



Town of Burlington

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MARCH 24, 2016 7:00PM
BURLINGTON TOWN HALL**

PRESENT: Richard Miller-Chair, Tom Zabel, Mark DiChiara, Doug DiPaola, Barbara Dahle, Rob Wilson, Eric Lindboe and Rudy Franciamore. Beverly Jackson, 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 10, 2016 – Tabled to next meeting

C). Communications:

1. Letter dated March 17, 2016 from Ruth Mulcahy, Town of New Hartford, Planning and Zoning, regarding Proposed Text Amendments – Scheduled Public Hearing May 11, 2016.

2. Docket Number HHB-CV—15-6031255S Stipulated Judgment in Settlement of Administrative Appeal.

2) NEW APPLICATIONS/NEW BUSINESS:

A). 8-24 Referral-Johnnycake Mountain Parcel- Continued from March 10, 2016

First Selectman Shafer, Tricia Twomey and Attorney Kenneth Slater handed out 8-24 Referral-Johnnycake Mountain Parcel, dated March 24, 2016, and gave a presentation, background, needs assessment and the process including 2 informational meetings and a town referendum.

Each member of the commission had comments and questions;

- Is it in the best interest to put all in the same area. Egress in/out of area, Mountain Top Pass tie in or the road continuing on Johnny Cake Mountain Road to distribute traffic and possibility of downsizing purchase area?

– Would this be a town wide special referendum, and an architect involved and cost.

– Traffic, noise, cost and maintenance.

– Number of Fields and town meeting.

– Will a referendum satisfy the requirements of 8-24?

– Were the other properties exhausted and if this was the best.

– Feels the need to improve our facilities. Wants to have a better plan before asking the town to purchase and if there is any plan B.

-Rock Road re-design option.

Comments and questions addressed in length;

Cost has been considered with centralized and de-centralized. Smaller areas would not allow for growth. This property is ready to go when considering clearing and water supply. Private donations and grants have been discussed with enthusiasm to avoid going to taxpayers for additional money. This property is available now and would not be available at a later, being a 23 home development would be planned



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there for a later time. This property would fit our current needs that have been in place for 11 years and allows for growth. A design committee would be established to address issues in detail. Possible traffic issues could be handled with road alterations. Attorney Slater addressed the desire to have more analysis done when the time is appropriate, 8-24 is designed for a bigger picture with the details to follow. Citizen comments from Ben Joiner, Tina Thorton, Tom Farey, Sandy Mazzeau, Scott Tharau, Bob Russell, Roger Powell and Dwight Harris all contributed positive reasons to proceed forward with this opportunity.

Motion made, seconded and passed unanimously to recommend to Board of Selectmen to proceed with 8-24 Referral-Johnnycake Mountain Parcel. (Zabel/DiChiara)

- B). Potential Settlement- Application 2075** – Commission was emailed settlement, Attorney Ken Slater discussed settlement.
- C). Application 2083-** FDF Properties – Site Plan Modification-231 Spielman Highway – Passed onto Fire Marshall – Agenda item continued to next meeting.
- D). Application 2084-**Town of Burlington-Site Plan Approval Burlington Library – 34 Library Lane. The site plan was discussed in detail - Agenda item continued to next meeting.
- E). Application 2085-**Town of Burlington –Special Use Permit-Sign 750 George Washington Tpke. – Jean Small, applicant was present and addressed commission. Continued to next meeting.
- F). Application 2086-**Ponte-Special Use Permit-Liquor Retail-232 Spielman Highway – Moved to next meeting.

3) PUBLIC HEARING(S): None

4) PENDING APPLICATIONS: None

5) OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

- A).** Informal Discussion-Johnnycake Mountain Associates-proposed subdivision – withdrawn.
- B).** O&G Industries Inc.-Library Lane-Earth Products Removed-discussion. Ken Faroni, O&G Industries was present and addressed the commission discussed time-line and completion of project.

6) CITIZEN COMMENT-none

7) ZONING OFFICER REPORT- none

8) STAFF/COMMISSION COMMENTS- none

9) ADJOURN

MOTION Wilson, seconded Zabel to adjourn the meeting at 9:08pm; unanimously approved.

Respectfully submitted,

Beverly Jackson
Planning and Zoning Clerk