



Town of Burlington

PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING SEPTEMBER 24, 2020 VIA TELECONFERENCE

PRESENT: Richard Miller-Chair, Rob Wilson, Sonia Higley sat for JP Parente, Rich Miller, Stefen Stolarz, Rudy Franciamore, Eric Lindboe, John Hebert.
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 7:00pm.
Regular members present were seated for the meeting. Alternates will be assigned on each application, as needed.

B. **Approval of Minutes**

Motion Wilson, seconded Hebert to approve the minutes from the August 13, 2020 regular meeting as submitted; unanimously approved.

C. **Communications:**

A. August 2020 Permit Report

2. **OLD BUSINESS:**

A. None

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

A. **Application 2168**-Patel-Special Use Permit-Liquor Retail-Spielman Hwy #276.

Parnav Patel, Applicant, David Whitney, Engineer and Clem LaChance, Architect, were present and addressed the Commission. Application is complete.

Motion Wilson, seconded Miller to establish an Advisory Committee, as allowed by Appendix B-Central Business Overlay Zone Regulations, for an advisory, non-binding report to the P&Z Commission consisting of the following members:

Tod Kallenbach, Michael Androw, David Goshdigian, Eric Lindboe, John Hebert and Tim Higley. ALL IN FAVOR.

Motion Stolarz, seconded Miller to set public hearing for October 22, 2020. ALL IN FAVOR

4. **PENDING APPLICATIONS:**

A. None

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

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



Town of Burlington

- A. **Application #2165**-Argiropoulos-Special Use Permit-Accessory Apt-Stafford Road#144.
Motion made, seconded and approved unanimously to close the regular meeting and open the public hearing at 7:21PM. (Miller/Wilson)
Chris Argiropoulos, applicant, was present and addressed the Commission.
Jerry Burns, ZEO, read review letter dated September 21, 2020 into the record.

Public Comment: None

Commission/Staff Comment:

Hebert-questioned size of lot. 1.25 acres

Wilson-asked if the proposed building is the same footprint as the 2010 variance. Not significantly different.

Burns-stated that there were no inquiries from neighbors.

Miller-provided info on stair elevator.

Hebert-pleased that there is more emphasis on livable space for seniors.

Motion made, seconded and approved unanimously to close the public hearing and reopen the regular meeting at 7:35PM. (Wilson/Miller)

Motion Wilson, seconded Franciamore to approve Application #2165 – Argiropoulos-Special Use Permit-Accessory Apt-Stafford Rd #144 per the plans submitted for the following reasons:

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

The detached 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 will be in character with the surrounding neighborhood; This is the only Accessory Apartment proposed for this lot; The occupants of the main dwelling are the owners of record;

The following Regulation calculations are all met or exceeded:

Total bedrooms; Off-street parking; Total living space percentage and square footage; Minimum living space; No reduction of total living space for the principal dwelling; Minimum Buildable Area by variance granted by the Zoning Board of Appeals for this specific special use permit use; The apartment is not in the basement or cellar; The principal dwelling and proposed apartment will conform with all the applicable building, health, fire, sanitary and R-44 Zoning Regulations; The single-family residence appearance will be achieved with the proposed plan.

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

Accordance with the Plan of Conservation and Development; Harmony with the area; Adequate Access; Adequate Infrastructure; Natural Resource Conservation; Compatible Design; Public, Health, Safety and Welfare; Residential Impact and with the following conditions:

That the State of CT approves the communal septic design that is currently being reviewed AND, That the Bristol Burlington Health District approves the location of the structure as it relates to the well location.



Town of Burlington

IN FAVOR: Miller, Wilson, Higley, Franciamore, Stolarz, Miller and Hebert

OPPOSED: None

ABSTAINED: None

Permit Granted

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

A. None

7. **CITIZEN COMMENT:** None

8. **ZONING OFFICER REPORT:** None

9. **STAFF/COMMISSION COMMENTS:** None

10. **ADJOURN:**

MOTION Higley, seconded Lindboe to adjourn the meeting at 7:45pm; unanimously approved.

Respectfully submitted,
Allison Tharau
Planning and Zoning Clerk