

**TOWN OF FRANKLIN**  
**PLANNING & ZONING COMMISSION (PZC)**  
**FRANKLIN TOWN HALL**  
**7 Meetinghouse Hill Rd.**  
**AGENDA**  
**REGULAR MEETING & PUBLIC HEARING**  
**Tuesday, February 15, 2022, 7:30 p.m.**

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Meeting will be held in-person with option of connecting virtually using ZOOM or Call-in

**\*Updated Town Hall Building Operations:** The Board of Selectmen have re-instated the mask mandate in all Town Facilities regardless of vaccine status. The Board will review the COVID situation on a bi-weekly basis.

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**Join Zoom Meeting**

<https://us02web.zoom.us/j/8363729977?pwd=dmlhZ1FYdE5iNlIsYU5XS09JQkE0wUT09>

Meeting ID: 836 3729 9977

Passcode: 162905

**Dial by your location**

+1 929 205 6099 US (New York)

Meeting ID: 836 3729 9977

Passcode: 162905

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

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1. Call to Order:
2. Recognition of Visitors:
3. Public Hearing:
  - a. **PZC APPLICATION #21-10 PATTERSON BROTHERS PROPERTIES [CONT]:** New Commercial Site Plan, Special Exception, property located at 828 Route 32, Assessor's Map 53 Lot 9-3, Zoned C-2; existing use is sale of landscaping and earth products, proposed use is temporary earth materials processing.
4. Additions to the Agenda:
5. Approval of Minutes:
  - a. January 13, 2022 Special Meeting
  - b. January 18, 2022 Regular Meeting
6. Correspondence/Commission Matters:
  - a. DOT Correspondence Regarding Proposed Retail Development – 99 Route 32. Garrett Homes LLC
  - b. Towne Engineering Correspondence Regarding Proposed Retail Development – 99 Route 32. Garrett Homes LLC
  - c. CT Federation of Planning & Zoning Agencies 74<sup>th</sup> Annual Conference Invitation – March 24, 2022
  - d. CT Federation of Planning & Zoning Quarterly Newsletter – Winter 2022
7. Report of Wetlands Official:
8. Report of Building Official:
9. Report of the Town Planner:
  - a. Public Act 21-29 Affordable Housing Plan & Updates & Cannabis Updates to Franklin Zoning Regulations.
10. Report of the Zoning Enforcement Officer:
11. Unfinished Business:
  - a. **PZC APPLICATION #21-10 PATTERSON BROTHERS PROPERTIES:** New Commercial Site Plan, Special Exception, property located at 828 Route 32, Assessor's Map 53 Lot 9-3, Zoned C-2; existing use is sale of landscaping and earth products, proposed use is temporary earth materials processing.
12. New Business:
  - a. **PZC APPLICATION #22-01:** New Commercial Site Plan Review for property located at 99 Route 32, Assessors Map 44, Lot 24; Zoned C2/I; Existing use of property is residential, proposed activity includes demolition of existing single-family home & construction of 9,100 s.f. retail store with new paved parking & loading areas, site lighting, concrete walkways, stormwater management system & associated utilities & landscaping
  - b. **PZC APPLICATION #22-02:** Revised Commercial Site Plan Review, Special Exception, Mixed-Use for property located at 888 Route 32, Assessors Map 6, Lot 3; Zoned C2; Existing use of property is landscaping business, proposed additional activity is ice cream parlor
13. Public Comment:
14. Adjournment:

John McGuire, Chairman

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