



Town of Burlington

PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING OCTOBER 22, 2020 VIA TELECONFERENCE

PRESENT: Richard Miller-Chair, Rob Wilson, Sonia Higley, JP Parente, Rich Miller, Stefen Stolarz, Rudy Franciamore, Eric Lindboe, Rich Miller, 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 7:05pm.
Regular members present were seated for the meeting. Alternates will be assigned on each application, as needed.

B. **Approval of Minutes**

Motion Higley, seconded Wilson to approve the minutes from the October 8, 2020 regular meeting as submitted; unanimously approved.

C. **Communications:**

A. Executive Orders remote meetings through February 9th.

2. **OLD BUSINESS:**

A. None

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

A. None

4. **PENDING APPLICATIONS:**

A. **Application #2169**-Hogan-Ground Mounted Solar System-Equestrian Lane#66-**Withdrawn**

B. **Application #2171**-O&G Industries Excavation Renewal – Pavlik Pit-Spielman Hwy -Public Hearing set for November 12, 2020

5. **PUBLIC HEARINGS:**

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

Motion Wilson, seconded Hebert to close regular meeting and open the public hearing at 7:12PM; unanimously approved.

Present: David Markowitz, Attorney, David Whitney, Engineer, WSP USA, Traffic Consultant and Pranav Patel, Applicant.

Attorney Markowitz addressed the Commission giving an overview of Phase 1 & Phase 2.

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David Whitney, Engineer, addressed the Commission submitting and reviewing the following:

Full Site Plan Phase 1 & 2-Sheets 1 through 7

Proposed Building Submissions

Building Images/Renderings

Compatibility Statement

Lighting Plan

Materials List

Parking lot rendering

Parcel Plot Plan Survey

Comments from Town Staff

Traffic Study

Jerry Burns, ZEO, read letter dated October 22, 2020 to PZC from the Advisory Committee into the record.

Public Comment:

Dwight Harris-22 Charolais Way-questioned the maximum setbacks from the edge of road.

Jeff LaChance, Site Contractor-spoke to Ron Ferris, CT DOT will be reviewing and report back within the next couple weeks.

Bob Rivard-BD Properties- commented on traffic study stating that his business is located next to Library Lane and feels second driveway will help slow traffic down and he never had to wait more than a minute to exit onto Spielman Hwy. Stated support of project.

Commissioners Comments:

Miller-questioned curb cut permit. Whitney stated that it has been applied for but not yet received. Third lane or light should be resolved before decision can be made.

Hebert- questioned timeline between Phase 1 & Phase 2 and design compacity of overflow field.

Patel stated phase 1 2021 and phase 2 within a few years. Whitney stated compacity for 100-year storm.

Miller- questioned distance between road and porch. Whitney stated distance from edge of pavement to building for Phase One is 33 feet.

Higley-questioned the need for extra driveway onto Spielman and Library Lane not within the easement line. Whitney stated for movement of vehicles to enter and leave the site. Library Lane not centered referred to sheet 1.

Miller-was reassured sign does not impede on site lines.

Parente-commented on waiver for phase 1 parking spaces. Whitney referred to sheet 6 parking data.

Miller-questioned if there will be any loading docks or loading lanes. Patel stated that there will be no loading docks only a loading lane to accommodate small trucks.

Wilson-will we be voting on Phase 1 & 2 or only Phase 1. Attorney Markowitz stated application is for both sites. Applicant will have to come back if use of second building changes from retail.

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Questioned traffic study and exiting left from Library Lane onto Spielman Hwy. Traffic Consultant referred to traffic study completed in September and impacts.

Lindboe-questioned if phase 2 building will have a loading lane or zone. Whitney stated that phase 2 building will have a loading lane in same location as phase 1 building.

Motion Higley, seconded Parente to continue public hearing to next regular meeting and reopen the regular meeting at 8:30PM; unanimously approved.

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

A. None

7. **CITIZEN COMMENT:** None

8. **ZONING OFFICER REPORT:** None

9. **STAFF/COMMISSION COMMENTS:** Chairman Miller commented on minutes from previous meeting regarding App #2170 requesting that letter read into record from Larry Farrell, Building Official, be kept on file.

10. **ADJOURN:**

MOTION Higley, seconded Miller to adjourn the meeting at 8:36pm; unanimously approved.

Respectfully submitted,
Allison Tharau
Planning and Zoning Clerk