

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MAY 14, 2015 7:00PM  
BURLINGTON TOWN HALL**

**PRESENT:** Richard Miller Chair, James Lostocco, Mark DiChiara,  
Rob Wilson, Eric Lindboe sat for 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 7:00pm.  
Regular members present were seated for the meeting. Alternates will be assigned on each application.

**B. Approval of Minutes-April 9, 2015.**

MOTION DiChiara, seconded Franciamore to approve the minutes from the April 9, 2015 regular meeting; unanimously approved.

**C. Communications**

- a Letter dated May 11, 2015 from Ellie Parente regarding 2014/15 Budget Expenses.
- b. Minutes March 16, 2015 EDC meeting
- c. State of CT-Siting Council regarding 719 George Wash Tpke  
CRCOG-Zoning Referral-Town of Canton.

**2) PUBLIC HEARINGS:**

**A. Application 2071-Gombos-Site Plan & Special Use Permit-Mixed Use  
Commercial Site-511 Spielman Highway.**

Miller recused himself, Wilson took over as Chair.

Seated: Wilson, Franciamore, DiChiara, Lostocco, Lindboe, Dahle

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

Gombos was present and addressed the Commission.

Letter dated May 14, 2015 from BBHD read into record.

Letter dated May 14, 2015 from Burdick, ZEO, read into record.

Public:

Gerry Romaniec-514 Spielman-questioned parking spaces, # of vehicles.

Steve Rousseau-16 Johnnycake Mountain Road-concerned with hours of operation on Friday & Saturday nights of the new indoor restaurant.

Gary Kellerstedt-10 Johnnycake Mountain Road-concerned with noise level after 10pm.

Irene Kellerstedt-510 Spielman Hwy-safety concerns with entrance/exit to property.

MOTION to close public hearing and reopen regular meeting at 8:01pm; unanimously approved.

**Approved:** Application 2071-Gombos-Site Plan & Special Use Permit-Mixed Use Commercial Site-511 Spielman Highway with the following conditions:

1. 40 outdoor seats maximum accessory to take-out restaurant and there shall be no table service.
2. Hours of operation as approved by the Planning & Zoning Commission on 1/8/15 as follows:
  - a. Landscaping Business-7am -4pm M-Sun
  - b. Ice Cream-11:30am to 8pm M-Sun, May to Sept
  - c. Take Out Restaurant-11:30am – 7pm, Closed Tuesday
  - d. Indoor Restaurant-11:30am -10pm M,W,Th, Sun & 11:30am - 12am Fri & Sat
3. Subject to BBHD Conditions of Approval dated 5-14-15

IN FAVOR: Wilson, Franciamore, Lostocco, , DiChiara, Lindboe.

OPPOSED, none. ABSTAINED, Dahle.

Miller took over as Chair.

**B**     Application 2072-Plourde-Special Permit-Accessory Apartment-73 Deer Run.

Seated:Miller, Wilson, DiChiara, Lostocco, Franciamore,Lindboe, Dahle.

MOTION to close the regular meeting and open the public hearing at 8:10pm; unanimously approved.

Joshua Plourde was present and addressed the Commission.

BBHD approved.

Letter dated May 14, 2015 from Burdick, ZEO, read into the record.

MOTION to close the public hearing and reopen the regular meeting at 8:17pm: unanimously approved.

**Approved:** Application 2072-Plourde-Special Permit-Accessory Apartment-73 Deer Run.

IN FAVOR, Miller, Wilson, Franciamore, Lostocco, Lindboe, DiChiara.

OPPOSED, none. ABSTAINED, Dahle.

**C.**     Application 2073-BD Properties Burlington LLC-Site Plan & Special Use

Permit-Mixed Use-280 Spielman Highway.

Miller recused himself, Wilson took over as Chair.

Seated: Wilson, DiChiara, Franciamore, Lindboe, Lostocco, Dahle.

MOTION to close regular meeting and open the public hearing at 8:22pm; unanimously approved.

Bob & Diane Rivard were present and addressed the Commission.

Diane Rivard read the proposed use of the property.

BBHD approved

Letter dated May 13, 2015 from McDonnell, Town Engineer, was read into the record.

MOTION to close public hearing and reopen the regular meeting at 8:40pm; unanimously approved.

**Approved:** Application 2073-BD Properties Burlington LLC-Site Plan & Special Use Permit-Mixed Use-280 Spielman Highway with the following condition:

1. Final Plan shall be revised to the satisfaction of the Town Engineer to address comments dated 5/13/15 prior to the issuance of a zoning permit to start work.

INFAVOR, Wilson, Franciamore, DiChiara, Lindboe, Lostocco.

OPPOSED, none. ABSTAINED, Dahle.

**3) PENDING APPLICATIONS:**

**A.**

**4) NEW APPLICATIONS:**

**A.** Incentive Housing & Burlington Mitigation Plan presentations next meeting.

**5) CITIZEN COMMENT-**

**6) ZONING OFFICER REPORT-**

Burdick, ZEO, submitted April Report and reviewed with Commission.

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

**A.** Informal Discussion-Johnnycake Mountain Associates-Library Lane-tabled until next meeting.

**8) STAFF/COMMISSION COMMENTS-**

**9) EXECUTIVE SESSION-none**

**MOTION** Wilson, second Franciamore to adjourn the meeting at 9:10pm; unanimously approved.

Respectfully submitted,

Allison Yudelson  
Planning and Zoning Clerk