

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
OCTOBER 22, 2015 7:00PM  
BURLINGTON TOWN HALL**

**PRESENT:** Richard Miller, Chair, Rob Wilson, Mark DiChiara, Eric Lindboe sat for Jon Parente, Doug DiPaola, James Lostocco, Barbara Pavlik Dahle sat for Rudy Franciamore, Tom Zabel.  
Liz Burdick, ZEO/WEO  
Scott Eisenlohr, CZEO  
Allison Yudelson, 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-October 8, 2015.**

MOTION Dahle, seconded Wilson to approve the minutes from the October 8, 2015 regular meeting with correction to 3A. should read waiver of landscape review” and 3A. should read December 20, 2011; unanimously approved.

**C). Communications:**

1. Town of Plymouth proposed zoning regulation amendment.

**2) NEW APPLICATIONS:**

**A). Application 2078-Fearon- Special Use Permit-In-Law Apartment-209 Johnnycake Mountain Road.**

Commission received application and set public hearing for November 12, 2015.

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

**A) Application 2075-Larson’s Garden Center-Special Use Permit & Site Plan Modification for Mixed Use Commercial/Residential for Retail Garden Center-26 Covey Road.**

MOTION Wilson, seconded DiChiara to close regular meeting and open public hearing at 7:04pm; unanimously approved.

Kaitlyn Larson was present and addressed the Commission.  
Commission reviewed Town Engineer letter dated October 20, 2015.  
Town Engineer and Burdick visited the site and reviewed parking, drainage, landscape buffer and outside storage  
BBHD has not reviewed revised plan to date.  
Commission discussed the maximum height for fences – 6 feet per regs.  
Larson explained that the average height of loose mulch is 7 feet.  
Public Comment: no comment  
MOTION Wilson, seconded DiChiara to close the public hearing and reopen the regular meeting at 7:45pm; unanimously approved.  
MOTION Zabel seconded Lostocco:  
Approved: Application 2075 –Larson’s Garden Center-Special Use Permit & Site Plan Modification for Mixed Use Commercial/Residential for Retail Garden Center-26 Covey Road -approved conditioned upon BBHD approval of final revised plan and bulk storage fence erected at 6 feet and maximum height of stored materials be 7 feet.  
IN FAVOR, Miller, Zabel. Wilson, DiChiara, Dahle, Lindboe, Lostocco.  
OPPOSED, none. ABSTAINED, DiPaola.  
**Permit Granted.**

- B) **Application 2077-** 8 Covey Road-Applicants: Baillargeon & Scott-  
Owner: Burlington Academy Properties, LLC-Special Use Permit for Autobody Repair & Detail Shop.  
MOTION DiChiara, seconded DiPaola to close the regular meeting and open the public hearing at 7:50pm; unanimously approved.  
Jeremy Bailargeon & Patrick Scott were present and addressed the Commission.  
They provided a brief description of proposed auto repair shop explaining that they have to obtain DMV license for repair shop and used car dealer license. EPA inspects and regulates before licenses can be obtained.  
They have received ZBA approval on September 15, 2015 for location approval for an auto repair facility in accordance with C.G.S 14-54(b) & zoning regulations Section VI.C.5.1.  
Public:  
Peter Perkins-Katherine Gaylord-questioned where cars would be parked and where spare parts would be stored. Applicant responded a metal dumpster would be on site for parts and vehicles would be parked on pavement.  
MOTION Zabel, seconded Wilson to close public hearing and reopen regular meeting at 8:10pm; unanimously approved.  
MOTION Zabel, seconded Wilson:  
Approved: Application 2077-8 Covey Road- Applicants: Baillargeon & Scott – Owner: Burlington Academy Properties, LLC-Special Use Permit for Autobody Repair & Detail Shop conditioned that the applicant operate within the requirements of State of CT DMV & DEEP.

IN FAVOR:Miller, Zabel, Wilson, DiChiara, DiPaola, Dahle, Lindboe,  
Lostocco. OPPOSED,none. ABSTAINED,none.

**4) PENDING APPLICATIONS:** None

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

**A) Boy Scouts-installation of flagpole**

Mitchell Perkins is pursuing a service project for Eagle Scouts and will be installing a new flagpole in the Center Cemetery. He is working with the cemetery association. Flag pole will be 35 to 40 feet tall with a brick walkway. Perkins is selling engraved bricks to raise money for the project. Flag will be lit with solar lights.

Commission was supportive of the project and stated that no permit was required.

**B) Discussion of Commercial Vehicles in Residential Zones-**handouts of other town's regulations with respect to Commercial Vehicles were distributed and Commissioners were asked to review for the next meeting.

**6) CITIZEN COMMENT-**none

**7) ZONING OFFICER REPORT-**

A) No report

**8) STAFF/COMMISSION COMMENTS-**

Burdick introduced Scott Eisenlohr, CZEO who will be filling in for her.

**9) ADJOURN**

**MOTION** Wilson, seconded Zabel to adjourn the meeting at 8:25pm; unanimously approved.

Respectfully submitted,

Allison Yudelson  
Planning and Zoning Clerk