

TOWN OF FRANKLIN

PLANNING & ZONING COMMISSION (PZC)

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

REGULAR MEETING MINUTES

Tuesday, February 19, 2019, 7:30 p.m.

1. Call to Order: Chairman McGuire called the meeting to order at 7:31 p.m.

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

Also Present: Ron Chalecki, Zoning Enforcement Officer, Carly Myers, SECCOG Town Planner.

Seated: Mr. McClure seated for Mr. Ballaro.

2. Recognition of Visitors: Chairman McGuire recognized visitors.
3. Additions to the Agenda: None
4. Approval of Minutes:

- a. January 15, 2019:

MOTION #1 (02.19.19): made by Ms. Osten **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission approve the Meeting Minutes of January 15, 2019

1. Item 6. Package store is "Franklin Wine & Spirits"
 2. Item 11. MOTION #5 replace Inland Wetlands and Watercourse w/ "Planning & Zoning Commission"
 3. Item 13. Adjournment time is 8:13 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

6. Report of the Zoning Enforcement Officer:
 - a. **15 LATHROP LANE:** Mr. Chalecki noted the 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:** 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 issue and has 14 days to respond.

7. Correspondence/Commission Matters:

- a. City of Norwich Notification to Franklin as an Abutting Municipality Related to Application for Conversion of Mill to Hotel Revision: Carly Myers noted she has no concerns of potential negative impacts to the Town of Franklin regarding this development at this time.

8. Report of the Building Official: Mr. Weber reviewed his January 2019 report outlining various building permitted activities.

9. Report of the Wetlands Enforcement Officer: At their February 5, 2019 meeting, Inland Wetlands & Watercourses Commission schedules a Public Hearing for the Franklin Hills Estates & Country Club for April 2, 2019, with the meeting beginning at 7:30 p.m.

10. Unfinished Business: None

11. New Business:

- 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: Attorney Harry Heller was present to represent the applicant. It was noted the golf course construction firm, NMP, has been on the site and working towards correcting outstanding E&S control measures. Additionally, Boundaries Inc., the applicant's engineers overseeing E&S site measures, issued an E&S current conditions report to all parties.

TOWN STAFF COMMENTS: Mr. Chalecki noted IWWC has scheduled a public hearing and Town Staff is in plan review at this time. If any plans change as a result of such review, the applicant is responsible for submitting such exact changes to the Planning & Zoning Commission while indicating specifically where changes were made. If changes do occur, the review process for both commissions occurring at the same time may become confusing. The applicant has been advised that running the review process at the same time for both commissions could become very inefficient relative to the overall permitting process.

DOCUMENTS SUBMITTED WITH APPLICATION FILE:

DOCUMENT TITLE	DATE SUBMITTED
APPLICATION & SITE PLAN CHECK LIST & FEES	02.14.19
STATEMENT OF USE	02.14.19
BOND ESTIMATE	02.14.19
ABUTTING PROPERTY OWNERS W/I 500 FT	02.14.19
HELLER, & McCoy LTR – REPRESENTATOR FR HILLS	02.14.19
INTEGRATED TURF MANAGEMENT PLAN (02.04.04)	02.14.19
WATERCOURSE RESOURCES & IMPACTS REPORT REMA (01.29.19)	02.14.19
DEPARTMENT OF ARMY – GENERAL PERMIT UPDATE (11.30.19)	02.14.19
AUTHORIZATION AUTHORIZING SUTIRI GIAVARA AS AUTHORIZED AGENT	02.14.19
KILLINGLY ENGINEER NORMAND THIBEAULT BOND ESTIMATE (01.28.19)	02.14.19
LANDSCAPE CREATIONS HYDRO-MULCH ESTIMATE (01.28.19)	02.14.19
NMP GOLF STATEMENT NO DISTURBANCE MORE 36 ACRES AT A TIME (10.26.18)	02.14.19

SITE PLAN SUBMITTAL WITH APPLICATION:

SHEET	TITLE
PLAN SET DATED January 2019 (6 COPIES)	COVER SHEET
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
ST.01 – ST.02	CONSTRUCTION STAGING PLANS 1 THRU 2
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

MOTION #2 (02.19.19): made by Mr. Calvert **SECONDED BY** Mr. Wheeler that the Planning & Zoning set a Public Hearing for April 16, 2019, meeting beginning at 7:30 p.m.

VOICE VOTE: UNANIMOUS; MOTION CARRIES

12. Public Comment: None.

13. Adjournment:

MOTION #3 (02.19.19): 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