

**TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
REGULAR MEETING MINUTES
Tuesday, March 19, 2024, 7:30 p.m.**

Call to Order: Chairman John McGuire, III, called the meeting to order at 7:30 p.m.

Members Present: Secretary Matt Calvert, Josh Gagnon, Patrick McCarthy, Chairman John McGuire III, Thomas Miner. **Alternate Members Present:** Christopher Meyer. **Alternate Members Absent:** Tammi Avery, Leo Bienvenue.

Also Present: Ron Chalecki, Zoning Enforcement Officer, Nicole Haggerty, Town Planner, SECCOG.

Recognition of Visitors: Attendance sheet provided

Additions to Agenda: None

Approval of Minutes: February 20, 2024

MOTION 1: Josh Gagnon made a motion to approve February 20, 2024 Meeting Minutes -- as amended Tom Miner Seconded. Motion Passed Unanimously.

- 395 FLEX CENTER: Corrected spelling "units"
- Report of Town Planner: Corrected language -- "Training requirement is 4 hours every 4 years"
- MOTION 3: Corrected Name spelling "Tom Miner"

Correspondence / Commission Matters:

First Selectman's Concern:

Alden Miner noted he has been receiving inquiries about Franklin Hills Golf Course property by potential buyers.

Ron Chalecki reported water coming off property has been stabilized according to the last Boundaries Site Report submitted to the Town. So, it was not necessary to continue receiving reports because the site was noted as stabilized with the growth of vegetation etc.

Town Staff has concerns recent significant rain events could be contributing to possible non-stable site conditions. There has been a lot of recreation vehicle/motorcycle traffic on this site, while this project has been idle for an extended period of time, that could be adding or contributing to possible wetland issues.

Alden Miner noted he is in contact with State Representatives and CT DOT/Engineers and all are working on water issues associated to Franklin Hill Golf Course / Route 32. Initial objective is to define scope of problem with water coming off the site onto Route 32.

Annual Renewal CT Federation of Planning & Zoning Agencies:

MOTION 2: Matt Calvert made a motion to approve 2025 Annual Renewal for CT Federation of Planning & Zoning Agencies Membership Dues through March 31, 2025 in the amount of \$130.00. Tom Miner Seconded. Motion Passed Unanimously.

Reviewed: Town of Scotland PZC Inter-Municipal Notification of Proposed Regulation Amendments dated Mar 7, 2024.

Reviewed: ST CT Notification Replacement Bridge – Route 207 over Beaver Brook dated Mar 12, 2024.

Report of Wetlands Official: No IWWC Mar 2024 Meeting.

Report of Building Official: N/A

Report of Zoning Enforcement Officer: Ron Chalecki:

DOG SHELTER COMPLAINT: Copy of complaint submitted (not signed). A CT State License was approved for “Pet Care Services” at this address. So, activities associated to dog care at this address is considered a business operation. PZC is concerned the complaint is not signed as this could just be a personal complaint. However, due to previous discussions held by PZC on others showing interest in dog care activities in Town, PZC decided to invite property owner to come to the next PZC meeting to discuss.

395 RT 32 FLEX CENTER: Engineer overseeing this site informed Town Staff he was not able to attend this meeting but intends to be present at the April meeting.

Report of Town Planner: Nicole Haggerty indicated proposed regulation amendments are forthcoming. Some items of interest include, but are not limited to, solar facilities in town, historic preservation, Public Act 142 Zoning Compliance for Certain Protections for Group & Family Child Care Homes, & agricultural zones. Areas of interest include allowable usage of certain zones and uses by right or special permit hence allowing for more public input by way of Public Hearings.

Unfinished Business: N/A

New Business:

PZC #24-01 RON HAIDER: New Subdivision Plan; property located on 2 Dr. Nott Rd; Map 31, Lot 10; Zoned R80; Existing Use is Greenhouse & Agricultural Use. Proposed use is single family home on existing agricultural land.

APPLICANT / REPRESENTATIVE: Matt Maynard, Towne Engineering, was present to represent the applicant. He provided a brief history of property and associated mapping. In 1997, vacant land which is the current subject of this application, was removed from #2 Dr. Nott Road. Such remaining land was allowed to exist as a vacant lot until formal application was made to the Town of Franklin for that subdivision which was performed in 1997. This application now proposes construction of a new home on such vacant land with approval of building lot status by PZC this evening.

Existing drilled well will service such building lot; proposed underground utilities will be serviced at existing utility pole; and there is a proposed septic system. Uncas Health approval letter was submitted into the record.

Proposing gravel drive with installation of small curtain drain. Proposing waiver to utilize existing paved apron which is over 15% slope. Only south side of existing apron does not meet town driveway standard regarding slope. North side is less than 15% slope and most of traffic will go north.

MOTION 3: Matt Calvert made a motion to approve PZC #24-01 Ron Haider. Patrick McCarthy seconded. Motion Passed Unanimously.

Public Comments:

Stori Beckwith asked if Zoning Regulations regulate solar panel installations. It was noted CT Citing Council has overview and generally agrees panels are for the good of the State. Town Planner to review further.

Albert Rudolph talked about continuing flooding problems coming from Franklin Hills Estates property across Route 32 and onto his property.

Adjournment:

MOTION 4: Matt Calvert made a motion to adjourn at 8:44 pm. Patrick McCarthy seconded. Motion Passed Unanimously.

Respectfully submitted,
Sherry Pollard
Administrative Assistant to the Commission