

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
AUGUST 27, 2015 7:00PM
BURLINGTON TOWN HALL**

PRESENT: Richard Miller Chair, Mark DiChiara, Rob Wilson, Eric Lindboe sat for Rudy Franciamore, Jon Parente, James Lostocco, Barbara Pavlik Dahle Doug DiPaola.

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-July 9, 2015.

MOTION Wilson, seconded Lostocco to approve the minutes from the July 9, 2015 regular meeting; unanimously approved.

C. Communications:

a. Notice of proposed Zoning Map Amendment form the Town of Canton.

b. Letter dated August 2015 from Ellie Parente regarding 2015-2016 Budget.

2) PUBLIC HEARINGS:

A. **Application 2074**-Town of Burlington-Application for Proposed Text Amendments Regarding Municipal Uses and Facilities.

MOTION DiPaola seconded Parente to close the regular meeting and open the public hearing at 7:04pm;unanimously approved.

Commission reviewed memo dated August 27, 2015 from Liz Burdick regarding proposed text amendment.

MOTION DiPaola, seconded Parente to close the public hearing and reopen the regular meeting at 7:06pm; unanimously approved.

MOTION DiPaola, seconded Parente:
Approved: **Application 2074**-Town of Burlington-
Application for Proposed Text Amendments
Regarding Municipal Uses and Facilities.

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

3) PENDING APPLICATIONS:

A. none

4) NEW APPLICATIONS:

A. **Application 2075**-Larson's Garden Center-Site Plan Modification-Retail Garden Center-26 Covey Road.
Applicant requested application be postponed until Sept 10th.

5) CITIZEN COMMENT-

Cheryl Byrne-26 Strong Street

Applied for permit for two car garage with 2nd story in 2013.

Scope of work changed from addition to demolish and new construction in 2013.

Took out demo permit but Byrnes stated that Burdick claims house plans not valid and that they needed new plot plans and that the only valid permit at this time is the demo permit.

Demo has been started; ready to complete at this point.

Byrne stated that Burdick not working with them.

Commission read memo dated August 20th to Byrne regarding Pre-application Site Plan Approval for new single family residence into the record (copies to Commission members).

Ken Byrne-26 Strong Street-felt that Burdick held them up so therefore unable to meet deadline. Demo was as far as they could go.

Kim Holden-24 Strong Street-felt that permits were already approved and now the Town is asking for approvals for a second time-very costly to applicant.

Commission to ask Burdick to review statutes for permit timelines.

Commission will ask Burdick for response/input on background of permits and timelines.

Discussion will continue at the next meeting.

6) ZONING OFFICER REPORT-

May, June & July report submitted via email to all Commissioners.

7) OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

- A.** Request for Bond Release-Style Homes-Nicole Lane
MOTION Wilson, seconded DiChiara to approve release of Style Homes Road Construction Performance Bond Agreement dated May 2, 2015 in the amount \$20,000; unanimously approved.

8) STAFF/COMMISSION COMMENTS-

Dahle questioned ZEO Agent approvals and the 15 day appeal period-page 87 of regulations. Stated that receiving ZEO reports 3 months later doesn't give the public enough time to appeal the decisions.

9) EXECUTIVE SESSION-none

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

Respectfully submitted,

Allison Yudelson
Planning and Zoning Clerk