

**TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
AGENDA
REGULAR MEETING & PUBLIC HEARINGS
Tuesday, July 17, 2018, 7:30 p.m.**

1. Call to Order:
2. Recognition of Visitors:
3. Public Hearing:
 - a. **PZC #18-05, Franklin Hills Estates & Country Club, LLC;** Proposed New Commercial Site Plan, Special Exception, for property located on the westerly side of Route 32, Avery Lane, and Lathrop Lane, Franklin, CT, Map 37, Lot 1, 324.70 Acres, Zoned PRDD. Existing Use is construction for Golf Course. Proposed use is Golf Course, Driving Range, Clubhouse, Lodge, Maintenance Building and Comfort Stations
 - b. **PZC #18-06 Sarah Ayer:** Revised Residential Site Plan, Special Exception, for property located at 54 Ayer Rd., Franklin, CT Map 11, Lot 7, Zoned R-120. Existing use is residence. Proposed use is Bed & Breakfast.
4. Additions to the Agenda:
5. Approval of Minutes:
 - a. June 19, 2018
6. Report of the Zoning Enforcement Officer:
7. Correspondence/Commission Matters:
 - a. Bond Reduction Request Pete's Tire Barn
8. Report of the Building Official:
9. Report of the Wetlands Enforcement Officer:
10. Unfinished Business:
 - a. **PZC #18-05, Franklin Hills Estates & Country Club, LLC;** Proposed New Commercial Site Plan for property located on the westerly side of Route 32, Avery Lane, and Lathrop Lane, Franklin, CT, Map 37, Lot 1, 324.70 Acres, Zoned PRDD. Existing Use is construction for Golf Course. Proposed use is Golf Course, Driving Range, Clubhouse, Lodge, Maintenance Building and Comfort Stations
 - b. **PZC #18-06 Sarah Ayer:** Revised Residential Site Plan, Special Exception, for property located at 54 Ayer Rd., Franklin, CT Map 11, Lot 7, Zoned R-120. Existing use is residence. Proposed use is Bed & Breakfast.
11. New Business:
 - a. **PZC #18-07 Joe Sudik;** Proposed New Residential Site Plan, Special Exception, for property located at 86 Whippoorwill Hollow Rd., Assessor's Map 17, Lot 24-11, Zoned R-80/PRDD, existing use is pre-existing residential lot/building lot/vacant parcel, proposed use is single family building lot.
12. Public Comment:
13. Adjournment:

John McGuire, Chairman

In accordance with federal law and U.S. Department of Agriculture policy, this institution is prohibited from discrimination on the basis of race, color, national origin, sex, age or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write USDA Director, Office of Civil Rights, 1400 Independence Avenue, S.W. Washington DC 20250-9410, or call 800-795-3272 (voice) or 202-720-6382 (TDD)."