



## Town of Burlington

### PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING JANUARY 23, 2020 BURLINGTON TOWN HALL

**PRESENT:** Richard Miller-Chair, John Hebert, JP Parente, Sonia Higley, Rob Wilson, Eric Lindboe and Stephen Stolarz.  
Jerry Burn, Zoning Enforcement Officer.

#### 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.  
Sonia Higley sat for Rudy Franciamore.  
Eric Lindboe sat for Rich Miller.

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

MOTION Wilson, seconded Parente to approve the minutes from the January 9, 2020 regular meeting as submitted; unanimously approved.

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

A. Letter dated November 5, 2019 from the City of Bristol regarding proposed zoning regulation.  
B. NHCOC-forum presentations.

#### 2. **OLD BUSINESS:**

##### A. **Application 2158-Clampett-Evening Sky Subdivision-Lyon Road-MBL#5-13-151.**

ZEO gave an overview of the application.

**Motion** Wilson, seconded Higley to approve Application #2158 – Clampett – Evening Sky Subdivision per plans submitted for the following reasons:

This application of minor subdivision has substantially met the Subdivision Regulations of the Town of Burlington.

INFAVOR: Miller, Higley, Parente, Wilson, Lindboe, Hebert, Stolarz.

OPPOSED: none

ABSTAINED: none

**Permit Granted**

**Motion** Wilson, seconded Parente to amend agenda to add Application #2159-Hiltbrand-Special Permit-Moving & Processing of Earth Products-Prospect St-2 03 33 under Agenda #3 New Business; unanimously approved.

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

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



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- A. **Application 2159 – Hiltbrand-Special Permit-Moving & Processing of Earth Products – Prospect Street – 2 03 33.** Application accepted.

**Motion** Parente, seconded Higley to set public hearing for Application 2159 for February 13, 2020; unanimously approved.

4. **PENDING APPLICATIONS:**

- A. None

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

- A. None

6. **CITIZEN COMMENT:**

Janet Tedesco- 50 Greer Road-Requesting a blight ordinance in town. Needed on our street and town. Encourages residents to google definition of blight. Cited definitions. Referred to a rental home on Greer Road with blight conditions. Tenant evicted but still on property. Health hazards. Police contacted with no action. Have taken multiple pictures of blight on property.

ZEO stated that BBHD has been informed of this matter and several agencies have met to discuss. Burlington Police will be made aware of violations. Town Attorney will be contacted.

Wendy Bonola-26 Greer Road-Stated that all residents here are public servants. There is a public safety factor for our children. Tenant is driving under the influence and at high speed. Works for Child Protection Services. Both state and local police and First Selectman have been contacted with no remediation. A solution would be for the Town to partner with the landlord, police, animal control and residents to secure a meeting. We expect action to be taken.

Ray Johnson- 11 Greer Road- 10 year resident. Greer Road is a very quiet street. Tenants boyfriend has trashed the property and is hoarding and we have to look at it.

Dennis Case- 20 Greer Road- I have observed two dogs which are never out of the house which could be a potential health hazard as well as abuse of the dogs.

Ted Shafer, First Selectman-Aware of issue. Assigned to Land Use Office. Long term solution is a blight ordinance which has been voted down three times in the past. Explained how ordinances are passed. ZEO will take action and coordinate meetings.

Rhonda Pelkington-65 Duane Lane-asked how ordinances are passed and why was it voted down.

Jon Crane- 27 Stony Hill Road- Town has email alerts/notifications. Encourage all residents to sign up on the town website.



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Bill Allyn-119 Lyon Road- No drunk driving issue yet. Have heard nothing about this farm brewery. Understand public hearing will be announced. When there is a special hearing how long does it last? Questioned farm brewery regulation and definition.

Chairman Miller explained public hearing process and stated that it can go over several meetings. Public will be allowed ample time to speak and process.

Cathy Czarnecki-68 Lyon Road-As residents we need to think about where we allow farm breweries. This project so close to school system.

Wal t Fisher- 27 School House Hill Road- How will the property that was approved tonight be subdivided?

Lori Chadwick-102 Duane Lane-What is subdivision zoning requirements? What are acreage requirements?

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

Chairman Miller briefly talked about future regulation changes and the POCD.

8. **ZONING OFFICER REPORT:** No report

9. **ADJOURN:**

**MOTION** Parente, seconded Higley to adjourn the meeting at 8:30pm; unanimously approved.

Respectfully submitted,  
Allison Tharau  
Planning and Zoning Clerk