



Town of Burlington

PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING SEPTEMBER 12, 2019 BURLINGTON TOWN HALL

PRESENT: Richard Miller-Chair, John Hebert, Rudy Franciamore, Eric Lindboe, Rich Miller, JP Parente, Barbara Dahle, Sonia Higley, 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 7:04pm.
Regular members present were seated for the meeting.
Eric Lindboe sat for Rob Wilson.

B. **Approval of Minutes**

MOTION Parente, seconded Hebert to approve the minutes from the August 22, 2019 regular meeting as submitted; unanimously approved.

C. **Communications:**

- A. Letter dated August 25, 2019 from David Whitney Consulting Engineers regarding App#2143.
- B. City of Bristol-Referral of Proposed Amendments to the Zoning Regulations.
- C. CRCOG-Proposed zoning amendments to Canton regulations.
- D. Planimetrics Invoice.
- E. Town of Burlington-Land Use Office-August 2019 Permit Report.

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

A. None

3. **PENDING APPLICATIONS:**

A. None

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

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

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

Applicant Sheila Kordas was in attendance and addressed the Commission stating that she is expanding into the space previously occupied by Morin Carpet.

ZEO read review dated September 12, 2019 into the record stating that the application should be considered for approval by the Commission.



Town of Burlington

Public Comment:

Tom Zabel-10 Wyndham Lane-asked about the square footage and whether the site plan has been modified for the expansion.

MOTION Parente, seconded Miller to close the public hearing and reopen the regular meeting at 7:10pm; unanimously approved.

MOTION Parente, seconded Miller to Approve Application #2154-Kordas Korner-Special Use Permit-Daycare Expansion-Covey Road #9-11 per the plans submitted for the following reasons:
This application for the proposed use meets or exceeds our Planning & Zoning Regulations for the Central Business Zone for the following reasons:

Kordas Korner is an already permitted Special Permit Use business at this location;
The increased space is not detrimental to the character of the CB Zone.

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, Parente, Buthe, Higley Franciamore, Hebert, Lindboe, Miller.

OPPOSED: None ABSTAINED: None.

PERMIT GRANTED

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

A. **Application #2143**-Burlington Academy Properties LLC-3 lot resubdivision-Covey Road#4-request for second 90 day extension to December 15, 2019.

Letter dated August 25, 2019 from David Whitney Engineers read into the record.

MOTION Franciamore, seconded Hebert to approve a second 90 day extension to file the mylars for the resubdivision to December 15, 2019; approved unanimously

6. **PLAN OF CONSERVATION AND DEVELOPMENT/CITIZEN COMMENT:**

Glenn Chadler submitted the first draft of the Burlington POCD to the Commission stating that there is an 8 month timeline before adoption in which the document can be refined.

Ted Shafer, First Selectman stated the copies of the draft are available online and in the Town Clerk's Office in the Town Hall.

Chadler explained that he plans to review each chapter and the Commission welcomes public comment.

Chapter 1: Introduction-Welcome

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



Town of Burlington

Mark Smaldon-48 Main Street-Questioned how much the POCD has changed from the last ten years and if there was anything significant from the state statutes.

Tom Godecki-75 Prospect Street-Stated that Burlington does not meet state statute for low/medium income housing. Chadler stated that the Town does not lose grant monies because of this but would benefit for a more affordable unit which is discussed in the housing section of POCD.

Chapter 2: Conditions and Trends-History of Burlington

Mark Smaldone-48 Main Street-Asked what resources were maps taken from. Public would like to see larger maps possibly through a power point for next meeting.

Commission asked Chalder if he could identify the resource/location of each map. Also add disclaimer for all images "subject to change".

Chapter 3: Conservation Theme-Protect Natural Resources

Tom Grodecki-75 Prospect Street-Stated that the gravel project on the old Tilcon piece of property has effected his well.

Belinda Carlyle-Pine Hill Road-Expressed the same issue with her water filter.

Sherri Krawiec-38 Prospect Street-Asked about protection of natural springs. Commission referred her to IWWC. Prevent and detrimental effects to water supply.

Chapter 4: Conservation Theme-Preserve Open Space

Karen Hebert-168 Stone Road-Questioned why the greenway lines are running through her property. Chalder explained that they were not site specific and the Commission agreed that the title of map on page 14 should be renamed "hypothetically & potential future".

Mary Peterson-401 Jerome Ave-stated that property has been in her family for generations and that the land has changed as future has changed enhancing the community.

Paul Rochford-34 Taine Mountain Road-discussed open space with relation to the greenways.

Chapter 5: Conservation Theme-Maintain Community Character

Jon Crane-27 Stony Hill Road-Thanked the Commission and Glenn Chalder for updating the Community Character map on page 19.

Chapter 6: Sustainability Theme-Enhance Sustainability

Chapter 7: Development Theme-Strengthen Burlington Center

Shari Krawiec-38 Prospect Street-Is in favor of tax abatements to attract businesses to Town but not in favor of taxpayers participating in abatements/costs.

Ted Shafer, First Selectman-clarified that any tax abatements goes to a Town vote.

Chapter 8: Development Theme-Promote Economic Development

Shari Krawiec-38 Prospect Street-questioned how zones are changed.

Jon Crane-27 Stony Hill Road-submitted specific language with respect to the Whigville Neighborhood Business District.



Town of Burlington

Patty Smaldone-48 Main Street-Asking about potential wording to maintain the integrity and protection of Whigville(NBZ) being respectful of progress.

Jon Crane-27 Stony Hill Road-In Favor of Neighborhood Business Zone as long as its agricultural in nature.

Tom Zabel-10 Wyndham Lane-stated that industrial zones have been in place prior to any zoning regulations.

Rob LaMothe-89 Stone Road-Stated that preservation and water quality are very important to maintain as we grow, as Burlington is a unique community.

Next meeting October 10th.

7. **ZONING OFFICER REPORT:**

A. Central Business Zone Development-ZEO stated that a potential business on Library Lane would like to come before the Commission to discuss concept for a package store. ZEO encouraged Commission to review guidelines/regulations prior to the next meeting.

8. **STAFF/COMMISSION COMMENTS-**

ZEO stated that there is an incomplete application before the Town for a minor subdivision on Ford Road and was looking for guidance as to whether the application should be treated as a minor or major subdivision. Commission reviewed regulations with respect to elevations within minor or major subdivisions. Commission stated that the plan meets the major subdivision regulations and suggested getting input from the Town Engineer as well.

9. **ADJOURN:**

MOTION Buthe, seconded Parente to adjourn the meeting at 9:15pm; unanimously approved.

Respectfully submitted,
Allison Tharau
Planning and Zoning Clerk