditions has been addressed. Waiting for BBHD approval since reperc of septic location and storm water drainage. Mary Connor letter dated May 8, 2018 read into record. Furey addresses Connor's comments. Item #3, yes lot #9 will connect to sewer and water. Did deep hole test on that location and could be built as septic lot if needed. Bristol forwarded their referral to Burlington. City of Bristol expects to be plowing this road. Bristol referred to the 2 RPAs. Regional Council of Government found this to be fine. Naugatuck Valley did not respond. NHCOC was sent referral. Item #8, Furey states Connor is not correct. There are state statutes we have to follow for housing being built on town line. Rock is proposing to move house over 5' at lot #9. Item #9, light would be at end of the cul de sac and would be put up by Rock but electric paid by town. Conroy states need to check with Public Works Director and Fire Marshal. Furey will bring in copy of easements for commission to review. This subdivision is exactly like Rock Builder's previous subdivision on Princeton & Uconn Drive. Rock states will finish 90 to 95% of the road and bond the rest and erosion and control. All comments should be completed by the next meeting. WMC letter dated May 10, 2018 read into record. The suggestion from WMC regarding drainage on Lot #5 is a good one and Rock shows commission how he will move the drainage. WMC and wetland commission comments have been addressed. Regarding sidewalks, Bristol wants on both sides, but will end on the town line. Hoping to defer the sidewalk to just one side. The road itself will be 32' in Bristol and then taper from 32' to 28' in Burlington. Tapering will be shared starting in Bristol over 40' from the Town line, the remaining 40 of it in Burlington.

Buthe asks if there are issues hooking up to hydrant depending on which town responds. Rock states no, all towns have hook up to fire hydrant. There is a huge tank right there. Buthe asks if Lot 5 will pay taxes to both towns. Furey states yes.

Hebert asks about the sizing of the pipe. Everything is based on 100-year storm. Rock states we are less then 0 actual decrease. Hebert asks if commission can walk the lot. Rock states of course. Furey states how to get in and wear long pants. Rock states to get in off Great Pyrenees Way.

Motion Wilson, seconded Parente to continued public hearing to May 24, 2018 regularly scheduled meeting. Public Hearing closed at 7:37pm; unanimously approved

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



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Motion Wilson, seconded Parente to open Public Hearing at 7:38pm; unanimously approved.

Charles Clampett applicant is not present. Miller explains how text amendment changes are done. Miller asks if any comments and Conroy states we should not continue if applicant is not here.

Dahle asks why we are paying Conroy to write Clampett's amendment. Conroy explains to Dahle that she is trying to meet with him for guidance and not writing it for him.

Motion Parente, seconded Buthe to continue public hearing to May 24, 2018 regularly scheduled hearing and close public hearing back to regular meeting at 7:42pm; unanimously approved

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

A. None

6. **CITIZEN COMMENT:**

- A. Jon Crane, 27 Stony Hill Rd. represented the Burlington Land Trust and Whigville Grange. Followed suggestion of looking at neighboring POCDs. Submitted into record sections of Litchfield POCD, A Vision of Litchfield's Future and Promoting Places with a Sense of Place. Litchfield promotes unique villages. Acknowledging unique villages in our POCD is a standard practice in all POCDs. Open Space is also important for Whigville and would like that to be reflected in POCD. Simsbury's POCD also acknowledges villages. Submitted NHCOC Trends Shaping the Region. Wanted you to have these for review to consider for our POCD.
- B. Jon Crane, 27 Stony Hill Rd. I am a renter in town. Other POCDs do discuss affordable housing and specific rent info with that. Please include that to guide future planning for the town. Not everyone can afford to buy and renters could benefit this town. There is an affordable housing need in this town. We have a crisis with an aging population and not as many young people moving in. I am turning 60 this year, how can I stay in this community. Miller states of course we are trying to accommodate everyone. Dahle states I think you are missing his point. Crane isn't talking about \$1,800 apartment a month, he is talking about affordable renting. Crane appreciates what Dahle is saying. Crane states what started this was DJ Harris coming in and speaking about accessory apartments and a need for them; different types of rentals, that peaked my interest. Would love to see this in POCD and the town in the future. Conroy – the State says we need to have 10% affordable housing implying that this can be done in a safe manor. Conroy explains what Litchfield is doing. Litchfield has a housing trust that helps out the residents. Brought through 8-30G. Hebert states \$250,000 is outrageous. Bristol has apartments for rent for \$450 a month. Conroy states that Housing Trust owns the property. Person has to apply to housing trust for house and qualify for their own mortgage. Farmington and Avon do this. There are grants for



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affordable housing. It's a great way to do it. Central business with mixed use and affordable housing would be great.

Dahle states Litchfield is much different than Bristol.

Hebert states people in town own homes in that price range. Would it help us to get some information on this? Conroy states it has to be deed restricted to be affordable housing.

Franciamore states we would have to do some zoning changes to do this. Conroy states we would have to look at this and change things. Franciamore states when people come in for duplexes in here, the town people get upset. Miller states we were accused of ruining the neighborhood on George Washington Turnpike.

Conroy states Burlington is the 3rd biggest Town in Council of government.

Franciamore asks is land being provided. Who is making the money off of this? Housing trust just keeps money and constantly provides affordable housing. There is no wait list because people can't afford to wait for housing. All units are full despite consistently more housing being built.

- C. Jordan Tonn from Tonn's Orchard on Milford Street. My grandfather started Tonn's Orchard. He is 89 years old and still out there. I am in the process of taking over the farm. I would like to have a new farm stand on property with retail space. 32'x42' post and beam barn to expand the business. People are always going down the driveway and backing up. Would like to put in another entrance so no concerns of people being near the house. I met with Abby Conroy on how to add driveway and a new building. Conroy states DOT has to approve since State highway. Historical stand has always been there that exceeds 200 sq. ft.

Dahle states I talked to the state about my property and you can have a new driveway and a farm road. You are going to be fine.

Parente asks what about the 200 sq. ft. Dahle asks why you can't have a building within the setbacks and within reason. Dahle states the State says you can put a farm stand 35' from road. Conroy states there is no issue with structure itself. Tonns want 1000 sq. ft. retail space. Can he have yoga in there?

Parente states residential zone likes farms, we want this in town. Let's look into making this work.

Miller states has right to farm. I think there is a way to do this with right to farm.

Dahle states look under farm uses and building. He has the fruit stand and now wants something year-round.

Hebert states lets take a look at this and see how we can make this work. Let's do it in one shot.

Tonn states have 4 acres of orchard and other land in Plymouth. Explains what else he has on property.

Conroy asks why Renaissance Farm needed a special permit for their retail space. Commission explains that she started off with hoop houses 100' away and then asked for retail space.

Lamothe's is grandfathered in for retail space. This is a qualified farm.



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7. **ZONING OFFICER REPORT:**

- A. Conroy states I really like Canton's zoning enforcement procedure handbook. I think we should follow them since we have a lot of civil matters coming to the Land Use Office. I would like to see this in effect in Burlington. Miller and Dahle agree with her. Miller asks to send out to commission and we will review later.

8. **STAFF/COMMISSION COMMENTS:**

- A. Miller would like to still see POCD on this. Hoping everyone is working on this. Parente asks if we are starting this in November. Conroy states just look at it since we will be hiring a consultant to write it. Waiting for structure on how to move forward with it. Board of Selectmen did not approve Jocelyn Ayer as consultant, want more bids. Dahle wants to know why I am playing around with POCD on my computer when someone else is writing it. Franciamore asks about Ayer. Conroy explains how much and who she is. Conroy wants it organized and not off on tangents like tonight. Parente asks are we opening it up and having meeting. Miller states do what you think. Then Ayer can have a running start. Board of Selectmen wants more bids so waiting on them. Conroy states current staff can not take this on as a side project. Crane states Ayer would be great to manage and bring it all together.

9. **ADJOURN:**

MOTION Parente, seconded Buthe to adjourn the meeting at 8:24pm; unanimously approved.

Respectfully submitted,
Lisa Ozaki
Planning and Zoning Clerk