



Town of Burlington

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 14, 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-Chair, Tom Zabel, Mark DiChiara, Doug DiPaola, Barbara Dahle for John Parente, Rob Wilson, Eric Lindboe and Kim Holden. Beverly Jackson, Recording Clerk

B). Approval of Minutes-March 10, 2016, March 24, 2016 – Motion made, seconded and passed unanimously to approve both. (DiChiara/DiPaola)

C). Communications:

1. Email from Stephen R. McDonnell dated 4/14/2016 to Richard Miller, Library Site Plan Review;

Mr. Chairman: as discussed, we have initiated our review of the subject project but have not completed it at this time. We will complete the review within the next week. As you may be aware, our overall concern is the amount of proposed and existing parking vs the use of the building for library purposes in addition to meetings that will be held there. We have provided you with a conceptual sketch of possible additional parking that may limit the need for retaining walls, will provide a circular traffic pattern around the library for use of use by the patrons, ease of winter maintenance and provide fire apparatus access around the entire building. Should you have any questions concerning this report, please contact us at your convenience.

Steve M

Stephen R. McDonnell, P.E.

2. Email from The Farmington River Watershed Association – Farmington River News
3. Settlement From Mortgage Finance Administration of Appeals
4. Email from Craig Winter dated 4/14/2016 to the commission requesting being withdrawn from tonight's agenda.
5. Email from Betsy Twitchell, dated 4/6/2016 requested to be put on the agenda regarding a kennel license.
6. Email from Fred Marinelli, dated 3/31/2016 requesting to be put on the agenda regarding informal discussion for Marinelli's Restaurant property located at 175 Monce Road.

2. NEW APPLICATION/BUSINESS:

A) Application 2087 – Johnnycake Associations – Re-Subdivision Lot 369

Dwight Harris was present and the Commission reviewed items and plan a Public Hearing to be set for May 12, 2016. Signs will be posted as required.

B) Application 2088 – Style Homes Re-subdivision – Bigwood Lane, Vineyard Road, Foote Road

Guy Nadeau was present and the commission reviewed items and plan a Public Hearing to be set for May 12, 2016. Commission requested that 4 signs be posted instead of the normal of 2.

C) Application 2089 - Gravel Permit Extension -71 South Main Street, 2 Wotton Lane .

Requested a 1 year extension. Continued to next meeting.

3. PUBLIC HEARINGS: - None



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4 PENDING APPLICATIONS:

- A) **Application 2083**-FDF Properties-Site Plan Modification-231 Spielman Highway – Continued to Next Meeting
- B) **Application 2084**-Town Of Burlington-Site Plan Approval-Burlington Library-34 Library Lane. – Postponed to next meeting. Discussed new map from the town engineer that has additional parking and is pending approval. An extension of the application should be requested at next meeting.
- C) **Application 2085**-Town of Burlington-Special Use Permit-Sign-750 George Washington Tpke. Motion made, seconded and passed to allow Scott Tharau to install/repair existing sign. (Zabel/Linhoe)
- D) **Application 2086**-Ponte-Special Use Permit-Liquor Retail-232 Spielman Highway. Determined that a text amendment to our regulations, Page 17, need to be made. Suggested that the application be withdrawn in order to re-apply after regulations are updated, fee would be waived for the re-application.

5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

- A) **Informal Discussion** -Marinelli's Restaurant property - 175 Monce Road.
Discussion was regarding future possibilities for the site. Zoning changes were discussed as a possibility to have multi-family structure.
- B) **Informal Discussion** -Betsy Twitchell – 218 Spielman Highway, Kennel License
Discussion regarding a possible location for a 2 dog kennel, and was determined due to the zoning it was not possible.

6 CITIZEN COMMENT

Bobbi Tamali – Was asking for comments regarding a center referred to as Kitty Corners and looking for a possible location. The commission suggested a rental or storage facility in an industrial area and contact state senators for help.

7. ZONING OFFICER REPORT - No report

8. STAFF/COMMISSION COMMENTS - None

9. ADJOURN

MOTION made, seconded and passed to adjourn at 9:29 pm. (Wilson/Zabel)

Respectfully submitted,

Beverly Jackson
Planning and Zoning Clerk