



## Town of Burlington

### PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING MAY 14, 2020 VIA TELECONFERENCE

**PRESENT:** Richard Miller-Chair, Rob Wilson, JP Parente, Rich Miller, John Hebert, Rudy Franciamore, Stephan Stolarz, Sonia Higley  
Jerry Burns, ZEO  
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. Alternates will be assigned on each application, as needed.

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

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

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

A. March Land Use Permits.

B. Town of Canton PZC-proposed regulation amendments

#### 2. **OLD BUSINESS:** None

#### 3. **NEW APPLICATIONS/NEW BUSINESS:**None

#### 4. **PENDING APPLICATIONS:**

A. **Request for zoning change text-Public hearing rescheduled to June 11, 2020**

B. **POCD Public Hearing-April 23, 2020-Public hearing rescheduled to May 28, 2020.**

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

A. **Application #2162 – Clampett** – Special Use Permit- Breweries-Spielman Highway #280

Charles Clampett provided Commission with brief overview of project.

MOTION Wilson, seconded Miller to close the regular meeting and open the public hearing at 7:06PM; unanimously approved.

Charles Clampett, Applicant, submitted letter of support from EDC and Project Narrative from David Whitney Engineers.

Clampett provided an overview of the project. Presentation included:

Our Company-background, location, hours

Distribution & Operations

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



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Alignment with POCD

Environmental Considerations-Wastewater, Spent Grain, Cleaning Agents

Safety & Compliance

Community Support

Owner Information

### Public Comment:

Jason Grobbel- 11 Avas Way-in support of project

Jon Crane-in support, great for economic tourism

Penny Fisher- 27 Lyon Road-in support of project-questioned whether land on Lyon Road still on the table.

Bob Rivard-26 Perry-questioned composting methods

John & Stacy Glastris-42 Barberry-in support of project-asset to town

MOTION Wilson, seconded Franciamore to close public hearing and reopen the regular meeting at 7:50PM; unanimously approved.

MOTION Stolarz, seconded Miller to Approve **Application 2162 - Clampett – Special Use Permit-Breweries - Spielman Highway #280** per the materials submitted for the following reasons:

- The proposed use on this parcel meets or exceeds our Planning and Zoning Regulations for a Brewery in the CB Zone (Special Regulations - Section IX.G) which includes the following reasons:
  - Lot Minimums being met;
  - Parking Requirements met;
  - Landscaping Requirements met;
  - Fire Marshall favorable review of proposed plan;
  - Bristol-Burlington Health District favorable review and findings;
  - Torrington Water Company public water hookup;
  - Meeting the purpose of the Brewery Special Regulation;
  - Proposed plan will gain DEEP wastewater storage and disposal regulations;
- The plan favorably meets all the following Planning and Zoning Special Permit Use Regulations (Section VIII in its entirety) in the areas of:
  - Accordance with the Plan of Conservation and Development (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, Franciamore, Miller, Stolarz and Hebert.

OPPOSED: None

ABSTAINED: None

**PERMIT GRANTED**

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6. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** None
7. **CITIZEN COMMENT:** None
8. **ZONING OFFICER REPORT:**  
ZEO provided the Commission with update on new EO on restaurants opening up with outdoor dining and new application to expand outdoor dining. Goal is to approve applications within 10 days.
9. **STAFF/COMMISSION COMMENTS:**  
A. Stolarz commented that if an application for expanding outdoor dining is submitted that he would encourage fast tracking to get business back on track.
10. **ADJOURN:**  
**MOTION** Parente, seconded Miller to adjourn the meeting at 8:02pm; unanimously approved.

Respectfully submitted,  
Allison Tharau  
Planning and Zoning Clerk