

**TOWN OF FRANKLIN**  
**PLANNING & ZONING COMMISSION (PZC)**  
**FRANKLIN TOWN HALL**  
**7 Meetinghouse Hill Rd.**  
**Franklin, CT 06254**  
**REGULAR MEETING MINUTES**  
**Tuesday, January 15, 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:** Secretary Matt Calvert, Chairman John McGuire III, Pat Osten. **Alternate Members Present:** Don McClure. **Regular Members Absent:** Peter Ballaro, James Wheeler. **Alternate Members Absent:** Leo Bienvenue, Niels Jeppesen. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Carly Myers, SECCOG Town Planner. **Seated:** Mr. McClure seated for Mr. Wheeler.

2. Recognition of Visitors: Chairman McGuire recognized visitors.

3. Public Hearing:

- a. **PZC #18-10 Franklin Hills Estates & Country Club [cont]:** Proposed Text Amendment Request to Chapter 10 Special Exceptions, Section 10.14.5(B), Golf Course Community, of the Franklin Zoning Regulations.

**APPLICANT / PRESENTATION:** Attorney Harry Heller of Heller, Heller, & McCoy was present to represent the Applicant. Also present for the applicant were Mr. Sam Giavara and Stephan Nouisipoulos. Attorney Heller reviewed information as discussed at the Planning & Zoning Commission meeting held December 18, 2018.

**ZONING ENFORCEMENT OFFICER COMMENTS:** Ron Chalecki referenced email he received from the Town Attorney, Mr. Matt Willis. Attorney Willis had noted it would be acceptable if PZC were to approve language referencing a restriction outside the property of 150 feet under these conditions (a golf course); and, if the Commission were to consider amended language to the proposed text amendment, such as reference to a 15 foot set-back within the property itself, would not require re-publicizing the hearing.

**PUBLIC COMMENTS:** None

**PZC COMMENTS/CONCERNS:** None

**MOTION #1 (01.15.19):** made by Mr. Calvert **SECONDED BY** Ms. Osten that the Planning & Zoning Commission close the Public Hearing for Application #18-10 at 7:45 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

4. Additions to the Agenda:

**MOTION #2 (01.15.19):** made by Mr. McGuire **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission add the following to the Agenda: 1) 2019-2020 Budget Request, and 2) Franklin Hills Golf Course Correspondence Regarding Site Condition Concerns

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

5. Approval of Minutes:

- a. December 15, 2018:

**MOTION #3 (01.15.19):** made by Mr. Calvert **SECONDED BY** Ms. Osten that the Planning & Zoning approve the Meeting Minutes of December 15, 2018 as presented

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

6. Report of the Zoning Enforcement Officer: Mr. Chalecki noted the package store on south Route 32 is relocating across the street.
7. Correspondence/Commission Matters:
  - a. Franklin Hills Estates & Golf Course: Mr. Chalecki sent an email, dated January 8, 2019, to Normand Thibeault and Sam Giavara asking for written responses to the following site inspection reports noting a number of concerns, from CLA Engineering: May 22, 2018, November 20, 2018, December 5, 2018. Mr. Thibeault responded with inspection reports dated October 4, 2018, December 22, 2018, and January 11, 2019 outlining conditions and corrective measures.
8. Report of the Building Official:
  - a. **CROOKS**: It appears Mr. Crook was living in a house without a Certificate of Occupancy. Mr. Weber has done a site visit on property owned by Mr. Crook. Mr. Weber issued a notice of violation indicating Mr. Crook must vacate the premises within 10 days. Mr. Weber will revisit the site after the ten day period.
9. Report of the Wetlands Enforcement Officer:
  - a. Franklin Hills Estates & Country Club: Mr. Tom Weber noted there are continuing erosion and control issues related to the Franklin Hills Estates & Country club project as referenced in the following reports written by CLA dated May 22, 2018, November 20, 2018, and December 5, 2018.
10. Unfinished Business:

**MOTION #4 (01.15.19):** made by Mr. Calvert **SECONDED BY** Mr. McClure that the Planning & Zoning Commission approve the Text Amendment as amended and with an effective date of February 19, 2019:

A standard 18-hole golf course occupying at least 150 acres of the tract and having a total length of at least 6,500 yards as measured from the rear-most tee areas and calculated in a manner approved by the United States Golf Association. Tees, greens, and landing areas must be located a minimum of 150 feet from any structure occupied as a residential dwelling on property located exterior to the golf course or golf course community, as of the date of filing of an application for a golf course or golf course community and a minimum of fifteen (15) feet from any property line of the golf course property. The application shall contain a certification from the golf course architect that the layout of the proposed golf course shall not create a safety hazard on any adjoining real property to the application parcel with an effective date of February 19, 2019

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

11. New Business:

- a. 2019-2020 Budget Request (PZC):

**MOTION #5 (01.15.19):** made by Ms. Osten **SECONDED BY** Mr. McClure that the Inland Wetlands and Watercourses Commission approve 2019-2020 Budget as follows:

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
1200.10	Advertising/Misc	2000.00
1240.10	Town Planner	\$14,000.00

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

12. Public Comment: None.

13. Adjournment:

**MOTION #5 (01.15.19):** made by Ms. Osten **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission adjourn the meeting at 8:15 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

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