



## Town of Burlington

### PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING AUGUST 22, 2019 BURLINGTON TOWN HALL

**PRESENT:** Richard Miller-Chair, Rob Wilson, John Hebert, Rudy Franciamore, Eric Lindboe sat for Rich Miller, JP Parente, Barbara Dahle sat for Lynn Buthe  
Jerry Burn, Zoning Enforcement Officer.  
Allison Tharau, 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 7:00pm.  
Regular members present were seated for the meeting.  
Eric Lindboe sat for Rich Miller and Barbara Dahle sat for Lynn Buthe.

##### B. **Approval of Minutes**

MOTION Parente, seconded Wilson to approve the minutes from the July 18, 2019 regular meeting as submitted; unanimously approved.  
MOTION Parente, seconded Wilson to approve the minutes from the July 25, 2019 regular meeting as submitted; unanimously approved.

##### C. **Communications:**

A. Letter dated August 19, 2019 from the Town of Canton regarding regulation amendments.  
B. Land Use Office-July 2019 Permits Report

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

##### A. **Application #2154-Kordas Korner** – Special Use Permit-Daycare Expansion-Covey Road #9-11.

MOTION Parente, seconded Franciamore to accept Application #2154-Kordas Korner-Special Use Permit-Daycare Expansion-Covey #9-11 and set the public hearing for September 12, 2019; unanimously approved.

#### 3. **PENDING APPLICATIONS:**

A. None

#### 4. **PUBLIC HEARING(S):**

##### A. **Application #2152**-Lattanzio-Special Use Permit-In-Law Apartment-Johnnycake Mountain Road #193.

MOTION Parente, seconded Wilson to close regular meeting and open public hearing at 7:05pm; unanimously approved.

Applicant was present and addressed the Commission. Submitted affidavit of occupancy.

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



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Jerry Burns, ZEO, read review dated August 19, 2019 into record stating that the application meets our zoning regulations for this type of special permit and should be considered for approval by the Commission.

No public comment.

MOTION Wilson, seconded Parente to close the public hearing and open the regular meeting at 7:12pm; unanimously approved.

MOTION Wilson, seconded Parente to approve Application # 2152-Lattanzio-Special Use Permit-In-Law Apartment-Johnnycake Mountain Road #193 per the plans submitted for the following reasons:

This application for the proposed use meets or exceeds our P&Z Regulations for the R-44 Zone for the following reasons:

- The Accessory Apartment is subordinate to the existing single-family dwelling with separate sanitary and cooking facilities from the main dwelling;

- The purpose as defined by our Regulations is met by this plan;

- The location and appearance of the structure is in character with the surrounding neighborhood;

- The BBHD has approved this use with the current septic and well system;

- This is the only Accessory Apartment proposed for this lot;

- Regulation calculations are all met or exceeded;

- The Apartment is not in the basement or cellar;

- The principal dwelling and proposed Apartment do/will conform with all the applicable building, health, fire, sanitary and R-44 Regulations;

- The single family-family residence appearance will remain as is;

- The Apartment has a direct, separate entrance from the main dwelling as well as a direct entrance.

The plan favorably meets all the following P&Z Special Permit Use Regulations:

- Accordance with the POCD;

- Harmony with the area;

- Adequate Access;

- Adequate Infrastructure;

- Natural Resource Conservation;

- Compatible Design;

- Public Health, Safety & Welfare;

- Residential Impact.

IN FAVOR, Miller, Wilson, Parente, Hebert, Franciamore, Dahle, Linboe.

OPPOSED: none.

ABSTAINED: none.

**PERMIT GRANTED**



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**B. . Application #2153-Sepa-Special Use Permit-Storage Barn-George Washington Tpke #240.**

MOTION Parente, seconded Wilson to close regular meeting and open the public hearing at 7:16pm; unanimously approved.

Applicant was present and addressed the Commission. Submitted affidavit of mailing.

Barn to store antique cars.

Jerry Burns, ZEO, read review dated August 19, 2019 into the record stating the application for the Accessory Building in the R-44 Zone meets our Zoning Regulations for this type of Special Permit Use and should be considered for approval by the Commission.

No public comment.

MOTION Parente, seconded Wilson to close the public hearing and open the regular meeting at 7:27pm; unanimously approved.

MOTION Wilson, seconded Parente to approve Application # 2153-Sepa-Special Use Permit-Storage Barn-George Washington Tpke #240 per the plans submitted for the following reasons:

This application for the proposed use meets or exceeds our P&Z Regulations for the R-44 Zone for the following reasons:

All the setbacks for the lot per the Regulations were met;

Is not higher than 1.5 stories;

Will not have any occupation or for profit business conducted in it;

The BBHD has approved the location of the Accessory Building in relation to the current well and septic system;

The plan favorably meets all the following P&Z Special Use Permit Use regulations:

Accordance with the POCD;

Harmony with the Area;

Adequate Access;

Adequate Infrastructure;

Natural Resource Conservation;

Compatible Design;

Public Health, Safety & Welfare;

Residential Impact.

INFAVOR, Miller, Wilson, Parente, Hebert, Lindboe, Franciamore, Dahle.

OPPOSED: none.

ABSTAINED: none.

**PERMIT GRANTED**

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

**A. CT Sustainability-Housing Data Profile**

The Planning & Zoning Commission received and reviewed the Housing Data Profile.



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6. **CITIZEN COMMENT:**

A. None

7. **ZONING OFFICER REPORT:**

A. **Complaints Update-**Greer Road & Mary Road.

Jerry Burns, ZEO, stated that property on Greer Road has hoarding tendencies. Letter being sent to address and police have been involved.

Jerry Burns, ZEO, stated that property on Mary Road has an abandoned house. BBHD involved and Building Official.

8. **STAFF/COMMISSION COMMENTS-**

Dahle discussed the definition of mixed use per our regulations.

Parente stated the packets of information/reviews from ZEO are excellent.

9. **ADJOURN:**

**MOTION** Parente, seconded Wilson to adjourn the meeting at 8:00pm; unanimously approved.

Respectfully submitted,  
Allison Tharau  
Planning and Zoning Clerk