



Town of Burlington

PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING October 11, 2018 BURLINGTON TOWN HALL

PRESENT: Richard Miller-Chair, Rob Wilson, Rich Miller, John Hebert, JP Parente, Rudy Franciamore, Lynn Buthe, and Eric Lindboe. Absent was Barbara Dahle and Sonia Higley. Marty Connor, Consulting Town Planner. 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 7:02pm. Regular members present were seated for the meeting. Alternates will be assigned on each application, as needed.

B. **Approval of Minutes**

MOTION Parente, seconded Rich Miller to approve the minutes from the September 27, 2018 regular meeting as submitted; unanimously approved.

C. **Communications:**

- A. Town of New Hartford – Proposed Text Amendment – Special Use Provisions Mixed Use.
- B. Farmington River News
- C. NHCOC – Proposed Amendment – City of Bristol – Co-Living and Special Permit Use / Allow a well, fence, or other appropriate buffer to reduce the normally required 5' setback of parking areas from adjoining properties.
- D. Letter from Barbara Wollman – Northwest Asset Management, LLC vs. Town of Burlington.
- E. Connecticut Water – In Your Community.

3. **NEW APPLICATIONS/NEW BUSINESS:**

- A. None

4. **PENDING APPLICATIONS:**

- A. None

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

- A. **Application #2136** – Tonn – Text Amendment – Farm Store – Town of Burlington (Submitted August 6, 2018) (Public Hearing October 11, 2018)
Motion Buthe, seconded Parente to open the public hearing at 7:08PM; unanimously approved
200 Spielman Highway ☎ Burlington, CT 06013-1735 ☎ 860-673-6789



Town of Burlington

Atty. William Tracy was present for application and addressed the commission. Proposal is to add to Zoning Regulations a Farm Store as an agricultural use and operating by Special Use permit. There is a definition of Farm Store. The Farm Store would be a structure used year-round. Currently there is only Farm Stand. The Store is a larger scale outlet for the farmer's produce. There are many farm stands in town that use an honor system. Usually produce from farmer's grounds. Usually there are Farmer's Markets, farmers can go to with their products. A number of towns have farm stores; examples are Miner's Farm on Hill St. in Bristol. Tracy reviewed 1/2 dozen town regulations and borrowed language from them. Tracy refers to POCD regarding developing agricultural in town. There are enough customers to suppose agricultural in town. CT planning for municipal is also used to support the Farm Store. Tracy met with Connor regarding the parking and percentage of sales. Connor suggested Tracy tie parking into existing language of regulations. Percentage ranged differently from town to town depending on what was produced on farm and supplemented. Tracy submitted alternatives to the commission for review. It's typical for farmers to supplement their own product. No single farm has everything you need, so farmers trade back and forth with other farmers. Not being too restrictive to farm or you cut off their legs to stand. Damage precedes the crop around here. Keep customers happy.

Richard Miller states good news that under special permit and review on case by case.

Parente states I do like the parking alternative, but stick our parking regulations. Percentage of sales alternative #2 is easiest to hit. Farm Store definition could be better. No bona fide.

Connor states nice thing is agricultural is defined in your regulations and refers you back to State.

Buthe state I like it and have no questions at this time.

Franciamore asks what is the difference between Ellington & Canton? Tracy explains 20% comes from owner's farm and 20% from CT grown. Canton's approach is 50% gross. Would like to see CT grown. Farms are not always continuous. Other farms might have other products to sell. Tonn has 2 other locations they grow on. Franciamore asks what is the best way to determine %?

Richard Miller states honor system would be better. Don't have someone from town to count CT grown all the time. Encourage you to have a lot of stuff. Florida citrus in the winter. Connor states could require a certification that every year a certain amount of their produce is CT grown. NHCOC response dated September 17, 2018 from Jocelyn Ayers read into record.

Connor states always should look at your POCD, which is in support of this proposed regulation. Farm land is a key source in Burlington. CT Farm Land Trust promotes CT farming.

Supporting unified locate farmers market would help other farmers in Burlington. Planners in CT are recognizing that local foods are important and open space. Keeping the farmers in business means not losing farms and keeping open space.

Richard Miller states I don't want limits on farmers. Concern for safety and health for parking. Connor states a special permit with a site plan for each application would be required.

Herbert states definition of Farm store is limited. There are a lot of other things that you can add to it. Buthe agrees with Hebert definition should be expanded. Richard Miller doesn't want to limit any products from farmers. Commission decides to add and accessory items to definition.



Town of Burlington

Wilson asks is there some benefit to encourage growth on farmer's property? Tonn states 20% of what we grow we will sell, but would love the ability to supplement. Never know what a season will bring. 10 inches of rain in a month, could lose a crop and possibly come back the next season.

Lindboe states on same road as everyone else. Would other products from other states have a percentage? Yes. Tonn states in most cases we would support CT farms.

Hebert states I don't think we should impose 6% of this or 5% of this. Don't even know if 20% is good, but maybe less than 20%. Tonn is always clean, great and has road side appeal. 1400 sq. ft. is a fair size area.

Rich Miller states glad you came forward with revised version. I do like the accessory items added to Farm Store. I don't want to lock in percentage. Minimum? A percentage with some sort of goal? I am part of the crop share every week. Happy to see you succeed. Like the mention of workshop to educate.

Citizen Comment:

Todd Kallenbach, 9 Summit Drive. Chairman of the EDC. I am in support of this project. The mission of the EDC is to support the success and growth of business in town, as well as new businesses that want to relocate here. Diversify our tax base. 16 businesses in town with a bona fide to grow. Tonn's Orchard has been here for 50 years.

John Crane, Whigville Presentation. Tonn name is good. Jordan says if they don't do this, the farm will go away. If gone, there will houses or something else there. Great neighbors. Tonn's has a great CSA.

Herman Anderson, 5 Bradley Rd. Tonn's have been good neighbors for 45 years I have been here. It's important to support them. It's important to let them to continue. I do suppose some kind of limitation of building area for other farms in town. Proposed change maybe change active farms to working farms.

Jordan Tonn, 10 Nicole Lane. Submits into record letter from EDC and Whigville Presentation.

Paul Tonn, 211 Jerome Ave. I am his dad and I just want to point out Jordan's age. He started farming at the age of 4. He surprised me a couple of years ago and he has been doing one heck of a job. My father is 89 and he is pretty impressed by Jordan. He is learning from me and my father. UConn has already been out there several times for advice. I am very proud of him.

Parente talks about the square footage. Connor states you don't have to wonder about someone putting in a supermarket. Tonn states we came up with the 1400 sq. ft. for our own needs.

Hebert states why not put a maximum of 2000 sq. ft.

Connor reads changes into the record. Tracy adds in modification.

Motion Buthe, seconded Rich Miller to close public hearing at 8:05pm; unanimously approved.

Motion Wilson, seconded Parente to approve Application #2136 – Tonn – Text Amendment – Farm Store – Town of Burlington with amendment change as modified.

IN FAVOR: Richard Miller, Wilson, Buthe, Parente, Franciamore, Hebert and Rich Miller.

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



Town of Burlington

OPPOSED: None

ABSTAINED: None

Text Amendment approved

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

A. None

7. **CITIZEN COMMENT:**

A. None

8. **ZONING OFFICER REPORT:**

A. None

9. **STAFF/COMMISSION COMMENTS:**

A. None

10. **ADJOURN:**

MOTION Parente, seconded Buthe to adjourn the meeting at 8:10pm; unanimously approved.

Respectfully submitted,
Lisa Ozaki
Planning and Zoning Clerk