

# TOWN OF FRANKLIN

PLANNING & ZONING COMMISSION (PZC)  
FRANKLIN TOWN HALL  
7 Meetinghouse Hill Rd.  
Franklin, CT 06254  
REGULAR MEETING MINUTES  
Tuesday September 17, 2019, 7:30 p.m.

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

**Members Present:** Peter Ballaro, Secretary Matt Calvert, Chairman John McGuire III, Pat Osten. **Alternate Members Absent:** Leo Bienvenue, Niels Jeppesen, Don McClure, James Wheeler. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Charlie Grant, First Selectman, and Carly Myers, SECCOG Planner.

2. Recognition of Visitors: First Selectman Charlie Grant and Selectman Russ Beisiegel.

3. Additions to the Agenda: NONE

4. Approval of Minutes:

- a. August 20, 2019:

**MOTION #1 (09.17.19):** made by Mr. Calvert SECONDED BY Mr. Ballaro that the Planning & Zoning Commission approve the August 20, 2019 Meeting Minutes as amended: (1) ALL Members were present and (2) ADD "None" to Unfinished Business

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

5. Report of the Zoning Enforcement Officer:

- a. **580 ROUTE 82 / WRITTEN COMPLAINT / BLIGHT /:** Mr. Chalecki informed Commission members he is in contact with the property owner, making weekly visits, and that the property owner is making small progress.

6. Correspondence/Commission Matters:

- a. **IWWC # 18-03 Franklin Hills Estates & Country Club, LLC: Non-Compliance - Condition of Approval:**

**TOWN STAFF COMMENTS:** Carly Myers provided a staff report dated September 11, 2019, regarding Application #18-01 Franklin Hills Estates & Country Club Site Inspections. Town Staff has not received site inspection reports since mid-July 2019. In general, according to Condition #1 & #2 of the Conditions of Approval, and, as bound to the IWWC approval granted May 29, 2019, the applicant is to retain a qualified engineer to act as site monitor throughout site construction elements and that such monitor should make daily inspections during periods of active construction, weekly inspections during less active periods of construction, and inspections immediately following all rainfall events in excess of ½ inch. It has been determined there were rain events in excess of ½ inch since mid-July 2019. The Town is waiting for a site inspection report from CLA Engineers to determine current site conditions and to what extent action towards stabilization would occur if necessary.

**PZC COMMENTS / CONCERNS:** Chairman McGuire noted with the fall season approaching there is concern this site must be stabilized soon and prior to winter. If the applicant fails to properly stabilize the site within a timely manner, there will be consideration the erosion and sedimentation control bond be called upon in order to assure the site is stabilized.

**b. PZC #19-01 Franklin Hills Estates & Country Club, LLC: Extension Request Filing of Mylar's:**

Mr. Sam Giavara submitted an extension request, dated September 9, 2019, for the filing of Franklin Hills Estates & Country Club LLC. site plan mylar's. The project architect submitted revised drawings previously required by Ron Chalecki, ZEO to the Land Use Office today. Mr. Chalecki received the revisions just before this meeting. Revisions were necessary because the plans were not accurate regarding easement information and were showing silt fence installation activities taking place on an abutting property owner's parcel without their consent.

**MOTION #2 (09.17.19):** made by Mrs. Osten SECONDED BY Mr. Calvert that the Planning & Zoning Commission approve the initial request for an extension for the filing of site plan mylar's for PZC #19-01 Franklin Hills Estates & Country Club LLC. as submitted in writing by Sam Giavara dated September 9, 2019

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

**MOTION #3 (09.17.19):** made by Mrs. Osten SECONDED BY Mr. Calvert that the Planning & Zoning Commission amend the previous MOTION to include that the extension is for a 90-day period ending Thursday, December 26, 2019

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

**MOTION #4 (09.17.19):** made by Mrs. Osten SECONDED BY Mr. Calvert that the Planning & Zoning Commission approve the original motion - as amended

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

8. Report of the Building Official: None

9. Report of the Wetlands Enforcement Officer: None

10. Unfinished Business:

11. New Business:

- a. **PZC #19-04 Seymour Adelman:** Proposed New Commercial Site Plan, Special Exception, for property located on Route 32, Map 45, Lot 47, Zoned C-2 & I; Existing Use is vacant. Proposed use is re-grade/excavate approximately 6.2 acres of land (250,000 cubic yards)

**MOTION #5 (09.17.19):** made by Mr. Calvert SECONDED BY Mr. Ballaro that the Planning & Zoning Commission schedule a Public Hearing for Application PZC #19-04 Seymour Adelman on October 15, 2019 at 7:30 p.m.

**VOICE VOTE: Pat Osten - Abstained**

**MOTION CARRIES**

12. Public Comment: None

13. Adjournment:

**MOTION #6 (09.17.19):** made by Mr. Ballaro SECONDED BY Mrs. Osten that the Planning & Zoning Commission adjourns the meeting 7:56 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

Respectfully submitted,

*Sherry Pollard,*  
Administrative Assistant to the Commission