



TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.

AGENDA
PUBLIC HEARING & REGULAR MEETING

Tuesday, August 15, 2017, 7:30 p.m.

1. Call to Order:
2. Recognition of Visitors:
3. Public Hearings:
 - a. **Application #17-07 Michael Gawendo [CONT]:** Proposed New Subdivision & Site Plan Review, Special Exception (**rear lot**), for property located at Pond Rd., Assessor's Map 18, Lot 32, Zoned R-80, existing use is raw land
 - b. **Application #17-09 Chris and Tammy Deojay:** Proposed New Commercial Site Plan, Special Exception, Mixed-Use, for property located at 685 Route 32, Assessor's Map 12, Lot 15, Zoned C-1, proposed use is construct 2 bedroom house and 1200 sq. ft. commercial building with associated parking.
4. Additions to the Agenda:
5. Approval of Minutes:
 - a. July 18, 2017
6. Report of the Zoning Enforcement Officer:
7. Correspondence/Commission Matters:
 - a. 8-24 Municipal Improvements / PZC Referral / Acceptance of Fire Hydrant
 - b. Land Use Law Current Issues in Subdivision Zoning and More / National Business Institute
 - c. CT Federation of Planning & Zoning Agencies Newsletter Summer 2017
 - d. Windham Solar LLC:
 1. Windham Solar DOT Letter Driveway Sight Line Distances
 2. Planning & Zoning Comments to CT Siting Council Regarding Windham Solar LLC.
8. Report of the Building Official:
9. Report of the Wetlands Enforcement Officer:
10. Unfinished Business:
 - a. **Application #17-01 Planning & Zoning Commission** [closed 7-18-17] for Commission Initiated Proposed Regulation Amendments to the Zoning Regulations Specifically for Sections 2.1, 3.2, 3.3, 4.4, 5.4, 6.4, 9.4, 9.8, 9.11, 9.15, 9.26, 9.27, 10.1, 10.4, 10.17, 11.3, and 11.6.
 - b. **Application #17-07 Michael Gawendo:** Proposed New Subdivision & Site Plan Review, Special Exception (**rear lot**), for property located at Pond Rd., Assessor's Map 18, Lot 32, Zoned R-80, existing use is raw land
 - c. **Application #17-06 Michael Gawendo:** Proposed New Subdivision & Site Plan Review for property located at Pond Rd., Assessor's Map 18, Lot 32, Zoned R-80, existing use is raw land (vacant), proposed use is four (4) lot subdivision
 - d. **Application #17-09 Chris and Tammy Deojay:** Proposed New Commercial Site Plan, Special Exception, Mixed-Use, for property located at 685 Route 32, Assessor's Map 12, Lot 15, Zoned C-1, proposed use is construct 2 bedroom house and 1200 sq. ft. commercial building with associated parking.
 - e. **Review of Sign Regulations:**
11. New Business:
12. Public Comment:
13. Adjournment:

John McGuire, Chairman

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