



## Town of Burlington

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MAY 12, 2016 7:00PM  
BURLINGTON TOWN HALL**

**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.

**PRESENT:** Richard Miller-Chairman, Tom Zabel, Kim Holden for Mark DiChiara, John Parente, Rob Wilson, Doug DiPaola and Martin Connor-Consulting Town Planner, Beverly Jackson-Recording Clerk

**B). Approval of Minutes- April 28, 2016 – Motion made, seconded and passed unanimously to approve. (Holden/DiPaola)**

**C). Communications:**

1. Email from Craig Winter dated 5/11/2016 to the commission requesting to withdraw the application and will resubmit at a later date.
2. Certified Mail from Town of New Hartford, Land Use Administrator, Ruth Mulcahy –Proposed Text Amendments

**2. NEW APPLICATION/BUSINESS: None**

**3. PUBLIC HEARINGS: -**

**MOTION** to adjourn regular meeting and open the Public Hearing, seconded and passed unanimously. (Holden/DiPaola)

**2087 Johnnycake Mountain Lot 369 re-subdivision – Dwight Harris, President Johnnycake Mountain Associates, LLC.**

**MOTION** to close public hearing, seconded and passed unanimously. (Parente/DiPaola)

**MOTION** to approve application that it confirms to the town regulations, with a condition to have the survey pins in place. (Holden/Wilson)

**MOTION** to open public hearing, seconded and passed unanimously. (Parente/Wilson) Application 2088 – Style Homes Re-subdivision – Bigwood Lane, Vineyard Road, Foot Road.

WMC Consulting Engineers letter dated May 5, 2016, Re: Nadeau Subdivision (Lot 106), Bigwood Lane, Foote Road & Vineyard Road, Burlington, Connecticut Planning & Zoning Review – WMC Reference No.: 16027.00, was read into the record and is on file.

Document titled Lot 106: Nadeau Subdivision – Bigwood Lane, Foot Road, Vineyard Road from Style Homes L.L.C., response letter was read into the record and is on file.

Letter from Martin J. Connor, AICP, Planning Consultant, Dated May 8, 2016, Re: Proposed 2 Lot Re-subdivision, Bigwood Lane, Vineyard Road & Foote Road, was read into the record and is on file.

**Citizen Comments:**

**Judy & Steve Grund**, 7 Bigwood Lane spoke with concerns about the shared driveway and wants assurance that the driveway will be finished and paved. Mr. Nadeau responded that once the construction is complete that it will be paved. This will be added as a condition when the application is approved.

**Tonya Cummings**, 9 Bigwood Lane spoke with concerns of the timeline of the building and the driveway, also concerned how the house numbers will go. Would prefer that the large equipment be kept to the other side of the property. Mr. Nadeau agreed in good faith to try to abide.



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**Rick Belmont**, 19 Bigwood Lane spoke regarding the drainage and the erosion that has affected his property after the shared driveway and other houses were put in. He is very concerned about the drainage that would further erode the property behind his house. He spoke of the trees that have been falling into his property and the foot bridge that has already been washed away and is in a ditch.

**Jim Roy**, 15 Bigwood Lane – Spoke of drainage issues in his backyard after the last house was built which caused a trench 3 foot wide in his backyard. The drain pipe that was installed that did drain in the woods that continued into his yard and caused many issues with him and others. Questioned the number of houses that would be allowed off from Bigwood Lane.

**Mary Jane Ryan**, 22 Bigwood Lane – Spoke about drainage issues and would like the plans reviewed by the town engineer again, as a condition of approval.

**Pam Simonds**, 134 Belden Road – Concerned about the scenery changes from Vineyard or Foot Road. Richard Miller responded that there are no intentions to change those areas in these plans.

**MOTION** to end public hearing and return to regular meeting. (Wilson/Holden)

Conditions on approval of the application would include repairs and paving of the shared driveway, survey pins be put in place and that the plan be reviewed by the town engineer prior to building permit.

4 **PENDING APPLICATIONS:** None

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

Richard Miller requested the board to look over the zoning regulations in regards to central business and industrial zone with consideration of small town economic development.

6 **CITIZEN COMMENT** – Nothing additional

7. **ZONING OFFICER REPORT** –

8. **STAFF/COMMISSION COMMENTS** –

Richard Miller informed the board that Mark Diachara has submitted a letter of resignation to the board.

9. **ADJOURN**

**MOTION** made, seconded and passed to adjourn at 8:45 pm. (Zabel/DiPaola)

Respectfully submitted,

Beverly Jackson, Planning and Zoning Clerk