

**TOWN OF FRANKLIN  
PLANNING & ZONING COMMISSION (PZC)  
FRANKLIN TOWN HALL  
7 Meetinghouse Hill Rd.  
REGULAR MEETING MINUTES & PUBLIC HEARING  
March 15, 2022 7:30 p.m.**

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(These Minutes are "Unapproved". Formal "Approval" takes place at the next Board meeting held and will show changes/ corrections if any)

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

**Members Present:** Secretary Matt Calvert, Chairman John McGuire III, Josh Gagnon, Thomas Miner. **Members Absent:** Patrick McCarthy. **Alternate Member Present:** Leo Bienvenue. Leo Bienvenue was seated for absent member Patrick McCarthy.

**Staff Present:** Ron Chalecki Zoning Enforcement Officer, Carly Holzschuh, AICP, SECCOG, Town Planner.

2. Recognition of Visitors: Russ Beisiegel, Lynda Craney, Ashley Holmberg, Charlie Grant, Roland, Roland Mihok.

3. Public Hearing:

- a. **PZC APPLICATION #22-02:** Revised Commercial Site Plan Review, Special Exception, Mixed-Use for property located at 888 Route 32, Assessors Map 6, Lot 3; Zoned C2; Existing use of property is landscaping business, proposed additional activity is ice cream parlor

**APPLICANT / PRESENTATION:** Chris Meyer was present and provided a site plan and an overview of application activities. There are no proposed improvements to the site. Activity is creation of a food service establishment to serve ice cream. Received Uncas Health District Approval. copy). Hours are seasonal and estimated at 12:00PM to 8PM Tuesday thru Sunday. Closed Monday.

**PUBLIC COMMENTS:** Tammy Avery spoke in favor of this application. However, concerned with Route 32 traffic increase.

**MOTION #1 (03.15.22)** made by made by Matt Calvert **SECONDED BY** Tom Miner that the Planning & Zoning Commission close the Public Hearing at 7:42 PM

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

4. Additions to Agenda: None.

5. Approval of Minutes: None

6. Correspondence/Commission Matters: Reviewed as submitted:

- a. Towne Engineering Correspondence Regarding Proposed Retail Development – 99 Route 32. Garrett Homes LLC.
- b. CT Federation of Planning & Zoning Agencies 74<sup>th</sup> Annual Conference Invitation – March 24, 2022.
- c. CT Federation of Planning & Zoning Quarterly Newsletter Winter 2022.
- d. CT Federation of Planning & Zoning Agencies Annual Membership Dues:

**MOTION #2 (03.15.22)** made by made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission approve Annual Membership Dues in the amount of \$110.00.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

7. Report Wetlands Official: No report.

8. Report of the Building Official: None

9. Report of the Town Planner:

- a. Public Act 21-29 Affordable Housing Plan & Updates & Cannabis Updates to Franklin Zoning Regulations. There was PZC consensus to consider public input before making decisions to allow or deny cannabis in Franklin. This topic will be discussed at the next monthly meeting.
- b. Lebanon Referral – PZC Applications for Map Adjustment & Text Amendments

10. Report of the Zoning Enforcement Official:

- a. **90 Dr. Nott:** Received written complaint from neighbor that doggie daycare/boarding activities are taking place. Has been advertised on Rover .com. Sent letter to property owner that this business use is not permitted in Franklin. Cease and Desist order would be sent if property owner does not cease activities and remove advertisement.

11. Unfinished Business:

- a. **PZC APPLICATION #22-01 GARRETT HOMES:** New Commercial Site Plan Review for property located at 99 Route 32, Assessors Map 44, Lot 24; Zoned C2/I; Existing use of property is residential, proposed activity includes demolition of existing single-family home & construction of 9,100 s.f. retail store with new paved parking & loading areas, site lighting, concrete walkways, stormwater management system & associated utilities & landscaping

**APPLICANT:** The Engineering Firm reviewed the Towne Engineering response letter dated March 5, 2022 including conditions of approval.

**PZC COMMENTS:** Chairman McGuire noted PZC received a petition regarding Application #22-01 - 99 Route 32 dated February 28, 2022. It has been noted by Town of Franklin Town Attorney the petition references CGS 7-1 which pertains to Town Meetings but the petition does not pertain to a Town Meeting purpose. Site Plans do not require a public hearing nor can a petition force Planning & Zoning Commission to hold one. This Application under consideration by Planning & Zoning is not a special exception and does not require a public hearing.

The State of Connecticut Department of Transportation has reviewed site plans and approved this application under its jurisdiction.

PZC is responsible for reviewing what has been submitted as part of this application. If the application meets requirements of the Regulations it should be considered as such.

**MOTION #3 (03.15.22)** made by made by Matt Calvert **SECONDED BY** Chairman McGuire that the Planning & Zoning Commission approves PZC Application #22-01 Garrett Homes, LLC, with the following conditions:

1. Applicant is required to adhere to Towne Engineering project review comments, items I through XI, notated in correspondence dated March 5, 2022; AND
2. Submit (2) two sets of “construction plans” for Wetlands Agent & Zoning Enforcement Officer

**VOICE VOTE: 4:0:1**

**Leo Bienvenue - Abstained**

**MOTION CARRIES**

- b. **PZC APPLICATION #22-02:** Chris Meyer: Revised Commercial Site Plan Review, Special Exception, Mixed-Use for property located at 888 Route 32, Assessors Map 6, Lot 3; Zoned C2; Existing use of property is landscaping business, proposed additional activity is ice cream parlor

**MOTION #4 (03.15.22)** made by made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission approve Application #22-02 Meyer – as presented  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

12. New Business:

- a. **PZC APPLICATION #22-03:** Jeffery Coit, New Subdivision Plan, 1-3 Lots, for property located at 654 Route 32, Assessors Map 15, Lot 10; Zoned C-1, R-80, and R-120; Existing use of property is residential, farmland, and forest; proposed activity subdivide existing lot to allow construction of new house

**MOTION #4 (03.15.22)** made by made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission approve Application #22-03 Coit - as presented with condition property corners are identified and set prior to submittal of Mylars  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

14. Public Comment:

15. Adjournment:

**MOTION #5 (03.15.22)** made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission adjourn at 8:53 pm.  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

Respectfully submitted,

*Sherry Pollard,*

Administrative Assistant to the Commission