



## Town of Burlington

### PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING March 9, 2017 BURLINGTON TOWN HALL

**PRESENT:** Richard Miller-Chair, John Hebert, Barbara Dahle, Michael D'Amato, Tom Zabel, Robert Wilson, JP Parente and Lynn Buthe.  
Abby Conroy, ZEO,  
Lisa Ozaki, Recording Secretary.

#### 1) **CALL TO ORDER:**

##### A. **Attendance and Designation of Alternates**

Chairman Miller called the meeting to order at 7:00pm.

Regular members present were seated for the meeting. Alternates will be assigned on each application.

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

MOTION Parente, seconded Zabel to approve the minutes from the January 12, 2017 regular meeting as submitted; unanimously approved.

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

1. Town of Burlington Planning & Zoning budget
2. City of Bristol – Referral of Proposed Amendment to the Zoning Regulations – Special Permit and Site Plan Uses in Section VIII.B.3 in the IP-1 and Ip-3 zones, a new section “(j) building or contractors’ yards.”
3. City of Bristol – Referral of Proposed Amendment to the Zoning Regulations – Change of Zone from R-25 (Residential to R25/OSD (Residential/Open Space Development)).
4. Robinson & Cole LLP – Notice of Exempt Modification – Facility Modification – 719 George Washington Turnpike, Burlington, CT.

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

##### A. **Application #2109 – B & R Corporation** – Proposed Lot Line Revisions – George Washington Turnpike Lot #339. (Letter submitted 3/2/2017)

Bill Tracy, applicant's attorney present and addressed the commission. Maps are not ready for the commission and Tracy would like to continue this to next meeting in April, 2017. Marty Connor has reviewed already. Engineer needs more time. Going to see where the historical lots were and now where the revised lots will be.

Meeting continued to first meeting in April on the 13<sup>th</sup>.



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**B. Application #2110 – GM Retirement – Petition to Amend the Zoning Regulations – Section 1X.C.2 and Section 1X.C.2.r**

Bill Tracy, Applicant's attorney addressed the commission. Looking at the ratio to accessory unit to dwelling at 40%. Text change would adjust from 40% to 50% to have a larger accessory unit and a smaller house. Reapplication for zoning certificate of compliance in change of occupancy, to be changed that the new owner will occupy the property instead of tenant changing. Commission wishes Town attorney and Marty Connor review this change. Text amendment for the whole town not just one zone. GM Retirement is not attaching this to a specific property. Commission feels this is just like building a duplex and each unit could be a different size. Tracy states wants accessory unit unattached to house.

Public Hearing set for April 13, 2017.

**3) PUBLIC HEARING(S):**

**A. None**

**4) PENDING APPLICATIONS:**

**A. None**

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

**A. Adopt Map with Aquifer Protection Area Boundary – Charles W. House Well Field**  
Conroy addresses the commission. Aquifer Protection is for restrictive activities. There are set regulations for uses in this area. Public drinking water well field. This is an overlay, does not change zones on parcel. Showing on zoning map to be aware of area.

MOTION Wilson, seconded Parente, To adopt the Aquifer Protection Area. Unanimously approved.

**6) CITIZEN COMMENT:**

**Bruce Cady, 42 Claire Hill Road,** Concerned about the GM Retirement Text amendment for Accessory Units to regulations. It effects the whole town. Concerned that this will be used on property next to me.

**7) ZONING OFFICER REPORT:**

Brycorp Builders 2, Style Homes 1, Carrier Builders 1, and Owner on Stone House Estates 1 submitted new houses.

Village Lane CO for shed

West Ledge CO for NSF

20 Circle Drive being investigated for Junk yard. Working with Building Official and Fire Marshal.

Trying to get BBHD involved.

15 Punch Brook Road will check into Michaels tearing down structure and moving and report back.



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**8) STAFF/COMMISSION COMMENTS:**

Dahle: 185 Canton Road Apartment? Conroy is not aware of this and will look into it. Microbreweries information for proposed amendments for New Milford Regulations.

Hebert: Election board of Commissions dates. Who is up for election this year? Ozaki will look into it and send out a notice.

**9) ADJOURN**

**MOTION** Wilson, seconded Parente to adjourn the meeting at 7:40pm; unanimously approved.

Respectfully submitted,

Lisa Ozaki  
Planning and Zoning Clerk