

TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
MINUTES
REGULAR MEETING & PUBLIC HEARING
Tuesday, November 19, 2019, 7:30 p.m.

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, James Wheeler.

Member Absent: Pat Osten. **Alternate Members Present:** Don McClure. **Alternate Members Absent:** Leo Bienvenue, Niels Jeppesen. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Charlie Grant, First Selectman, and Carly Myers, SECCOG Planner. Chairman McGuire seated Don McClure for Pat Osten.

2. Recognition of Visitors: Sign in sheet provided.

3. Public Hearing:

- a. **PZC #19-04 Seymour Adelman [CONT]:** 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)

APPLICANT / PRESENTATION: Seymour Adelman was present to provide information on his application.

He noted that this project has been going for years. Five chicken-coup houses and three residential houses have been removed from this property, remaining foundations were broken-up and moved off site, ledge behind coups is being broken down and taken off site. Blasting has taken place as a result of removal of ledge. This material is being taken off site.

ZONING ENFORCEMENT OFFICER COMMENTS: Mr. Chalecki indicated the site is well contained at this point and considerable improvements have been made to the roadway used to enter and exit the site. Mr. Chalecki has concerns with the site plan as presented by Mr. Adelman dated December 3, 2019. Site Plan is missing the key map and does not depict areas of activity in relation to roads and houses nearby, and distances from residential house would need to be included on revised plans.

TOWN PLANNER COMMENTS: Carly Myers indicated her concerns regarding sheer rock face and what if existing and/or created slope ratios meet Zoning Regulations.

PZC CHAIRMAN COMMENTS: Chairman McGuire asked for staff reports from Ron Chalecki and Carly Myers.

PUBLIC COMMENTS:

1. Alana Beck said she has felt the blasts and asked if the stream running down her driveway was caused by the removal of trees on the Adelman property. Chairman McGuire asked that erosion and sedimentation controls be reviewed and that Mr. Adelman consider installing a system for this project.
2. Computer Business in Industrial Park asked if approval has been received by Mr. Adelman for blasting activities. Mr. Adelman replied yes. Mr. Chalecki intends to contact the Fire Marshall for information on such an approval.
3. Brenden Biggins asked how close blasting would be to his residence and what the end goal of this project is. Mr. Adelman said the overall objective for this 110 acres site is to prepare the property for marketing purposes.

MOTION #1 (12.17.19): made by Mr. Calvert SECONDED BY Mr. Weaver that the Planning & Zoning Commission continue the Public Hearing for Application #19-04 Seymour Adelman to the next scheduled meeting of December 17, 2019.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Additions to the Agenda: N/A

5. Approval of Minutes:

a. November 19, 2019

MOTION #2 (12.17.19): made by Mr. Calvert SECONDED BY Mr. Ballaro that the Planning & Zoning Commission approve November 19, 2019 meeting minutes as amended:

VOICE VOTE:

Mr. Weaver – Abstained

MOTION CARRIES

6. Report of the Zoning Enforcement Officer:

a. **580 ROUTE 32:** Have been attempting to contact the administrator with no reply. Only small progress is being made.

b. **84 ROUTE 32 – DATA DARBAR:** DATA DARBAR Project completed. Owner has been asked to provide as-built plan depicting location of sign and canopy locations as indicated out in the field. The bond will be released when as-built is provided.

c. **66 ROUTE 32 - GUY PALAZZO:** Section along Route 32 has been paved and cars have been placed there. This is now considered an impervious surface due to such paved area. Part of the water sewer line is being installed along this area and the design plans calls for grass to be planted in this same area. This area is considered to be in the state right-of-way.

7. Correspondence/Commission Matters:

a. Bozrah Zoning Regulation Amendment – Increase Maximum Height of Buildings Industrial-80 Zone: Carly Meyers reported there are no SECCOG comments.

8. Report of Building Official: N/A

9. Wetlands Report: No monthly meeting held.

10. Unfinished 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). ACTION TAKEN ABOVE.

11. New Business: none

12. Public Comment: none

13. Adjournment:

MOTION #3 (12.17.19): made by Mr. Ballaro SECONDED BY Mr. Calvert that the Planning & Zoning Commission approve adjourn the meeting at 8:06 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted, Sherry Pollard, Administrative Assistant, *for the Commission*

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