

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MARCH 26, 2015 7:00PM  
BURLINGTON TOWN HALL**

**PRESENT:** Richard Miller Chair, James Lostocco, Doug DiPaola, Mark DiChiara, Rob Wilson, JP Parente, Eric Lindboe, Rudy Franciamore, Barbara Pavlik Dahle.  
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-March 12, 2015.**

MOTION Wilson, seconded Parente to approve the minutes from the March 12, 2015 regular meeting with changes to agenda item 8 adding “appropriate small town businessse”; unanimously approved.

**C. Communications**

a Letter dated March 24, 2015 from the Town of Harwinton regarding proposed amendments to zoning regulations prohibiting medical marijuana production .

**2) PUBLIC HEARINGS:**

- A. Application 2071**-Burlington Planning & Zoning Commission-Petition to Amend the Zoning Regulations regarding Equestrian Uses & Farming.  
MOTION Wilson, seconded Parente to close the regular meeting and open the public hearing at 7:03pm; unanimously approved.  
Seated: Miller, Lostocco, Franciamore, DiChiara, DiPaola, Parente, Wilson.  
DiPaola read the letter from NHCOC into the record.  
DiPaola read letter dated March 26, 2015 from Ken Slater, Town Attorney into the record.  
Public:

Dwight Harris-22 Charolais Way-suggested that Commission leaves definition of agriculture as defined in C.G.S. the only conflict is the commercial raising of pigs.

He stated that anything the Commission can do to keep the rural character of the town and preserve agriculture.

Robert LaMothe – 89 Stone Road-stated that he has been raising hogs for 10 years and agriculture is still a part of this community which will bring people to town and we don't need more restrictions to regulations.

Linda Graham -278 Spielman Hwy-she stated that she had an issue with hogs and regulations and wanted to know why its in our regulations and felt the proposed regulations would drive hogs out of town.

Questioned the 100 foot setback for agriculture use and feel it's unfair and asked the Commission to look at that regulation in the future.

Asked Commission for clarification of definition of riding academy.

John Hebert-Chairman, Burlington Conservation Commission-on behalf of the Commission they encourage agriculture as a right as stated in the C.G.S. and not make the regulations restrictive. The protection of farming rights important to open space in town and that Burlington benefits from agriculture business.

Tom Roberge-57 Spielman Hwy-asked Commission for clarification on what was being proposed with regard to horses.

MOTION Wilson, seconded DiChiara to close the public hearing and re-open the regular meeting at 7:40pm; unanimously approved.

MOTION DiPaola, seconded Parente to adopt proposed text amendments regarding Equestrian Uses & Agriculture effective April 15, 2015 as follows:

Section II. C-Definition – AGRICULTURE-**Agriculture as defined in the C.G. S. Section 1-1(q), as amended.**

Section II.C-Definition-**RIDING ACADEMY –A stable or barn where horses are kept and, where in addition to boarding, offering other horse related activities including, but not limited to, riding instruction, renting of horses and horse shows.**

Section II.C-FARMING-Using the land in part or wholly for agricultural purposes such as the raising of crops, livestock, **boarding of horses**, poultry, dairy products, plants or trees, including orchards, truck and nursery gardening, dairy farming, livestock and poultry raising, but excluding the commercial raising of pigs and fur bearing animals.

Section III.D.2-FARMING USES OR BUILDINGS Farming provided that buildings for the purpose of growing plants, housing livestock, **boarding of horses**, or housing more than 20 poultry shall be located at least 100 feet from any street or lot line.

Section IV.A.4.n Commercial recreation uses that promote the retention of open space such as golf courses, ski areas and riding academies.

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

**3) PENDING APPLICATIONS:**

- A. Application 2070**-Brycorp Builders LLC-Re-subdivision-Clearwater  
Creek-5 lots-Foote & Vineyard Road.  
*Public hearing set for April 9, 2015.*

**4) NEW APPLICATIONS:**

**A.**

**5) CITIZEN COMMENT-**

**6) ZONING OFFICER REPORT-**

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

**A.**

- 8) STAFF/COMMISSION COMMENTS-** Dahle asked Commissioners to review  
Section III.D.3. Farm Accessory Uses or Buildings – “measure provided in the  
Public Health Code whichever is greater...”  
Chairman Miller to provide highlights of CBA conference he attended at the next  
meeting.

**9) EXECUTIVE SESSION**-none

**MOTION** DiChiara, second Parente to adjourn the meeting at 7:56pm; unanimously  
approved.

Respectfully submitted,

Allison Yudelson  
Planning and Zoning Clerk