



Town of Burlington

ZONING BOARD OF APPEALS

Minutes of the Regular Meeting on Tuesday, November 15, 2016

I.

A. Attendance, Call to Order:

Greg Szydlo, Chairman called the meeting to order at 7:02 PM. In attendance were Chris Argiropoulos, Peter Perkins, Cheryl Byrne, Greg Szydlo and Abby Conroy, ZEO. Beverly Jackson, ZBA Secretary

B. Act on Meeting Minutes:

Motion made, seconded, and passed unanimously to approve the minutes from the October 18, 2016 regular meeting as submitted. (Perkins/Byrne)

C. General Communications:

- Zoning Board of Appeals 2017 Meeting Calendar
- Memo from Ellie Parente dated October 4, 2016, Re: 2015-16 Final Budget

II. Public Hearing(s) –

Application 2016-547 – D’Agostino – Variance – Side Yard – Pine Drive #49 Lot#354/355/353

Motion made, seconded and approved unanimously to open public hearing for Application 2016-546 at 7:05 PM (Perkins/Byrnes)

Brian Juliano from Juliano’s Pools was present to discuss application.

Juliano is looking for the setback variance to be changed from 25 feet to 21 feet. He met with Phyllis Amodio from BBHD on site to discuss moving the septic system and determined that it is not a practical decision. A letter from Phyllis Amodio, MPH, RS. Chief Sanitarian, dated November 14, 2016:

Due to the type of concrete septic tank originally installed, moving of the tank would be very difficult to achieve without damaging the tank. Once the tank is damaged we would require the installation of a new concrete septic tank.

Moving the septic tank would not be possible due to the proximity to the existing south end of the leaching system and the select fill material.

Due to the hydraulic gradient of less than a 3% slope on the property, moving of the septic tank would not allow for gravity distribution of the septic tank effluent.

Distribution of septic system effluent to a leaching system is accomplished by gravity or pumping. Therefore without gravity distribution, a pump system would need to be installed. A pump system consists of a 1000 gallon concrete tank with a pump and other mechanicals inside.

Moving the septic tank and installation of a pump chamber system would also require relocating part of the south end of the leaching system and installation of additional select fill material. It could also require additional distribution boxes.

As mentioned previously the CT Public Health Code does not have language allowing any variances from the Director of Health for B-100 applications. Therefore I recommended to the applicant to submit a request to the ZBA in Burlington.



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There has been no written communications received in favor or against the application. No additional residents present to discuss application.

Motion made, seconded and passed unanimously to approve Application 2016-547 – Variance – Side Yard – Candlewood Rd. #14. The hardship being the location of septic tank and leach fields, the narrow long shape of the lot and the grading of the lot limiting gravity flow of the septic system. (Perkins/Byrne)
Perkins, Argiropoulos, Byrne, Szydlo – All in Favor

There will be a 15 day waiting period from the date of the notification to the public, then the certificate of variance will be sent.

Motion made, seconded and passed unanimously to close public hearing and return to regular meeting at 7:25 PM. (Perkins/Byrne)

III. Unfinished Business

VI. New Business:

Abby Conroy introduced herself to the board and discussed updating the regulations along with the requirement by the state to make changes to the zoning maps.

Elections for members on the board will be coming up next month.

V. Adjourn:

Motion made, seconded and passed unanimously to adjourn the meeting at 7:40 PM. (Perkins/Byrne)