

TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254

REGULAR MEETING MINUTES
Tuesday, May 16, 2023, 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, Josh Gagnon, Patrick McCarthy, Chairman John McGuire III, Thomas Miner. **Alternate Members Present:** Tammi Avery, Leo Bienvenue. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Nicole Haggarty, SECCOG Town Planner.

2. Recognition of Visitors: Attendance Sheet provided.
3. Additions to Agenda: None
4. Approval of Minutes:

- a. April 18, 2023:

MOTION 1 made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission approve April 18, 2023 meeting minutes – as amended.

(1) Corrected spelling “Nicole Haggerty”

(2) Item 6. HILLANDALE change “sets” to approves

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

5. Correspondence / Commission Matters: None
6. Report of Wetlands Official: Ron Chalecki reported:

IWWC 23-02: DAVID LUNT: 475 Pond Rd., Constructing garage in upland review area. APPROVED.

VENDOLA 192 ROUTE 32: Mr. Vendola believes Kit Sullivan, 204 Route 32, is throwing scrap material down an embankment onto his property. Ron Chalecki sent correspondence to Mr. Sullivan to remove debris as it is his professional opinion and as per recent site walk performed on abutting property -- that material is within upland review area. Additionally, Ron Chalecki has recently viewed Kit Sullivan’s property from another abutting property and could see an operating saw mill that looks like it may be within an upland review area. Currently and from a PZC standpoint Mr. Sullivan is operating a saw-mill business without a proper permit from the Town of Franklin.

GARRETT HOMES/DOLLAR GENERAL: Mr. Chalecki approved site contractor to work past limits of clearing to replace two weak trees with two healthy trees.

7. Report of Building Official: None
8. Report of Zoning Enforcement Officer:

604 ROUTE 32: Blight - zoning violation update: Myron Camozzi is attempting to clean site.

9. Report of Town Planner: Nicole Haggarty:
 - a. **2023 POCD – Discussion Recommendations & Future Land Use Plan:** Nicole Haggarty submitted Staff Report dated May 12, 2023 outlining current plan. She indicated PZC has been preparing the Plan for the

past several months and is ready to bring it to a public hearing scheduled July 18, 2023. Members to continue review.

10. Unfinished Business: None

11. New Business: Above.

- a. **PZC Application #23-02 Hillandale Farms Conn LLC**; property located at 39 Murphy Road, Franklin CT; Assessor's Map 44, Lot 8, Zoned C-2, current use is grain mill, proposed use is expansion of existing grain mill (built circa 1970) to incorporate new technology, which will eliminate requirement for jackhammering and incorporate water quality treatment

PZC COMMENTS: Consensus:

1. Towne Engineering to provide peer review report
2. Fire Marshal to provide review report
3. Application should have been designated "New" Commercial Site Plan Review on application. Not "Revised." Town Staff to inform applicant of resulting increase in application fee.

12. Public Comments:

MIKE TULES 931 ROUTE 32– KBEST USA TRADING: 188 Acres in C-2 Zone; property use Industrial; primary use heavy manufacturing. Property proposed use is manufacturing. Mike Tules requested temporary outdoor tasting events. Food and wine to be served. Port-o-lets on property. Estimated event Saturday's & Sunday's 12:00pm - 5:00pm. Approximately 30-40 people in attendance.

Nicole Haggerty submitted Staff Report indicating activity would require formal PZC application. There was reference and discussion related to Regulations 9.3 Permitted Uses; 7.3.3 temporary uses w/Special Exception; 9.18 Auctions & Temporary Entertainment Activities; 10.3 Festivals. Proposed activity is for temporary events containing serving of food and beverages. Recommendation: Mr. Tules should consider "applying" for this use as it appears to have potential for an on-going tasting room activity. Application would be referenced as -- "Site Plan Modification with a Change of Use."

Mr. Tules asked PZC would approve a one-time temporary tasting event with same set-up noted above. There was PZC consensus to allow a one-time event and that he then make application for more than one event.

Poll of Members for (1) Event: Result: 4 Yes and 1 No

YES: Mr. Calvert, Mr. Gagnon, Mr. McCarthy, Mr. Miner

NO: Chairman McGuire.

13. Adjournment:

MOTION made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission adjourn the meeting at 8:21 PM

VOICE VOTE: UNANIMOUS

MOTION CARRIES

Respectfully submitted,

Sherry Pollard

Administrative Assistant to the Commission