

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 22, 7:00PM
BURLINGTON TOWN HALL**

PRESENT: Richard Miller Chair, Doug DiPaola, James Lostocco, Mark DiChiara,
Eric Lindboe sat for Rob Wilson, Barbara Pavlik Dahle sat for Rudy
Franaciamore, JP 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-January 8, 2015.

MOTION Lostocco, seconded DiChiara to approve the minutes from the January 8, 2015 regular meeting as submitted; unanimously approved.

C. Communications

a

2) PUBLIC HEARINGS:

A. None

3) PENDING APPLICATIONS:

A. None

4) NEW APPLICATIONS:

A. None

5) CITIZEN COMMENT- None

6) ZONING OFFICER REPORT- None

7) OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

- A. C.G.S. 8-24 Referral-Ventres Property Purchase
Paul Rochford, President Burlington Land Trust was present and addressed the Commission. Stated the 105 acre parcel is located on Taine Mountain. The new preserve would abut the original 200 acre Taine Mountain Preserve to its west. The bonding Commission decided not to bond the total cost of \$800,000 in which the cost to the town is \$300,000. Grant application due in March 2015 and BLT is looking for support from the Commission to protect this important property.
MOTION DiPaola, seconded DiChiara that the Burlington Planning & Zoning Commission favorably supports the efforts of the Burlington Land Trust for the purchase of the 105 acre Taine Mountain Preserve 2; unanimously approved.
- B. Discussion of Regulations regarding Boarding Horses
Burdick submitted to the Commission the CT Right to Farm Law and proposed regulations regarding equestrian uses for review.
Letter dated January 22, 2015 submitted from Dwight Harris, Johnnycake Mountain Farm, read into the record.
Commission discussed the definitions of farms, animals and agriculture s the State defines them
Burdick submitted copies to the Commission of regulations from other towns for Commission to review for next meeting.
Public Comment:
John Hebert-Stone Road-Chairman Conservation Commission asked Commission not to be too restrictive on regulations.
Rob LaMothe-89 Stone Road-stated that farming is important in our community and that small farms are abounding and that we need to keep rural character of the town. He described his farm and how diversified it was.
Rikki Hellner-5 Yorkshire-stated that she moved to Burlington with her family for the farm land in Burlington. Felt its important to keep definition of farming open and not restricted.
Attorney William Tracy-in his personal opinion he commented on the states definition of agriculture and two categories of stables currently in the regulations and asked the Commission not to put distinction on who owns the horse.
DJ Harris-commented on whether it matters or not who owns the horses and referred to section 4-residential zoning of the regulations with respect to livestock over 250 pounds and the number of animals per acre.
Jim Pryor-Wildes Way-stated that if restrictions are put on the size of property and number of animals that there may be consequences people may build subdivision if they can't farm.

Linda Graham-Renaissance Farm-asked Commission to think about restrictions you are putting on agriculture-why do we need it defined? There is no definition of commercial farming in our regulations. May be a need for an agricultural commission in town. Commission to review handouts for next meeting.

8) STAFF/COMMISSION COMMENTS-none

9) EXECUTIVE SESSION-none

MOTION Parente, second Lostocco to adjourn the meeting at 8:20pm; unanimously approved.

Respectfully submitted,

Allison Yudelson
Planning and Zoning Clerk