

# TOWN OF FRANKLIN

## PLANNING & ZONING COMMISSION (PZC)

FRANKLIN TOWN HALL  
7 Meetinghouse Hill Rd.  
Franklin, CT 06254

### REGULAR MEETING MINUTES

**Tuesday, March 19, 2019, 7:30 p.m.**

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1. Call to Order: Secretary Matt Calvert called the meeting to order at 7:31 p.m.

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

2. Recognition of Visitors: Joseph Boucher and Harold Hopkins.
3. Additions to the Agenda: None
4. Approval of Minutes:
  - a. February 19, 2019:

**MOTION #1 (03.19.19):** made by Mr. Wheeler **SECONDED BY** Ms. Osten that the Planning & Zoning Commission approve the Meeting Minutes of February 19, 2019 as presented

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

5. Report of the Zoning Enforcement Officer:
  - a. **15 MANNING LANE – WADE SMITH OWNER:** Mr. Chalecki noted the Texas based mortgage holder of this property has been contacted and agreed to have a representative come to Connecticut to correct outstanding zoning issues.
  - b. **192 ROUTE 32 - NORWICH TAXI (Old Driscoll Farm):** Mr. Chalecki performed a site visit on this property as the result of a blight complaint. A letter has been sent to the property owner about the issues and has 14 days to respond. Mr. Chalecki talked with the owner and they indicated they are working on correcting outstanding issues.
6. Correspondence/Commission Matters:
  - a. State of Connecticut Notification of General Permit Application to DEEP Ayers Road Bridge Rehabilitations:

The following correspondence was received and reviewed by the Commission: State of Connecticut Department of Transportation Notification Request for Authorization under the State of Connecticut Department of Energy and Environmental Protection's General Permit for Water Recourse Construction Activities for Rehabilitation of Bridge No 06787 & 06788 Route 207 over Beaver Brook due to failing culvert. Ms. Meyers has been in contact with the Project Manager. It was determined there are no lane closures planned.

- b. Sprague Referral for Proposed Text Amendments: The Commission was in receipt of the extensive proposed Zoning Regulation Text Amendments for the Town of Sprague.
- c. CT Federation of Planning & Zoning Agencies 2020 Membership Renewal

**MOTION #2 (03.19.19):** made by Ms. Osten **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission approve the Connecticut Federation of Planning & Zoning Agencies Membership Renewal through March 31, 2020 in the amount of \$110.00

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

- 7. Report of the Building Official: None.
- 8. Report of the Wetlands Enforcement Officer: None.
- 9. Unfinished Business: None.
- 10. New Business:
  - a. **PZC #19-02 Franklin Organic Mushrooms:** (K-Best USA Trading is Underlying Owner), Renewal / Extension Request for property located at 931 Route 32, Map 3, Lot 7; Zoned District R-120, existing use of property is sand & gravel excavation, continued excavation & closure activities

**APPLICANT / PRESENTATION:** Mr. Joe Boucher and Mr. Harold Hopkins were present to represent the applicant. Mr. Boucher provided a brief history of the current project. Work continues in the final phase and it is anticipated completion will occur sometime near November 2020. Windham Materials excavation project rights will expire at that time. Franklin Organic Mushrooms will be back for one more renewal prior to the close of the project.

Mr. Chalecki noted Windham Materials has been the active contractor for this very lengthy operation that began in 2006. Windham Materials has always operated very professionally during the entire time of this project. Mr. Chalecki will perform a site visit as the project nears completion and will provide a close-out observation report.

**MOTION #3 (03.19.19):** made by Mr. Wheeler **SECONDED BY** Ms. Osten that the Planning & Zoning Commission approve an extension request for Application #19-02 for a one-year period ending March 19, 2020 and with the condition the \$150,000 bond remains in place

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

- 11. Public Comment: None.
- 12. Adjournment:

**MOTION #4 (03.19.19):** made by Ms. Osten **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission adjourn the meeting at 7:54 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

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