

**TOWN OF FRANKLIN**  
**PLANNING & ZONING COMMISSION (PZC)**  
**FRANKLIN TOWN HALL**  
**7 Meetinghouse Hill Rd.**  
**MINUTES**  
**REGULAR MEETING**  
**Tuesday, January 21, 2020 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. **Members Absent:** Pat Osten, James Wheeler. **Alternate Member Present:** Patrick McCarthy. **Alternate Absent:** Leo Bienvenue, Don McClure. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Charlie Grant, First Selectman, and Carly Myers, SECCOG Planner. Chairman McGuire seated Patrick McCarthy for Jim Wheeler.

2. Recognition of Visitors: Sign in sheet provided for visitors.
3. Election of Officers: Chairman McGuire opened the floor for nomination for Chairman:

**MOTION #1 (01.21.20):** made by Mr. Calvert SECONDED BY Mr. Ballaro that the Planning & Zoning Commission nominate John McGuire as **Chairman**. There were no other nominations.  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

Chairman McGuire opened the floor for nomination for Secretary:

**MOTION #2 (01.21.20):** made by Chairman McGuire SECONDED BY Mr. Ballaro that the Planning & Zoning Commission nominate Matt Calvert as **Secretary**. There were no other nominations.  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

4. Additions to the Agenda:

**MOTION #3 (01.21.20):** made by Chairman McGuire SECONDED BY Mr. Ballaro that the Planning & Zoning Commission ADD Town of Sprague Proposed Zone Text Amendment to New Business  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

5. Approval of Minutes:

- a. November 19, 2019:

**MOTION #4 (01.21.20):** made by Mr. Ballaro SECONDED BY Mr. Calvert that the Planning & Zoning Commission approve November 19, 2019 meeting minutes to the next meeting  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

- b. December 17, 2019:

**MOTION #5 (01.21.20):** made by Mr. Calvert SECONDED BY Mr. Ballaro that the Planning & Zoning Commission table December 17, 2019 meeting minutes  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

6. Report of the Zoning Enforcement Officer:

**9 POND ROAD – COMPLAINT:** This property was sold by the Town for tax purposes. Current owner has been doing some type of work on the property. It is possible the new owner wants to re-build the dilapidated house on site. The walls are caving in, etc. There is a well on site and there may be sanitary concerns. The property owner is going to be informed by Town Staff that the Department of Health and Franklin Town Staff must be contacted and that ALL associated permits must be obtained prior to any activity on this site.

**89 DR NOTT ROAD:** It has come to the Town's attention that the tenant living in a house on this property is attempting to rent out an apartment above an existing horse barn also on this property. This type of activity violates Zoning Regulations. Also no permits were pulled for construction of the barn apartment. Town Staff intends to notify tenant and property owner of the violation and that the apartment will have to be dis-mantled.

**SEYMOUR ADELMAN:** Route 32, Map 45, Lot 47. Site walk was performed on Seymour Adelman's property. It appears operations on this site are not negatively affecting the residential house or driveway located at the bottom of the hill. Currently there is no run-off going towards the bottom of the hill. Additionally, the Adelman site is not directed towards the bottom of this hill and is not likely increasing run-off. Mr. Adelman is going to be asked if he could consider installing a berm to be extra sure run-off does go towards residents at bottom of hill.

7. Correspondence/Commission Matters:

- a. **Bozrah Referral Site Plan Application** - Construct 105,600 sq. ft. Building, Parking, & Other Improvements Bozrah notified Franklin because property where construction activities will take place is within 500 feet of the Franklin Town Line. Carly Myers, SECCOG, has reviewed such activities and indicated there are no concerns and will be no adverse affect to Franklin.
- b. **Request Authorization General Permit (DEEP) Water Diversion Permit Intra-Regional Water Supply Response Plan:** Carly Myers has reviewed the request and explained Norwich Public Utilities is constructing connections to Sprague and Ledyard. In an emergency situation the two towns can obtain short term water provisions. Franklin is served by NPU, therefore, we are being contacted via this correspondence.
- c. **Sprague Referral Zone Text Change request Recreational Vehicle (RV) Campground:** Carly Myers reviewed the request and noted the text amendment is asking for the Regulations to allow that a parcel of land can be used exclusively for the parking of camper-recreational vehicle units that have their own self-contained waste containment system; and, the establishment of overnight living quarters, such as tents or other temporary shelters that do not have their own self-contained waste containment systems are prohibited.

8. Report of Building Official: N/A

9. Report of Wetlands Official: Carly Myers noted IWWC did not meet this month.

10. Unfinished Business: N/A

11. New Business: N/A

12. Public Comment:

Charlie Grant noted the water/sewer project is progressing but is currently on hold due to a CT State concerns and due to the time of year. The project is estimated to be completed March 2020. USDA reimbursement for this project is expected. New Park Avenue

13. Adjournment:

**MOTION #6 (01.21.20):** made by Matt SECONDED BY Peter that the Planning & Zoning Commission approve adjourn the meeting at 7:58 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

Respectfully Submitted, Sherry Pollard, Land Use Administrative Assistant