



Town of Burlington

ZONING BOARD OF APPEALS

Revised Minutes of the Regular Meeting of Tuesday, September 15, 2015

I.

A. Attendance, Call to Order:

Greg Szydlo, Chairman called the meeting to order at 7:02PM. In attendance were Greg Szydlo, Robert Sussdorff, Laurie Arel, Cheryl Byrne, Clayton Aiudi. Liz Burdick, ZEO
Lisa Ozaki, ZBA Secretary

B. Act on Meeting Minutes:

MOTION Arel, seconded Sussdorff to approve the minutes from the August 18, 2015 regular meeting as submitted; unanimously approved

C. General Communications:

a. none.

II. Public Hearing(s)

a. Application 2015-537-Appeal from Order Decision of the Zoning Enforcement Officer-46 Claire Hill Road submitted by Bruce Cady.

Seated: All Commissioners present, Sussdorff recused

MOTION Byrne, seconded Aiudi to close the regular meeting and open the public hearing at 7:04pm; unanimously approved and continued to next meeting.

RECORD ITEMS:

- A. Application & Attachments (Narrative in Support of Appeal, Copy of Zoning Permit & ZEO Approval Letter Dated 6/2/2015;
 - B. Hartford Courant Request to Publish Legal Notice of Public Hearing
 - C. Various Email Correspondence 8/11 – 8/12/15 of Attorneys Shansky, Tracy & Slater & ZEO Burdick; 8/11/2015 Shansky Request for Continuance; 8/11/2015 Tracy Objection to Request for Continuance;
 - D. ZEO Memorandum to ZBA Dated 09/14/2015;
 - E. 09/15/15 PH Exhibits as follows:
 - "A" Septic Feasibility Plan and BBHD Approval Letter Dated December 3, 2014
 - "B" June 9, 2015 Burlington WPCA Notice of Decision RE 46 Claire Hill Rd
 - "C" Application of Michaud Enterprises for Sewer Connection Dated 7/7/15
 - "D" Minutes May 2, 2015 WPCA Meeting RE 46 Claire Hill Road
 - "E" Site Plan for 46 Claire Hill Road dated September 4, 2014
 - "F" Various Emails – Town Engineer, ZEO Regarding Site Plan Revisions & Revised Site Plan for 46 Claire Hill Road Revised to 6-9-15
- 200 Spielman Highway • Burlington, CT 06013-1735 • 860-673-6789



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"G" Town of Burlington Zoning Regulations Page 3 & Page 84 - Revised to April 15, 2015

"H" Shah v. Planning & Zoning Commission of the Town of New Canaan,
Dated April 21, 2014

- b. **Application 2015-538-** Appeal from Order Decision of the Zoning Enforcement Officer-
263 Canton Road submitted by Bruce Cady.

Seated: All Commissioners present, Sussdorff recused

MOTION Byrne, seconded Aiudi to close the regular meeting and open the public
hearing at 7:04pm; unanimously approved and continued to next meeting.

RECORD ITEMS:

- A. Application & Attachments (Narrative in Support of Appeal, Copy of
Zoning Permit & ZEO Approval Letter Dated 6/2/2015;
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& Slater & ZEO Burdick; 8/11/2015 Shansky Request for Continuance;
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 - "D" Minutes May 2, 2015 WPCA Meeting RE 263 Canton Road
 - "E" Site Plan for 46 Claire Hill Road dated September 4, 2014
 - "F" Various Emails – Town Engineer, ZEO Regarding Site Plan Revisions &
Revised Site Plan for 263 Canton Road Revised to 6-9-15
 - "G" Town of Burlington Zoning Regulations Page 3 & Page 84 - Revised to April
15, 2015
 - "H" Shah v. Planning & Zoning Commission of the Town of New Canaan,
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Public:

Nicolette Kerns -40 Claire Hill Road-Commented there was blasting this morning for
sewer line and she was not made aware of blasting.



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Barbara Pavlik Dahle -100 Spielman Highway – Commented Sections of Zoning regulations regarding site plans.

Robert Sussdorff – 49 Claire Hill Road – Commented who has to be notified about blasting?

Kim Cyr – 42 Claire Hill Road – Commented this plan was bumped up a level to Town Engineer than why not ZBA Commissioners.

MOTION Byrne, seconded Aiudi to close the public hearing for **Applications 2015-537 & 2015-538** and reopen the regular meeting at 8:30pm; unanimously approved.

III. Unfinished Business

- a. None.

VI. New Business:

- a. **Application 2015-540** – 8 Covey Road – Application of Patrick Scott & Jeremy Baillargeon for Certificate of Location Approval for Motor Vehicle Repair per C.G.S. 14-54(b) & ZR Section VI.C.I (Industrial Zone Special Permit Uses).
Seated: All Commissioners present
Commission reviewed application, does not need Public Hearing. Certificate granted for Location Approval for Motor Vehicle repair.
MOTION Audi, seconded Byrne Certificate granted for Location Approval for Motor Vehicle repair; unanimously approved.
- b. **Application 2015-541** – 26 Strong Street – Application for Cheryl Byrne for a front, rear, and 2nd flr variance from ZR Section IV.B.5. to demolish an existing single-family residence and construct a new 23' x 42' two-story dwelling unit with walk-out basement, decks & covered porch a distance of 20.9' to the southerly front boundary line and 7.6' to the northerly rear boundary line.
Seated: Commissioners present, Byrne recused
MOTION Arel, seconded Audi set Public hearing for next meeting, October 20, 2015; unanimously approved.

V. Adjourn:

MOTION Byrne, seconded Audi to adjourn the meeting at 8:45pm; unanimously approved.