

**TOWN OF FRANKLIN  
PLANNING & ZONING COMMISSION (PZC)  
FRANKLIN TOWN HALL  
7 Meetinghouse Hill Rd.  
Franklin, CT 06254  
PUBLIC HEARING / REGULAR MEETING MINUTES  
Tuesday, April 16, 2019, 7:30 p.m.**

1. Call to Order: Chairman McGuire called the meeting to order at 7:31 p.m. **Members Present:** Peter Ballaro, Secretary Matt Calvert, Chairman John McGuire III, James Wheeler. **Regular Members Absent:** Pat Osten. **Alternate Members Absent:** Leo Bienvenue, Niels Jeppesen, Don McClure. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Charlie Grant, First Selectman, and Carly Myers, SECCOG Town Planner.
2. Recognition of Visitors: Chairman McGuire recognized visitors.
3. Public Hearing:

- a. **PZC #19-01 Franklin Hills Estates & Country Club, LLC;** 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, Lots 1, 2, and 11. Zoned Planned Recreation Development District (PRDD). Existing Use is previous construction for Golf Course. Proposed use is Arnold Palmer Signature Golf Course Facility with clubhouse, 100 room lodge, parking areas, comfort stations, and Maintenance Facility

**APPLICANT / PRESENTATION:** Sam Giavara, Project Manager, Attorney Harry Heller, George Logan, Stephan Nousopoulos, and Normand Thibeault, were present to represent Franklin Hills Estates & Country Club. Attorney Heller gave a history overview of this project from its original 2004 PZC permit approval to this point of submitting a "New" Site Plan Application #19-01.

<b>Documents Submitted into Application File:</b>	<b>Date Received:</b>
Drainage Report & Stormwater Management (Dated January 2019)	02.19.19
<b>Routing Diagram Hole 7 Drainage (Exhibit A)</b>	<b>04.16.19</b>
<b>Routing Mapping Hole 7 Drainage Area Original (Exhibit B)</b>	<b>04.16.19</b>
<b>Routing Mapping Hole 7 Drainage Area Proposed (Exhibit C)</b>	<b>04.16.19</b>
Public Hearing Notice Letter to Abutters w/in 500 FT.	03.20.19
Certified Return Receipts to Abutters w/in 500 FT.	03.29.19
<b>CT DOT Ltr Dated April 3, 2019 / Two-year Extension Granted for Investigation Report (Expires 6.6.21)</b>	<b>04.16.19</b>

- **Plans Submitted - Application File:** Dated April 1, 2019. Submitted plan set at (4) Full Sets & (1) 11X17 04.09.19.

<b>SHEET</b>	<b>TITLE</b>
<b>PLAN SET DATED April 1, 2019</b>	<b>COVER SHEET</b>
MP.1	MASTER PLAN DESIGN
GE.01 - GE.02	GENERAL NOTES, TABLES & LEGENDS
IN.01	DRAWING INDEX PLAN
PM.01 - PM.02	PROPERTY MAPS 1 & 2
EX.01 - EX.14	EXISTING CONDITION PLANS 1 THRU 14
SP.01 - SP.14	SITE PLANS 1 THRU 14
RW.01 - RW.02	ROUTE 32 ROADWAY WIDENING
EN.01	CLUB HOUSE PLAN - ENLARGEMENT
EN.02	AUXILIARY PARKING PLAN -ENLARGEMENT
EN.03	MAIN ENTRANCE BUILDING PLAN - ENLARGEMENT
EN.04	SITE ENTRANCE/BRIDGE CROSSING - ENLARGEMENT
<b>ST.01 - ST.03</b>	<b>CONSTRUCTION STAGING PLANS 1 THRU 2</b>
CON.01	CONSERVATION EASMENT PLAN
SE.01 - SE.14	SOIL EROSION CONTROL PLANS 1 THRU 14
GP.01	OVERALL GRASSING PLAN
WIM.01-02	WETLANDS IMPACT & MITIGATION PLANS
WM.01-06	WETLANDS MITIGATION PLANS
PR.01 - PR.04	ROADWAY PROFILES 1 THRU 4
SD.01 - SD.18	SITE DETAILS 1 THRU 18
IR.01	IRRIGATION PLAN
A1.1 - A1-3	LODGE AND INN FLOOR PLANS
A2.1 - A2-3	LODGE AND INN ELEVATIONS/COMFORT STATIONS
A1.100	PUMP STATION FOUNDATION PLAN & DETAILS
	MAINTENANCE BUILDING

**Notes:**

1. There have been modifications to conservation easements. The Board of Selectmen & Agriculture and Conservation Commission have approved revised conservation easements. Revised Conservation Easement must be filed on the Town Land Records if this project is approved.
2. Golf course routing plan is substantially similar to 2004. However, Hole 4 was re-configured due to Algonquin Gas requirements – activity to close with walkers and the cart path to existing gas lines.
3. Hole 7 was significantly re-routed relative to grading so as to not create off-site drainage issue and also by the Golf Course Architect's desire
4. There was review of areas of disturbances
5. There was re-grading in fairway of Hole 16 to achieve design contours for development of hole

**PZC COMMENTS/CONCERNS:** Chairman McGuire addressed the applicant's reference to the fact that the 2004 plan is substantially similar to 2004. Actually, the parking garage component has been removed and there are now 5 parking lots - this would be considered significant. Hole 7 was significantly modified and this would be considered significant. The 2004 approval noted that Lathrop Lane is considered a Franklin municipal street and therefore the applicant must grant an easement and record it in the deed in the Franklin land records. This has not been done and is considered significant. There is the need for approval from the Department of Transportation for the dedicated left turning lane. At this point, there is no documentation of approval for the town. The height of the proposed clubhouse is not in compliance with current Zoning Regulations. Ron Chalecki asked about Norwich Public Utilities and asked where are the site plans showing connections and tie-ins. Planning & Zoning has no documentation and therefore cannot even begin to review this issue. Additionally, the public residents have no documentation in order to review this issue while the public hearing process is open. This creates a freedom of information situation. Sam Giavara said the plans are only preliminary at this point.

**PUBLIC COMMENTS:**

1. Charles Warner asked for clarification on grading activities taking place near his home. He is in favor of this project as it would be an asset to the Town.
2. Joe Myer is concerned with water flow and possible lack of drainage affecting his property as result of this project.
3. Susan Dombrowski asked for clarification on the 100 Room Lodge, specifically, the types and lengths of stay. Sam Giavara indicated transient people will be staying in the rooms, on average, about one week at a time. However, members may stay a bit longer.
4. Carl Girasoli spoke in favor of this application as it is a great venue.
5. Kurt Murphy asked if the course will be private or public. Sam Giavara noted this is a private course but the public is welcome under certain times and situations.

**MOTION #1 (04.16.19):** made by Mr. Ballaro **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission continue the Public Hearing to May 21, 2019, 7:30 p.m. at the Town Hall

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

4. Additions to the Agenda:

**MOTION #2 (04.16.19):** made by Mr. McGuire **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission add Application #19-03 Seymour Adelman to the Agenda under New Business

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

5. Approval of Minutes:

- a. March 19, 2019:

**MOTION #3 (04.16.19):** made by Mr. Ballaro **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission table approval of March 19, 2019 Meeting Minutes to the May 21, 2019 Meeting

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

6. Report of the Zoning Enforcement Officer: None.

7. Correspondence/Commission Matters: None.

8. Report of the Building Official: Mr. Weber reported on recent permits associated to roofs, sheds, and decks. Additionally, work has begun on the gas man diesel pump project. Pumps and signs will be moved and new diesel pumps are to be installed.
9. Report of the Wetlands Enforcement Officer: None.
10. Unfinished Business: Continued Public Hearing to May 21, 2019, 7:30 p.m. at the Town Hall
11. New Business:
  - a. **PZC #19-03 (#19-03) Adelman:** Renewal / Extension Request, excavation, for property located on Route 32, Franklin, CT. Map 45, Lot 47, Zoned I. Existing Use is vacant land; proposed use is continuation of re-grading of property.

**TOWN STAFF:** Mr. Chalecki noted this activity was approved by PZC April 19, 2018. Approval was to re-grade, clean-up and remove rock. Application #19-03 is seeking a one-year renewal for the same. This is not a full-time operation. It should be noted when recent blasting took place Norwich Orthopedic Group [NOG] had called the town to say the blasting was disturbing. The Town contacted NOG and all was worked-out.

**MOTION #4 (04.16.19):** made by Mr. Ballaro **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission approve a 1-year extension request to April 21, 2020

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

12. Adjournment:

**MOTION #5 (04.16.19):** made by Mr. Wheeler **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission adjourn the meeting.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

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