

TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
PUBLIC HEARING / SPECIAL MEETING MINUTES
Thursday, May 30, 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, Pat Osten, Chairman John McGuire III, James Wheeler. **Alternate Members Present:** Don McClure. **Alternate Members Absent:** Leo Bienvenue, Niels Jeppesen. **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, 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.

Attorney Heller reviewed issues with respect to CLA and Mr. Chalecki's comments addressing the two separate pieces of land relating to Assessor's Map 17 - Lots 1 and 11. CLA and Mr. Chalecki inquired if these parcels are proposed to remain separate or are they proposed to be combined as one parcel and indicated survey plans should be revised to address this comment. This issue should be corrected and verified with the Franklin Tax Collector. In response, Attorney Heller indicated, plans currently depict two tracks of land because that is how they are called out in the land records. The assessor designation is correct. Both parcels are integral components of the golf course plan. We have represented in our response letter that the parcels would be combined before a certificate of zoning compliance is issued or at such point the golf course permit is approved.

Chairman McGuire mentioned there is a third parcel of land that is now owned by the application. Attorney Heller indicated he will obtain an easement at such time the application for the golf course permit is approved.

Ron Chalecki and CLA have noted that the applicant shall provide approval from Franklin Board of Selectmen regarding ownership of Lathrop Lane. Based on Town Records the survey plan does not indicate correct ownership bounded to Lathrop Lane. Attorney Heller replied that based on the survey that is part of the record and the research conducted by Greg Glaude, Licensed Professional Surveyor, Lathrop Lane is owned by Franklin Hills Estates. As we did in 2004, we are again committing upon completion of the project, to convey ownership by deed the fee interest of Lathrop Lane to the Town of Franklin.

Mr. Chalecki pointed out that Greg Glaude has not signed the site plans that are in front of PZC for review and approval. Therefore we cannot consider his professional input on this matter. Also, the first selectman has records stating that the Town owns the paved portion up to Avery Lane that was provided to us by our Town Attorney and that is why he asked the applicant to contact the Board of Selectman. The applicant did not do so.

Normand Thibeault indicated it is his understanding that based upon research of the land records by Greg Glaude it was determined Lathrop Lane is under the ownership of Franklin Hills & Estates.

Attorney Heller noted he is not disputing it is a town road and actuality ownership may have not changed from Franklin Hills to the Town of Franklin. This may have not been accepted by a Town Meeting vote years ago. Based on the research of Mr. Glaude the title of the road has never been transferred to the Town. As the applicant intends to deed this property to the Town, either way the town will end up with the Road.

PZC: Greg Glaude has not signed the plans and therefore we cannot officially consider professional input he may have had on the surveying portion of this project.

➤ **Documents Submitted into Application File: End of Day Wednesday, May 22, 2019**

Date Received:

NOTE:

1. Items a. and b. noted below were *not included* in the submittal packet to the Town on May 22, 2019. Mr. Giavara acknowledged the missing information at the time of submittal. However, this was not pointed out by Mr. Giavara when he later sent a PDF copy of the Transmittal via email to CLA, Andy D'Amato, Charlie Grant, Norm Thibeault, Tom Weber, Sherry Pollard, John McGuire, Calli Carboni and Attorney Heller on May 24, 2019.
 - a. FHE & CC "Response Letters" to CLA Town Engineers, Town Planner, and Town Zoning Enforcement Officer.
 - b. Project Narrative from Attorney Heller

FHE & CC Response letter to Town Engineers, Town Planner, and Town Zoning Enforcement Officer – Mr. Giavara agreed this document was NOT INCLUDED	-----
Golf Course Certification Ltr – Brandon Johnson Arnold Palmer Design Company Dated March 14, 2019	May 22, 2019
Norwich Public Utilities Ltr – dated March 15, 2019	May 22, 2019
Department of the Army Corp of Engineers Authorization E-Mail dated September 20, 2018	May 22, 2019
CT DEEP General Permit E-Mail for discharge of storm water dated March 20, 2019	May 22, 2019
Hesketh Engineering (Applicant's Civil Consulting Eng) letter requesting an extension to the June 7, 2016 approved Traffic Investigation Report (due to expire June 6, 2019) asking for a two-year extension dated March 6, 2019	May 22, 2019
Board of Selectmen & Agriculture & Conservation Commission Easement Compliance Letter	May 22, 2019
Integrated Turf Management Plan – Dated February 4, 2004	May 22, 2019
Integrated Turf Management Program - Letter from M. Sullivan noting he will have an updated Report no later than June 15, 2019.	May 22, 2019
Fire Marshall Letter indicated emergency access to serve all areas of the hotel building for fire Department Access is Adequate – Dated May 14, 2019	May 22, 2019
Drainage Report (two copies, one copy to be delivered to CLA –	
Bond Estimate Killingly Engineering Associates \$338,442.50 – Dated January 28, 2019	May 22, 2019
NMP Gold Constr. Letter to not disturb more than 35 acres of land at one time – Dated May 22, 2019	May 22, 2019
Franklin Hills Estates & Country Club Easement Letter from Mr. Andrew D'Amato – Dated April 4, 2019	May 22, 2019
Uncas Health District Ltr. w/(2) cond. to be met prior to issuance of a Building Permit – May 22, 2019	May 22, 2019
Project Narrative – Mr. Giavara agreed this document was NOT INCLUDED	-----

➤ **Revised Site Plans Submitted into Application File: Dated Jan 28, 2019 - Revised May 21, 2019**

Date Received:

MP.1	MASTER PLAN DESIGN	May 22, 2019
GE.01 - GE.02	GENERAL NOTES, TABLES & LEGENDS	May 22, 2019
IN.01	DRAWING INDEX PLAN	May 22, 2019
PM.01 – PM.02	PROPERTY MAPS 1 & 2	May 22, 2019
EX.01 - EX.14	EXISTING CONDITION PLANS 1 THRU 14	May 22, 2019
SP.01 - SP.14	SITE PLANS 1 THRU 14	May 22, 2019
RW.01 – RW.02	ROUTE 32 ROADWAY WIDENING	May 22, 2019
EN.01	CLUB HOUSE PLAN - ENLARGEMENT	May 22, 2019
EN.02	AUXILIARY PARKING PLAN - ENLARGEMENT	May 22, 2019
EN.03	MAIN ENTRANCE BUILDING PLAN - ENLARGEMENT	May 22, 2019
EN.04	SITE ENTRANCE/BRIDGE CROSSING - ENLARGEMENT	May 22, 2019
ST.01 – ST.03	CONSTRUCTION STAGING PLANS 1 THRU 2	May 22, 2019
CON.01	CONSERVATION EASMENT PLAN	May 22, 2019
SE.01 – SE.14	SOIL EROSION CONTROL PLANS 1 THRU 14	May 22, 2019
GP.01	OVERALL GRASSING PLAN	May 22, 2019
WIM.01-02	WETLANDS IMPACT & MITIGATION PLANS	May 22, 2019

WM.01-06	WETLANDS MITIGATION PLANS	May 22, 2019
PR.01 – PR.04	ROADWAY PROFILES 1 THRU 4	May 22, 2019
SD.01 – SD.18	SITE DETAILS 1 THRU 18	May 22, 2019
IR.01	IRRIGATION PLAN	May 22, 2019
A1.1 – A1-3	LODGE AND INN FLOOR PLANS	May 22, 2019
A2.1 – A2-3	LODGE AND INN ELEVATIONS/COMFORT STATIONS	May 22, 2019
A1.100	PUMP STATION FOUNDATION PLAN & DETAILS	May 22, 2019
	MAINTENANCE BUILDING	May 22, 2019

➤ **Documents Submitted into Application File: End of Day Thursday, May 23, 2019**

Date Received:

This packet of materials (over 145 pages) was submitted to the Town of Franklin without a transmittal letter, without collation, and included mis-organized materials containing duplicates from previous submittals etc...

E-Mail DEEP GP Discharge Storm water Dewatering Wastewaters Valid thru Sep 30, 2019	May 23, 2019
E-Mail DEEP Confirming Section 401 Water Quality Cert done thru Pre-Const Notification Process GP	May 23, 2019
Letter from A. D'Amato Granting Const. Easement Grading, Drainage, and Const Activities Lot 37-2	May 23, 2019
UNCAS Health Ltr "Plans ARE NOT aprv'd for pool/spa/food service and bar" Needed PRIOR to Permit	May 23, 2019
Integrated Turf Management Plan – Dated February 4, 2004 (<i>re-submitted same as above</i>)	May 23, 2019
Integrated Turf Management Program - Letter from M. Sullivan noting he will have an updated Report no later than June 15, 2019. (<i>re-submitted same as above</i>)	May 23, 2019
Storm water Pollution Control Plan - <i>Dated March 2019</i>	May 23, 2019
Attorney Heller Project Narrative Responses to Franklin ZEO "March 19, 2019" Memo	May 23, 2019
CTSTDOT Two-Year Ext. Granted for Traffic Investigative Report (Recorded Franklin Land Records. Note: General Statutes Sec. 14-311 states a Building Permit cannot be obtained until 3 Conditions are met as outlined in this attached document. – <i>Dated June 7, 2016</i>	May 23, 2019
Killingly Eng. Assoc. Responses to CLA Eng. Review Comments #1-37 - <i>Dated May 23, 2019</i>	May 23, 2019
Infrastructure Main. Plan – <i>Dated March 2019</i>	May 23, 2019
Construction E&S Maintenance Plan – <i>Dated March 2019</i>	May 23, 2019
Typical Hole Construction Sequence – <i>Dated May 2019</i>	May 23, 2019
DEEP GP Registration Discharge Storm water/Dewatering Wastewaters – <i>Dated Dec 15, 2014</i>	May 23, 2019
Attorney Heller Project Overview – <i>Dated Revised to May 6, 2019</i>	May 23, 2019

TOWN STAFF/RON CHALECKI COMMENTS: Mr. Chalecki indicated the applicant dropped off the revised plan set and some supportive materials at the end of the work day on Wednesday May 22, 2019 as the Town Hall was closing and according to my posted office hours I was not able to see the plans until the following Tuesday evening. Therefore, I have not had adequate time to review the plans set and have not determined if this application has met requirements of the Planning & Zoning Regulations. I have also not had time to specifically determine that the applicant has addressed all of my previous comments. Mr. Thibeault was at the Town Hall on Tuesday, May 21, 2019 to discuss some of the outstanding issues. Some items of discussion included, but were not limited to, inconsistent pavement widths, parcel status for area at the end of Avery Lane & Lathrop Lane, the need for the applicant to submit an A2 survey as part of this application, and the need that proper associated easements must be obtained and shown on the plans being considered for action. The applicant submitted four additional revised plan sheets to Mr. Chalecki only with no copies for Town Staff or the Application / Freedom of Information file. I would need to review these sheets as well.

In summary, Mr. Chalecki indicated he would need to do a formal review of the plans and documentation prior to forming an official and informed decision in that site plans and supportive documentation meets requirements of the Town of Franklin Planning & Zoning Regulations.

Attorney Heller submitted into the record a draft MOTION of approval (items 1 through 27) including conditions of approval for this project as requested by Chairman McGuire. Chairman McGuire noted this is the first time the Commission is seeing this document.

PZC COMMENTS/CONCERNS:

1. There was reference to the CLA Project Review Letter dated 05.29.19 for review of plans dated 05.09.19. The letter contained items of concern #1 through #37.

ZONING ENFORCEMENT OFFICER: Mr. Chalecki noted a modified site plan set was delivered to the Town at the end of the day, Wednesday, May 22, 2019; four days before tonight's meeting. Additionally, Normand Thibeault delivered 4 revised sheets the evening of Tuesday, May 28 for additional consideration. The Town Planner and CLA, Town Consulting Engineers, were not informed of these 4 sheets nor provided copies for review and comment at this hearing. In summary, Mr. Chalecki could not provide PZC with a formal review of this application due to the lack of timing allowed for review because of late submittals by the applicant. It could be considered unprofessional to submit such a large amount of technical information and modified project plan set as late as May 22 and May 23 and to expect Town Staff to be prepared within 3 to 4 days.

CHAIRMAN PZC: Chairman McGuire pointed out a considerable amount of documentation (145 pages) as well as the modified site plan was submitted very late by the applicant within the application process. Town Staff, Town Planner, CLA, and Ron Chalecki have not had significant time for review and have been put in a position to provide a lot of upfront time just to organize the large amount of documentation. Information was submitted in an unorganized and inconsistent manner creating additional work for Staff in such a short period of time. This application is a very large project consisting of an 18- hole golf course facility with clubhouse, 100 room lodge, parking areas, comfort stations, and maintenance facility. The applicant should have been prepared to submit a majority of this documentation with the application and throughout the application period. The applicant was also granted an extension by the Commission to allow time for this type of thing including preparation of all documentation.

ZONING ENFORCEMENT OFFICER: Mr. Chalecki noted his comments were submitted the middle of March 2019 and he has just received the plans Tuesday night. It is not clear why there was so much lost time. If the plans and documentation were submitted in an organized, systematic, and timely manner I could have possibly have a recommendation this evening.

TOWN PLANNER: Carly Meyers indicated she has not had time to adequately review documentation submitted May 22 and May 23, 2019. She explained, the late submittals have not allowed adequate time for a professional review. Additionally, the Town Hall is closed on Fridays and Monday was a Holiday. It was pointed out Greg Glaude has not signed this site plan set and therefore his professional findings are technically not solid for consideration. Mr. Glaude's signature is absolutely necessary. Therefore, we have no verification from Mr. Glaude that these plans are acceptable to the best of his professional capacity. The last sheet is supposed to be the architectural drawing for the maintenance facility instead it is a copy of the comfort station sheet. So, there are no architectural drawings showing the height of the building in this official plan set. The Fire Marshall has reviewed the plans for emergency entrance and exiting of the site only but not for the storage of chemicals, fertilizers, pesticides, and diesel; and for the maintenance building. In the Storm Water Pollution Control Manual in reference to terms of endangered or protected species of concern, the applicant's documentation references Appendix A that is not even included. Additionally, the Applicants Natural Diversity Database shows there are *no listed endangered or protected species*. However, the Army Corp of Engineers Permit specifically lists a bat species of concern - this would have been an appropriate place for the applicant to comply with the Army Corp permit. Additionally, in terms Preservation for Archeological Resources the applicant's document references Item, which is not included, in that there are no protective measures provided by the applicant to protect. There was discussion as to whether the proposed list of conditions is too extensive and that perhaps the applicant should seek another extension. It was noted that Commission should not be put in a position to rush into a decision considering the lack of time allowed by the applications submission to professionally prepare project reviews. Although it appears many items of concern have been heard during the Public Hearing process, there are remaining outstanding issues of importance raised by Town Staff this evening.

RON CHALECKI: Mr. Chalecki noted once the public hearing is closed no more documentation can be submitted. It is apparent Town Staff is looking for additional changes to the plans because they are not complete. There was discussion regarding potential future needs for a complete sewerage/waste water system. It was pointed out site plans as submitted do not address the necessary holding tank design for management of waste water. Additionally, an oil water separator will be required for the vehicle washing station. The applicant was not clear on the structure location, how this operation would take effect, and how it would be shown on the site plan set. Chairman McGuire noted if there is a regulatory waste system operation including a holding tank it would be approximately several thousands of gallons. The applicant should have made it very clear and the system should

have been clearly depicted on these plans. I would think an item of this type would have been designed and planned for on this plan set and would be included by now. The applicant should be prepared to answer all questions related to this matter and the design should be clearly drawn on the plans.

PUBLIC COMMENTS:

1. Carl Girasoli spoke in favor of this application and asked the Commission to approve with conditions.
2. George Hadar had numerous questions surrounding the noise level, washing station near maintenance building, and close proximity to his property as an abutting neighbor.

MOTION #1 (05.30.19): made by Mr. Calvert **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission close the Public Hearing at 10:36 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

10. Unfinished Business:

MOTION #2 (05.30.19): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission approve PZC #19-01 Franklin Hills Estates & Country Club, LLC with the following conditions, items 1 through 27, as submitted by Attorney Heller and amended by PZC during the Public Hearing process

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

1. Plans entitled: "Permitting Documents For The Town Of Franklin Franklin Hills Estates And Country Club For Franklin Hills Estates & Country Club, LLC In The Town Of Franklin, CT January 2019 Last Revised: May 21, 2019" prepared by Franklin Group LLC, SGN Associates, REMA Ecological Services, LLC and Killingly Engineering Associates.

Sheet	Title	Date	Latest Revision
Cover		January, 2019	5/21/2019
MP.1	Golf Course Master Plan (Placard)	January, 2019	January, 2019
GE.01 -GE.-02	General Notes	01/28/2019	5/21/2019
IN.01	Index Plan	01/28/2019	5/21/2019
PM.01-PM.02	Property Survey	01/28/2019	5/21/2019
EX.01- EX.14	Existing Conditions Plan	01/28/2019	5/21/2019
SP.01-SP.14	Site Plan	01/28/2019	5/21/2019
RW.01-RW.02	Road Widening	01/28/2019	5/21/2019
EN.01-EN.04	Enlargement Plans	01/28/2019	5/21/2019
ST.01-ST.02	Staging Plans	01/28/2019	5/21/2019
CON.01	Conservation Easement Plan	01/28/2019	5/21/2019
SE.01-SE.14	Erosion and Sediment Control Plans	01/28/2019	5/21/2019
GP.01	Grassing Plan	01/28/2019	5/21/2019
WIM.01-WIM.02	Wetland Impact Plan	01/28/2019	5/21/2019
WM.01-WM.06	Wetland Mitigation Plan	01/28/2019	5/21/2019
PR.01-PR.04	Road Profile Plan	01/28/2019	5/21/2019
SD.01.1	Erosion and Sediment Control Narrative	01/28/2019	5/21/2019
SD.01.2-SD.18	Details	01/28/2019	5/21/2019
IR.01	Irrigation Plan	01/28/2019	5/21/2019
A2.3	Elevations	06/01/2018	06/01/2018
A1.100, A1.200, A2.100, A2.200, A2.300, A1.110, A1.220	Architecturals	12-02-2018, 11-02-2018, 01-12-2018 and 01-28-2019	12-02-2018, 11-02-2018, 01-12-2018 and 01-28-2019

2. That surety in the amount of \$570,000.00 shall be posted with the Town of Franklin prior to the resumption of any construction, grading and/or excavation activity at the site. The surety bond shall be in the form of a commercial surety bond or financial institution letter of credit or cash on deposit with the Town in a form approved by the Town legal counsel and the Planning and Zoning Commission. The surety shall be structured

to cover both site plan compliance and the Inland Wetlands and Watercourses Commission surety requirements in accordance with the Town's legal counsel's review and approval.

3. A minimum of \$25,000.00 shall be deposited in the form of cash or a passbook savings account managed by the Town to cover erosion and sediment control and compliance inspections. As these funds are utilized, the Applicant shall be required to maintain a minimum balance of \$5,000.00 in the cash account.
4. That all municipal costs associated with the review and processing of the application are paid in full by the Applicant prior to the signing of the mylars and the recording of the notice of special permit approval.
5. That all municipal costs associated with inspections associated with erosion and sedimentation control, zoning compliance and general site work regarding elements contained on the plans referenced in Item 1 above, as approved by the Planning and Zoning Commission, shall be paid in full by the Applicant prior to the issuance of a certificate of zoning compliance and/or certificate of occupancy for any structure and/or the opening of the golf course for play.
6. That the Applicant shall execute, and deliver to the First Selectman of the Town of Franklin, a new conservation easement conveying to the Town of Franklin a conservation easement over and across the conservation easement areas delineated on Sheet CON.01 of the plans referenced in Paragraph 1 above. Contemporaneously therewith, the Town of Franklin, acting through its First Selectman, shall execute and deliver to the Applicant a quit-claim deed thereby releasing any and all interests of the Town of Franklin under and pursuant to the terms and provisions of the previously granted Conservation Easement recorded in Volume 92, Page 647 of the Franklin Land Records.
7. That the Applicant shall, prior to engaging in construction of Holes 3, 9 or the driving range, contact field representatives of Algonquin Gas Transmission Company, or its successor in interest, as the case may be, to coordinate construction activities in those areas with the requirements of the gas transmission company in areas where construction will occur above the existing underground utility facilities.
8. That the Applicant shall repair any damage to Lathrop Lane occasioned by construction equipment utilized in the development of the project as a condition precedent to obtaining a certificate of zoning compliance for the project and the opening of the project for resort use.
9. That the Applicant shall, upon completion of construction of the improvements contemplated for Lathrop Lane by the plans referenced in Paragraph 1, execute and deliver to the Town of Franklin a deed transferring all of the right, title and interest of the Applicant in and to the fee simple title of Lathrop Lane to the Board of Selectmen.
10. The Applicant shall provide four (4) sets of the final approved plans for construction supervision purposes. The Applicant shall prepare and submit as-built plans for the proposed access road, emergency access road, road drainage and public utilities (i.e. water and sewer) upon completion of construction of the same.
11. The Applicant's land surveyor shall be responsible for certifying to the Town of Franklin that all required monuments and pins have been set in accordance with the plans referenced in Paragraph 1 above, prior to the issuance of a notice of zoning compliance and before the issuance of any certificate of occupancy for buildings located on, and use of the golf course for fee play.
12. The Applicant shall execute an instrument in favor of the Town of Franklin providing to the Town of Franklin an easement, with adequate space for a turnaround for municipal purposes, including drainage and grading rights, over and across the property of the Applicant at the municipal terminus of Lathrop Lane. Monumentation of the easement area shall be provided at all points of curvature, points of tangency and angle points. The Boundary Survey shall be revised to depict the geometric limits of the easement.
13. The Applicant shall deliver to the Commission an Integrated Turf grass and Pest Management Plan establishing a protocol for the maintenance and operation of the golf course facility prepared by a qualified agronomist on or before June 30, 2019.

14. The Applicant and/or the Applicant's representative shall hold a pre-construction meeting with the First Selectman of the Town of Franklin, the Highway Foreman of the Town of Franklin, the Franklin Wetlands Agent, the Franklin Zoning Enforcement Officer, the Franklin Town Engineer and the Franklin Town Planner, together with the Applicant's site contractor, prior to the resumption of work on the development of the golf course facility and appurtenant improvements.
15. This approval grants no authority for the installation of any advertising or project identification signage, which signage shall require a separate site plan application to the Commission for approval.
16. No significant site clearing, grubbing, grading or excavation associated with construction shall occur during the period December 15 – April 1, except with the prior approval of the Franklin Planning and Zoning Commission.
17. The golf course owner/operator shall allow Franklin residents discounted green fees (i.e. a 50% discount) during the months of April and May and September and October, based upon 24 hour availability and further based upon reasonable proof of residency within the Town of Franklin.
18. The proposed maintenance building shall be natural earth tone colors (green, tan, brown, etc.). White, black, yellow, purple and/or pink hues shall not be permitted.
19. General site work, including excavation (excluding blasting/rock removal) and grading activities associated with the construction of the golf course and buildings shall be allowed between:

Mon - Friday: 7:00 a.m. to 8:00 p.m.
Saturday: 8:00 a.m. to 6:00 p.m.
Sunday: 8:00 a.m. to 4:00 p.m.

Blasting/rock removal and processing of materials associated with the construction of the golf course and other improvements shall be allowed between:

Monday thru Friday: 8:30 a.m. to 4:30 p.m.
Saturday: Prohibited
Sunday & Legal Holidays: Prohibited
20. The Applicant shall, prior to the issuance of a Certificate of Zoning Compliance for the use and operation of the golf course facility, combine those two parcels of land designated as Lots 1 and 11 on Franklin Assessor's Map 37 into one singular tract or parcel of land by deed filed for record in the Franklin Town Clerk's Office, with a recorded copy thereof provided to the Franklin Zoning Official.
21. The Applicant shall, prior to the issuance of a Certificate of Zoning Compliance for the use and operation of the golf course facility, file for record in the Franklin Town Clerk's Office a grant of easements from the owner of Lot 2 as shown on Franklin Assessor's Map 37 to accommodate the grading and drainage improvements associated with the construction and maintenance of the access drive from Avery Lane to the golf course facility, and provide a copy of the recorded instrument to the Franklin Zoning Official.
22. That the site plans, SP series be revised to reflect a consistent maneuvering aisle width of twenty-four (24) feet between parking spaces in all parking lot areas and that all parking spaces be designed with the dimensions of 10' X 20'.
23. The reference to the Maintenance Building on the cover sheet of the plans be deleted.
24. Fueling and Chemical storage locations shall be subject to the approval of the Franklin Fire Marshall.
25. Sufficient sound and visual screening by use of landscaping and hardscaping shall be provided along the east side of the Maintenance Building area to attenuate sound to the adjoining residential property to be consistent with Connecticut Department of Environmental and Energy Protection in accordance with both daytime and nighttime decibel limits.
26. The Applicant submits the Archeological Site Assessment for the application record.

27. The applicant maintain in full force and effect for the duration of the construction for this project all required, modified, and current Municipal, State, and Federal permits required for the development of the project and that the applicant assure copies are provided to the Town for the application record.

11. Adjournment:

MOTION #3 (05.30.19): 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