

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MARCH 12, 2015 7:00PM  
BURLINGTON TOWN HALL**

**PRESENT:** Richard Miller Chair, James Lostocco, Doug DiPaola, Mark DiChiara,  
Rob Wilson, JP Parente, 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-February 26, 2015.**

MOTION Parente, seconded DiChiara to approve the minutes from the February 26, 2015 regular meeting as submitted; unanimously approved.

**C. Communications**

a State of CT Siting Council-regarding tower sharing at BVFD-87 Monce Road.

**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 7:02pm; unanimously approved.  
Seated: Miller, Lostocco, Franciamore, DiChiara, DiPaola, Parente, Wilson.

Burdick read the proposed regulations into the record.

Burdick read letter dated February 20, 2015 from Town Attorney into record regarding definition of farming vs agriculture which are interchangeable in the C.G.S. and suggests to keep under one definition.  
Public:

Jonathan Meter-208 Johnnycake Mountain Road-opposed to proposed amendments. Submitted letter dated March 12, 2015 regarding Equestrian

Uses & Farming into the record.

Attorney Michael O'Connell-representing Battistoni, Ochs & Conroys of Johnnycake Mountain Road. Stated that with respect to the boarding of horses there is no reference in the definition to the number of horses and the impact to residential houses. Discussed adding additional language and provisions with respect to how broad the uses are.

Attorney Tracy-43 Bellevue Ave, Bristol-submitted document entitled "Zoning Regulations and Ordinances for Livestock" into the record.

Dwight Harris-Charolais Way-stated that the key to getting along is to be neighborly, thoughtful and conscious of how each party uses their property. With respect to boarding other people's horses that traffic impact is minimal. Farming as a commercial operations its important to be able to board other people's livestock.

MOTION Parente, seconded Wilson to continue the public hearing to the next regular meeting and re-open the regular meeting at 8:07pm; unanimously approved.

**3) PENDING APPLICATIONS:**

**A. Application 2070**-Brycorp Builders LLC-Re-subdivision-Clearwater Creek-5 lots-Foote & Vineyard Road.

Gerry Bryant was present and addressed the Commission. He gave a brief presentation of the proposed application.

MOTION Parente, seconded DiPaola to set the public hearing for April 9, 2015; unanimously approved.

**4) NEW APPLICATIONS:**

**A.**

**5) CITIZEN COMMENT-**

**6) ZONING OFFICER REPORT-** Burdick submitted First Quarter ZEO Report to the Commission for review..

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

**A.**

**8) STAFF/COMMISSION COMMENTS-** Chairman Miller asked the Commission to think about how we as a Commission can help promote business in Town.

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**9) EXECUTIVE SESSION-none**

**MOTION** DiPaola, second Parente to adjourn the meeting at 8:40pm; unanimously approved.

Respectfully submitted,

Allison Yudelson  
Planning and Zoning Clerk