

TOWN OF FRANKLIN

PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254

REGULAR MEETING MINUTES

Tuesday, August 21, 2018, 7:30 p.m.

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

Members Present: Secretary Matt Calvert, Chairman John McGuire, III, Pat Osten, James Wheeler.

Alternate Members Absent: Peter Ballaro, Leo Bienvenue, Niels Jeppesen, Don McClure.

Also Present: Carly Myers, SECCOG Town Planner, Ron Chalecki, Zoning Enforcement Officer, Tom Weber, Building Official and Wetlands Agent, and Charlie Grant, First Selectman.

2. Recognition of Visitors: Chairman McGuire recognized visitors.

3. Public Hearing:

- a. **PZC #18-05, Franklin Hills Estates & Country Club, LLC (CONT);** 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 (**WITHDRAWAL LETTER RECEIVED**)

Chairman McGuire noted the following:

- CLA Engineers was requested by PZC to conduct a review of plans and materials submitted regarding PZC #18-05. CLA perform a site walk on June 26, 2018 and submitted a comprehensive report dated July 10, 2018 as was specifically reviewed at the PZC July 18, 2018 meeting. The report outlined outstanding concerns outlined in items 1 through 32.
- The Southeast Connecticut Council of Governments Town Planner Justin LaFountain submitted a comprehensive report dated July 10, 2018 as was specifically reviewed at the PZC July 18, 2018 meeting. The report noted concerns outlined in items 1 through 21, as well as, a plan set sheet-by-sheet analysis consisting of an additional five pages.
- The Franklin Zoning Enforcement Officer Ron Chalecki submitted a report dated July 10, 2018 as was specifically reviewed at the PZC July 18, 2018 meeting. The report noted outstanding concerns listed as items 1 through 8 and referenced the plan set dated June 19, 2018.

Chairman McGuire noted PZC is in receipt of a formal withdrawal letter from Heller, Heller, & McCoy, Attorneys at Law, dated August 13, 2018. At this point, the Town of Franklin has forwarded the letter to Town Counsel for review.

MOTION #1 (08-21-18): made by Mr. Calvert **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission close the Public Hearing at 7:56 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Additions to the Agenda: None.

5. Approval of Minutes:

a. July 17, 2018:

MOTION #2 (08-21-18): made by Ms. Osten **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission rescind approval of Meeting Minutes from the June 19, 2018 to allow for corrections as amended

1. Second to last sentence changed to read:

“However, at this point a significant amount of work has been completed. Eighty to Ninety percent of wetlands mitigation work is done with the exception of installation of the bridge to gain access to the site and installation of box culverts.”

2. Delete last sentence.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

6. Report of the Zoning Enforcement Officer:

WHIPPOORWILL HOLLOW RD: Property owner has not come in to file PZC Application addressing site plan issues as he said he would when previously meeting with Ron Chalecki. If property owner does not respond within one week an enforcement letter will be issued.

BALTIC ROAD / JOHN CROOKS: Camping trailer has been removed from site.

7. Correspondence/Commission Matters:

a. **Windham Solar:** PZC reviewed correspondence from ECOS Energy, Steven J. Broyer, dated July 10, 2018, regarding 2nd Amendment of an approved Petition for Declaratory Ruling for development, construction, operation and maintenance of five (5) 1.0 megawatt and one (1) 1.1 megawatt solar photovoltaic renewable energy for generating facilities located at 1 Williams Crossing in the Town of Lebanon. 39.04 acres is located in the Town of Lebanon and 3.99 acres of the parcel is in the Town of Franklin.

8. Report of the Building Official: Mr. Weber reported he has provided the Town Planner, Justin LaFountain, with a certificate of occupancy list for Franklin activities in support of research by SECCOG and the Southeastern Connecticut Housing Alliance to develop a Housing Needs Assessment for the region.

9. Report of the Wetlands Enforcement Officer: IWWC did not meet in July 2018 due to lack of a quorum.

10. Unfinished Business:

a. **PZC #18-05, Franklin Hills Estates & Country Club, LLC (CONT);** 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 (**WITHDRAWAL LETTER RECEIVED**)

MOTION #3 (08-21-18): made by Mr. Calvert **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission accept the formal written withdrawal request as submitted into the record for PZC #18-05
VOICE VOTE: UNANIMOUS; MOTION CARRIES

11. New Business: None

12. Public Comment: None

13. Adjournment:

MOTION #4 (08-21-18): made by Ms. Osten **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission adjourn the meeting at 8:18 p.m.
VOICE VOTE: UNANIMOUS; MOTION CARRIES

Respectfully submitted,
Sherry Pollard,
Administrative Assistant to the Commission