



## Town of Burlington

### PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING NOVEMBER 14, 2019 BURLINGTON TOWN HALL

**PRESENT:** Richard Miller-Chair, John Hebert, Eric Lindboe, JP Parente, Rich Miller, Sonia Higley, Rob Wilson.  
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 Rudy Franciamore.  
Barbara Dahle sat for Rich Miller.

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

MOTION Wilson, seconded Parente to approve the minutes from the October 10, 2019 regular meeting as submitted; unanimously approved.

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

- A. Letter dated October 21, 2019 from Rudolph & JoAnne Poglitsch (read into record).
- B. Town of Plymouth-Land Use Dept-municipal notification.

##### D. PZC 2020 Meeting Schedule-The PZC 2020 meeting schedule was discussed and the Commission decided to keep the same for 2020.

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

##### A. **Application 2155-NTH, LLC**-Special Use Permit-Earth Removal-Shrub Road, Bristol.

Rob Hiltbrand, Engineer, was present and addressed the Commission.  
The property is currently owned by NTH, LLC and has been graveled for many years. The proposed activity is to remove existing stockpiles of processed gravel and level the lot. There will be no new excavation. Topsoil is on site to restore back to grass surface. Once completed the land will be transferred to the City of Bristol and Environmental Learning Center for conservation purposes.  
MOTION Parente, seconded Higley to set public hearing for December 12, 2019; unanimously approved.

##### B. **Application 2156-Pelletier**-Special Use Permit-Massage & Wellness Practice-Spielman Highway #258 Unit 1.

Applicant, Meagan Pelletier was present and addressed the Commission.  
Proposed activity is to provide a massage and wellness practice.

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



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MOTION Wilson, seconded Parente to set public hearing for December 12, 2019; unanimously approved.

3. **PENDING APPLICATIONS:**

A. None

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

A. None.

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

- A. **Application 2141-O&G Industries, Inc.** – Gravel Permit-Spielman Highway-Pavlik Pit-Request for one year permit extension.  
Ken Faroni, O&G Industries, was present and addressed the Commission.  
Requesting one year renewal-permit expires 12/13/19. Submitted A2 Certified map; letter report from Streeter Engineering summarizing the estimated material removed during the current permit term and is in compliance with approved plans; copy of original application; updated Certificate of Liability; Letter of Credit and copy of current one-year renewal permit approved on December 13, 2018.  
Jerry Burns, ZEO, read review letter into the record.  
MOTION Wilson, seconded Parente to grant a one year extension to December 13, 2020; unanimously approved.

6. **ZONING OFFICER REPORT:**

- A. **CB Regulations & Guidelines-** ZEO provided a copy of a Guideline for Applicants in the CB Zone and is asking Commissioners to review and provide feedback. Looking for clarification and interpretations of definitions so he can be consistent in reviewing applications.

MOTION Parente, seconded Miller to amend agenda to add Citizen Comment; unanimously approved.

7. **CITIZEN COMMENT**

Bill Allyn-Lyon Road -addressed the Commission regarding the regulation change to allow farm breweries through special permit and the fact he wasn't aware of the public hearing to change the regulations. The Commission explained the process to make any changes to the P&Z regulations and when they receive the special permit application for the farm brewery on Lyon Road that he will be notified of the public hearing via certified mail as he is an adjacent property owner. It was also explained to him that he can sign up on the Town's website to receive meeting notices and any other important info that he chooses.

8. **STAFF/COMMISSION COMMENTS-**Commissioner Parente asked for clarification with regard to letter received from the Poglitschs that was read into the record.



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9. **ADJOURN:**

**MOTION** Wilson, seconded Miller to adjourn the meeting at 7:45pm; unanimously approved.

Respectfully submitted,  
Allison Tharau  
Planning and Zoning Clerk