

**TOWN OF FRANKLIN**  
**PLANNING & ZONING COMMISSION (PZC)**  
**FRANKLIN TOWN HALL**  
**7 Meetinghouse Hill Rd.**  
**AGENDA**  
**REGULAR MEETING & PUBLIC HEARING**  
**Tuesday, August 17, 2021, 7:30 p.m.**

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**Meeting will be held in-person and in virtual format with connections via ZOOM or Call-in**

**\*Updated Town Hall Building Operations:** Masks are now voluntary for vaccinated individuals. Masks will still be required for un-vaccinated individuals. The Board of Selectmen reserves the right to reinstate any and all facility restrictions if COVID conditions warrant.

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**Join Zoom Meeting**

<https://us02web.zoom.us/j/86700381566>

Meeting ID: 867 0038 1566

**Phone - Dial by your location**

+1 929 205 6099 US (New York)

Meeting ID: 867 0038 1566

**If you are experiencing difficulty call (860) 886.3114**

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1. Call to Order:
  2. Recognition of Visitors:
  3. Public Hearings:
    - a. **Application #21-05 Richard & Kara Vendola:** Revised Commercial Site Plan, Special Exception, Mixed-Use, property located at 192 Route 32, Assessor's Map 42 Lot 5, Zoned C-1; existing use is abandoned taxi business, proposed use is used car sales and office space
    - b. **Application #21-07 Mike Tules, K-Best USA:** Zone Change Request for property (proportional) located at 931 Route 32, North Franklin, CT., Assessor's Map 3, Lot 7, Zoned R-120, Existing Zone is R-120 /proposed Zone is C-2
  4. Additions to the Agenda:
  5. Approval of Minutes:
    - a. July 20, 2021
  6. Correspondence/Commission Matters:
  7. Report of the Town Planner:
    - a. Cannabis Bill (Public Act 21-1 June Special Session
    - b. Affordable Housing Plan/Bill (HB 6107) - Impacts to Franklin
  8. Report of Wetlands Official:
  9. Report of Building Official:
  10. Report of the Zoning Enforcement Officer:
  11. Unfinished Business:
    - a. **Application #21-05 Richard & Kara Vendola:** Revised Commercial Site Plan, Special Exception, Mixed-Use, property located at 192 Route 32, Assessor's Map 42 Lot 5, Zoned C-1; existing use is abandoned taxi business, proposed use is used car sales and office space
    - b. **Application #21-07 Mike Tules, K-Best USA:** Zone Change Request for property (proportional) located at 931 Route 32, North Franklin, CT., Assessor's Map 3, Lot 7, Zoned R-120, Existing Zone is R-120 /proposed Zone is C-2
  12. New Business:
  13. Public Comment:
  14. Adjournment:

John McGuire, Chairman

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