



Town of Burlington

PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING JANUARY 10, 2019 BURLINGTON TOWN HALL

PRESENT: Richard Miller-Chair, Rob Wilson, JP Parente, Lynn Buthe, Rich Miller, John Hebert, Barbara Dahle and Sonia Higley sat for Rudy Franciamore
Absent was Rudy Franciamore and Eric Lindboe.
Marty Connor, Consulting Town Planner.
Lisa Ozaki, Recording Secretary.

1. **CALL TO ORDER:**

A. Election of Officials

Parente was nominated for Chairman by Dahle, seconded by Higley. Richard Miller was nominated for Chairman by Hebert, seconded by Wilson. Wilson was nominated for Vice Chairman by Parente. Franciamore was nominated for Secretary by Wilson.
Results of vote: Richard Miller, Chairman, Wilson, Vice Chairman and Franciamore, Secretary.

B. 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.

C. Approval of Minutes

MOTION Parente, seconded Higley to approve the minutes from the December 13, 2018 regular meeting as submitted; unanimously approved. Ozaki stated Rich Miller needs to be added to absent list.

D. Communications:

- A. City of Bristol** – Application #2306 - Proposed amendment to Zoning Regulations to add Section VII.B.3.k: Fuel Oil and Heating Fuel Storage Facility.
- B. City of Bristol** – Application #ASR19-1 – Proposed amendment to Zoning regulations: (1) to delete “multi-family residential use” and replace with non-residential principal buildings” in the BG (General Business), BHC (Route 72 Corridor Business) and I (General Industrial) zones (Sections VI.B.3.y, VI.E.3.n. & VI.A.3.k; (2) to delete the pre-existing building coverage requirement in General Provisions – Ground Mounted Solar (Section IV.A.19.c.).
- C. FEMA** – Letter for Field Survey in Support of Floodplain Mapping Updates in the Farmington Watershed.
- D. The Connecticut Landscape Architect** – Fall 2018 issue.



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- E. **Connecticut Land Use Law for Municipal Land Use Agencies, Board and Commissions** – CBA Education & Training – Wesleyan University – Saturday, March 23, 2019.

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

A. **Carrier Home Builders – Bond Release – Performance Bond – Washington Farms Phase 3A- \$27,000**

Steve Carrier was present and addressed the commission. WMC takes no exception to this release. Highway Director Tharau all set.

Motion Parente, seconded Higley to release performance bond of \$27,000 to Carrier Home Builders; unanimously approved.

B. **Carrier Home Builders – Bond Release – Performance Bond – Washington Farms Phase 3B - \$55,000.**

Steve Carrier was present and addressed the commission. WMC takes no exception to this release. Highway Director Tharau all set.

Motion Parente, seconded Rich Miller to release performance bond of \$55,000 to Carrier Home Builders; unanimously approved.

C. **Carrier Home Builders – Maintenance Bond Acceptance – Washington Farms Phase 3A & 3B - \$45,000.**

Motion Parente, seconded Higley to amend the agenda and add: unanimously approved.

Steve Carrier was present and addressed the commission. WMC takes no exception to Maintenance bond. Highway Director Tharau all set. Phase 3B & 3C include a total of 3,100 linear feet of road including the reconstruction of the former Nelson Drive cul-de-sac.

Commission recommends the road be accepted by the Board of Selectmen.

Motion Parente, seconded Rich Miller to accept Maintenance bond of \$45,000 to Carrier Home Builder for Phase 3B & 3C; unanimously approved.

D. **JMA – 182 Johnnycake Mtn. Road**

Dwight Harris was present and addressed the commission. Harris states 2.45 acres parcel of remaining land, was never part of any subdivision. Harris needs a letter from ZEO stating lot complies with zoning requirements. Malanca stated to Harris needs to go to P&Z for subdivision. Harris disagrees with Malanca. Connor states needs P&Z subdivision and will not require a public hearing. Harris will apply for Subdivision application.

E. **POCD Discussion**

Glenn Chalder, AICP was present and addressed the commission. Chalder has been hired by the Town to write the POCD and will consult with all commissions. Chalder states the schedule of work to produce the POCD. Encourages everyone to send him bullet points for his research. Listening Session for all commissions is scheduled for March 14, 2019 meeting. Discussion



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from commission about POCD concerns. Commission will gather materials for Chalder and March meeting.

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

- A. **Application #2142 – O&G** – Two Year Gravel Renewal – Covey Rd./Foote Rd.(Schwarzman Pit) (Submitted January 10, 2019)
Commission set Public hearing for February 14, 2019.
- B. **Application #2143 – Burlington Academy Properties, LLC** – Resubdivision – Covey Rd. #4 (Submitted January 10, 2019)
Commission set Public hearing for February 14, 2019.

4. **PENDING APPLICATIONS:**

- A. None

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

- A. None

6. **CITIZEN COMMENT:**

- A. None

7. **ZONING OFFICER REPORT:**

- A. New ZEO Jerry Burns introduced to the commission. Burns lives in town and has worked on several commissions. Wants to give back to the town.

8. **STAFF/COMMISSION COMMENTS:**

- A. None

9. **ADJOURN:**

MOTION Parente, seconded Buthe to adjourn the meeting at 8:22pm; unanimously approved.

Respectfully submitted,
Lisa Ozaki
Planning and Zoning Clerk