

1. Planning & Zoning Commission Regular Meeting Materials 1/8/26

Documents:

[PZ_010826_NOTICE OF REGULAR MEETING_PUBLIC HEARING.PDF](#)

[PZ_010826_AMENDED AGENDA.PDF](#)

[PZ_010826_NOTICE OF DECISION.PDF](#)

[PZ_010826_MINUTES.PDF](#)



The Planning and Zoning Commission (P&Z) will be holding their regularly scheduled meeting via the **HYBRID MEETING option on Thursday, January 8, 2026, at 7 pm.**

You have **two options** to attend the meeting:

- Join remotely by Zoom as we have been doing since April 2020 or
- Attend the meeting in-person in the Town Hall Auditorium

The Hybrid Meeting technology will allow everyone, remote or in-person, to be heard and recorded per our normal meeting rules. If you have any questions, please contact Jerry Burns, ZEO, at (860) 673-6789 x211.

The following Public Hearing will open during this meeting:

- **Application 2213 – Shilosky – Town Line Rd #36 – Farm Store Special Permit**

Any materials submitted to the ZEO for the P&Z Commission prior to the Public Hearing can be found at this link for public review and inspection:

[Application 2213 Public Hearing Materials](#)

Meeting Invite & Tips

For meeting “Rules of the Road” and Tips, [please click here](#).

Zoom Meeting Invite

<https://us02web.zoom.us/j/86162884735?pwd=5tmP1qUgUctvEQj2p7DEKZP6vgw0w8.1>

Meeting ID: 861 6288 4735

Passcode: 357139

One tap mobile

+19292056099,,86162884735#,,,,*357139# US (New York)
+16469313860,,86162884735#,,,,*357139# US

Dial by your location

+1 929 205 6099 US (New York)
+1 646 931 3860 US



Town of Burlington

AMENDED AGENDA
Planning & Zoning Commission
January 8, 2026, at 7:00 p.m.
In-Person at Town Hall Auditorium
or Via Teleconference

Call in number	+1 929 205 6099
Meeting ID	861 6288 4735
Password	357139

OR

VIA LAPTOP or TABLET

<https://us02web.zoom.us/j/86162884735>

I. Call to Order

- A. Attendance and designation of alternates
- B. Review and approve minutes of December 11, 2025, regular meeting.
- C. Public Reminder:
SCAM Awareness & Town Data and/or Payment Collection Processes
- D. Communications: Capitol Region Council of Governments

II. Citizen Comment

III. Old Business: None

IV. New Business:

- A. **Application 2214 – Glowa – George Washington Tpke MBL# 2-07-62**
 - 4-lot Minor Resubdivision

V. Public Hearing(s):

- A. **Application 2213 – Shilosky – Town Line Rd #36 – Farm Store Special Permit**

VI. Other Business Proper to Come Before the Commission:

- Notice of Expiration – Virginia Trace Subdivision – Effective October 27, 2016
- Continuing Education 2025 Report & Required Referral to the Board of Selectmen

VII. Citizen Comment

VIII. Zoning Officer Report:

Enforcement Actions:

- Punch Brook Road – Illegal RV Occupancy/Unregistered Vehicles – Superior Court HHB-CV25-6096219-S



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- Circle Drive – Repeat offender with Semi-Rig Parking in R-15 Zone – Possible Voluntary Compliance; NOV Letter next step
- Smith Lane – Junk/Refuse/Junkyard – Town Attorney involved at BBHD request
- Monce Road – Connex Box storage unit prohibited in the Neighborhood Business Zone; Cease & Desist Letter to be Sent
- Stafford Avenue – Possible Illegal Business – Determination Letter to be Sent
- Jerome Avenue – Illegal Business Operations – Voluntary compliance pending Final Inspection

IX. Staff and Commission Comments: Open Topics

X. Adjourn Richard Miller, Chairman



Town of Burlington

January 9, 2026

www.burlingtonct.us

NOTICE OF DECISION TOWN OF BURLINGTON PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission at its January 8, 2025, regular meeting took the following actions:

APPROVED: Application 2213 – Shilosky – Farm Store Special Permit – Town Line Road #36
IN FAVOR: Miller, Wilson, Hebert, Franciamore, Lambri, Smaldone, Valigorsky
OPPOSED: None ABSTAINED: None

Richard Miller, Chairman
Planning & Zoning Commission
Dated this 9th Day of January 2026

Cc: Town Clerk
 File 2213



Town of Burlington

PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING JANUARY 8, 2026 VIA HYBRID MEETING

PRESENT: Richard Miller – Chair, John Hebert, Rob Wilson, Rudy Franciamore, Mark Smaldone, Vince Lambri and Jay Valigorsky sat for Rich Miller.

Jerry Burns, ZEO

Ashlee Goshdigian, Recording Clerk

1. **CALL TO ORDER:**

A. **Attendance and Designation of Alternates**

Chairman Miller was present for the meeting and called the meeting to order at 7:00 p.m. Regular members present were seated for the meeting. Alternates will be assigned to each application, as needed.

B. **Public Awareness**

SCAM Awareness & Town Data and/or Payment Collection Processes – Jerry advised of the scam that has been happening and provided examples of fake notices.

C. **Approval of Minutes**

Motion Lambri, seconded Franciamore, to approve the minutes from December 11, 2025 regular meeting; unanimously approved.

D. **Communications**

Capital Region Council of Governments – Zoning Text Amendments

2. **CITIZEN COMMENT:** Barbara Dahle, 112 Spielman Highway – Had concerns with potential conflict of interest with the Commission members and Applicants. She read the definition of conflict of interest.

3. **OLD BUSINESS:** None

4. **NEW APPLICATIONS / NEW BUSINESS:**

A. **Application 2214 – Glowa – George Washington Tpke MBL# 2-07-62-: 4-lot Minor Resubdivision**

Resubdivision – The Applicant, Kent Glowa, was present and addressed the Commission. He gave an overview of the project. Jerry presented maps of the area. Mr. Glowa will be going in front of the Inland Wetland and Watercourses Commission as well.

Public Hearing set for February 26, 2026.



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5. PUBLIC HEARINGS:

A. Application 2213 – Shilosky – Town Line Rd #36 – Farm Store Special Permit –

Motion Hebert, seconded Lambri to close the Regular meeting at 7:11 p.m. and open the Public Hearing. ALL IN FAVOR. Mr. Shilosky was present and addressed the Commission. He gave the Commission a brief overview of the Application. Chairman Miller advised that he does have the Applicant's bee hives on some of his property, but Chairman Miller does not profit off of those hives in any way and will not be recusing himself from the application.

Jerry read his review into record dated January 8, 2026.

Public Comment: Barbara Dahle, 112 Spielman Highway – Advised that she could not hear some of the Commission members speaking and the Town should look into purchasing microphones. She thinks the Application is a great idea, but Chairman Miller should recuse himself.

Brian Saccardi, 40 Town Line Road – He is a neighbor and is in full support of this Application. **Motion** Smaldone, seconded Franciamore, to close the Public Hearing and reopen the Regular meeting at 7:32 p.m. ALL IN FAVOR.

The Commission held a brief discussion and decided to move forward with the Application.

Motion Wilson, seconded Franciamore, to approve **Application 2213 – Shilosky – Town Line Rd #36 – Farm Store Special Permit** per the plans submitted for the following reasons:

This application for the proposed use substantially meets or exceeds our Planning & Zoning Regulations ("Regulations") for the R-44 Zone for the following reasons: the property meets our Regulations Farm definition for this purpose; the Farm Store requirements were met by the applicant

The plan favorably meets all the following P&Z Special Permit Use Regulations because it is in accordance with the Plan of Conservation and Development; is in Harmony with the Area; Has Adequate Access; Has Adequate Infrastructure; Has no impacts to Natural Resource Conservation; Has a Compatible Design; Has no detrimental effects on Public Health, Safety & Welfare; and Has no negative Residential Impacts.

IN FAVOR: Miller, Wilson, Hebert, Franciamore, Lambri, Smaldone, Valigorsky

OPPOSED: None ABSTAINED: None

Permit Granted.

OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

- Notice of Expiration – Virginia Trace Subdivision – Effective October 27, 2016: This a procedural action that the Commission needs to act on.

Motion Wilson, seconded Franciamore to Expire Application 2023 – Bomik, Inc. – Resubdivision – West Chippen Hill Road for the following reasons:

- This application was approved on October 27, 2011, and the approved work was not completed prior to October 27, 2016.
- Connecticut General Statutes Section § 8-26c automatically expired this Resubdivision application for failure to complete all work within the 5-year period or any extension thereof (of which none was requested or granted)



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ALL IN FAVOR.

Motion Wilson, seconded Franciamore to add the following agenda item to the agenda: § 8-24 Referral to the Board of Selectmen – To Rescind Virginia Trace Conservation Easement.
ALL IN FAVOR.

- § 8-24 Referral to Board of Selectmen – To Rescind Virginia Trace Conservation Easement: **Motion** Wilson, seconded Lambri to make a referral to the Board of Selectman to recommend the rescinding of the Virginia Trace subdivision approval and conservation easements via a § 8-24 referral. ALL IN FAVOR.
- Continuing Education 2025 Report & Required Referral to the Board of Selectmen: 7 out of 8 Commissioners have completed their credits. Jerry will report this to the BOS.

7. **CITIZEN COMMENT:** Barbara Dahle, 112 Spielman Highway – Recommended that the town purchase some microphones for the meetings, as it is hard to hear in the audience.

8. **ZONING OFFICER REPORT:**

Enforcement Actions:

- Punch Brook Road – Illegal RV Occupancy/Unregistered Vehicles – Superior Court HHB-CV-25-6096219-S
- Circle Drive – Repeat offender with Semi-Rig Parking in R-15 Zone – Possible Voluntary Compliance; NOV Letter next step
- Smith Lane – Junk/Refuse/Junkyard – Town Attorney involved at BBHD request
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- Stafford Avenue – Possible Illegal Business – Determination Letter to be Sent
- Jerome Avenue – Illegal Business Operations – Voluntary compliance pending Final Inspection

9. **STAFF / COMMISSION COMMENT:** None

10. **ADJOURN:**

Motion Franciamore, seconded Hebert, to adjourn the meeting at 7:55 p.m.; unanimously approved.

Respectfully submitted,
Ashlee Goshdigian
Planning and Zoning Clerk