

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 28, 2015 7:00PM
BURLINGTON TOWN HALL**

PRESENT: Richard Miller Chair, Mark DiChiara, Rob Wilson, Eric Lindboe sat for James Lostocco, Doug DiPaola, Rudy Franciamore, Barbara Pavlik Dahle sat for Jon Parente.
Liz Burdick,ZEO
Allison Yudelson, Recording Secretary

1) CALL TO ORDER:

A. Attendance and Designation of Alternates

Chairman Miller called the meeting to order at 7:02pm.

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

B. Approval of Minutes-May 14, 2015.

MOTION DiPaola, seconded Wilson to approve the minutes from the May 14, 2015 regular meeting; unanimously approved.

C. Communications: none

2) PUBLIC HEARINGS:

A. none

3) PENDING APPLICATIONS:

A. none

4) NEW APPLICATIONS:

A. none

5) CITIZEN COMMENT-none

6) ZONING OFFICER REPORT-

May report will be submitted at the next meeting.

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

A. Incentive Housing Zoning Presentation-Jocelyn Ayers presented to the Commission the purpose of Incentive Housing Overlay Zone:

1. To provide incentives for the development of workforce and starter housing;
2. to create an increased variety of attractive housing options, which will encourage residents of all income types to live and work near the town center; and
3. to promote well-designed projects, which enhance and support the historic character and architectural styles of the town.

B. Hazard Mitigation Plan Informational Presentation-David Murphy, Milone & MacBroom, presented to the Commission the purpose and need for a Hazard Mitigation Plan for the Town of Burlington:

1. Natural Hazard
2. Long term goals of Hazard Mitigation
3. Benefits of having a Plan
4. How can FEMA grants be used
5. Components of Hazard Mitigation Planning Process
6. What Hazard Mitigation does not address
7. Natural Hazards facing Burlington
8. Flooding concerns in Burlington
9. Hurricanes & Tropical Storms
10. Thunderstorms & Tornadoes
11. Winter Storms & Noreasters
12. Earthquakes
13. Wildfires
14. Dam failure
15. Drought
16. Categories of Hazard Mitigation
17. Flood Mitigation Strategies
18. Strategy & Actions Identified by Burlington
19. Next Steps

Milone & MacBroom are working with First Selectman, Emergency Management, Public Works, Fire Department & ZEO in developing the plan for the Town of Burlington.

Survey open through June.

Jeff Bond, BVFD, asked how to get action items identified by BVFD into the plan.

C. CGS 8-24-Fire Station Site Acquisition-required by grant

MOTION Wilson, seconded Franciamore voted unanimously a Favorable Report to the Board of Selectman, in accordance with C.G.S. Section 8-24, *for municipal acquisition of real property known as 87 Monce Road, Burlington, CT to construct a new firehouse and telecommunications tower as approved by Site Plan and Special Use Permit on August 14, 2014.*

- D. Informal Discussion-Johnnycake Mountain Associates-Library Lane-**
Dwight Harris was present and addressed the Commission. He stated that the piece on Library Lane has had no successful commercial action to date and he is before the Commission to discuss previously approved site plan for townhouses on the Library Lane site. The property has become level with the gravel pile removed and is discussing moving 5 units closer to the corner boundary line.
Dave Dickson, Milone & MacBroom, Village Center Plan & Development, addressed the Commission stating that it was a travesty to let that piece of commercial land be developed for residential and feels its an oversight that the Town didn't purchase the land.

8) STAFF/COMMISSION COMMENTS- none

9) EXECUTIVE SESSION-none

MOTION DiPaola, seconded Franciamore to adjourn the meeting at 8:55pm; unanimously approved.

Respectfully submitted,

Allison Yudelson
Planning and Zoning Clerk