



TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
REGULAR MEETING MINUTES
Tuesday, January 16, 2017, 7:30 p.m.

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

Members Present: Peter Ballaro, Secretary Matt Calvert, Chairman John McGuire, III, Pat Osten, James Wheeler. **Alternate Members Present:** Don McClure. **Alternate Members Absent:** Leo Bienvenue, Niels Jeppesen.

Also Present: Sam Alexander, Town Planner, & Ron Chalecki, Zoning Enforcement Officer

2. Recognition of Visitors: Chairman McGuire recognized those in attendance.
3. Election of Officers: Chairman McGuire opened the floor for nominations for Chairman and Vice Chairman.

MOTION #1 (01-16-18): made by Mr. Calvert **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission nominate and elect John McGuire as Chairman

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

MOTION #2 (01-16-18): made by Mr. Wheeler **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission nominate and elect Matt Calvert as Vice Chairman

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Additions to the Agenda: None
5. Approval of Minutes:

- a. November 21, 2017 (cancelled)
- b. December 19, 2017

MOTION #3 (01-16-18): made by Mr. Wheeler **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission approve meeting minutes of December 19, 2017 as presented

VOICE VOTE: Pat Osten - Abstained

MOTION CARRIES

6. Report of the Zoning Enforcement Officer:
- a. **POND ROAD & DSD CEDAR HILL ANTENNA FACILITY:** Mr. Chalecki held a preliminary meeting with a company interested in constructing a fence and wireless communication antenna off of 532 Pond Road. This tower and antenna would not be for a commercial business such as Verizon but will serve as a transmitter for financial information for this particular company. The overall design is simple and includes a small outbuilding (existing building onsite) surrounded by a fence that houses controllers, equipment, etc. The highest point of the tower pole is estimated at 200 feet tall while the antenna widens out like a spider web estimated at 150 feet tall reducing down to 75 feet. An Inland, Wetlands, and Watercourses Application was submitted on December 5, 2017 for consideration. The applicants are intending to break ground sometime in the spring.

- b. **PETROWSKI AUCTIONEERS TRAILER:** The owners are interested in installing an estimated 12' X 36' business/office type trailer on the westerly piece of the property. The Trailer will be used for people to have a place to do necessary paperwork for auction activities. Mr. Chalecki is reviewing the proposed activity as it relates to a permanent versus temporary structure and the need for sanitation services. As this activity is considered commercial a full Planning & Zoning Application with a site plan would need to be filed.

7. Correspondence/Commission Matters:
8. Report of the Building Official: None
9. Report of the Wetlands Enforcement Officer: None

MOTION # (01-16-18): made by Mr. McGuire **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission move Agenda Item 11. New Business, Application #17-11 to this point in the meeting.

VOICE VOTE: Patty Abstained

MOTION CARRIES

11. New Business:

- a. **PZC #17-11 Greg Allen:** New Subdivision Site Plan Review for property located at 31 Pond Rd, Assessor's Map 23, Lot 85, Zoned R-80. Existing use of property is a single family residential dwelling situated on 77 acres. Proposed activity is a one lot subdivision with the creation of a rear lot for construction of a single family dwelling.

MOTION #4 (01-16-18): made by Mr. Wheeler **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission schedule a Public Hearing for February 20, 2018, 7:30 p.m. Franklin Town Hall

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

10. Unfinished Business:

- a. Review Regulations: Members reviewed draft sign regulations dated April 13, 2017 as submitted by Sam Alexander. Additionally, members reviewed recent Public Acts, temporary health care structures, and the legal variance process, and how these topics may relate to current Planning & Zoning Regulations.

12. Public Comment:

13. Adjournment:

MOTION #5 (01-16-18): made by Mrs. Osten **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission adjourn the meeting at 8:58 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted,
Sherry Pollard,
Administrative Assistant to the Commission