

TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
REGULAR MEETING MINUTES
Tuesday, December 19, 7:30 p.m.

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

Members Present: Secretary Matt Calvert, Josh Gagnon, Patrick McCarthy, Chairman John McGuire III, Thomas Miner. **Alternate Members Present:** Tammi Avery, Christopher Meyer. **Alternate Members Absent:** Leo Bienvenue. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Nicole Haggerty, Town Planner, SECCOG.

Recognition of Visitors: Attendance sheet provided.

Additions to Agenda: None

Approval of Minutes: November 21, 2023:

MOTION 1: Matt Calvert made a motion to approve November 21, 2023 Meeting Minutes as amended. Josh Gagnon seconded. Motion Passed Unanimously.

- Corrected Spelling throughout: “**Christopher Meyer**” & “**Patrick McCarthy**”
- Page 2, 2nd Paragraph: deeming maintenance cycle to “**not**” occur during late night hours
- Page 2, 3rd Paragraph: PA 21-29: Town Planner “**did not**” submit staff memo
- Page 2, 3rd Paragraph Corrected: “**PA 21-29**”

Correspondence / Commission Matters:

PA 23-142 Act Concerning Certain Protections for Group & Family Child Care Homes:

Town Attorney reviewed and indicated current Zoning Regulations meet PA 23-142.

First Selectman signed letter dated November 27, 2023 certifying Town of Franklin Zoning Regulations comply with Public Act 23-142.

Nicole Haggerty explained Zoning Regulations do not prohibit items within PA 23-142. However, PZC would like to add language to Zoning Regulations to clarify by adding more information on this topic.

Ron Chalecki recommended combining other potential additions/deletions to Zoning Regulations as well. PZC to continue review at January meeting.

Report of Wetlands Official: Ron Chalecki reported: No December IWWC meeting.

Report of Building Official: N/A

Report of Zoning Enforcement Officer: Ron Chalecki:

ROUTE 32 (FORMER DAY CARE BUILDING/HOUSE): Cease & Desist Order previously sent. Performed recent site visit and found no persons are living in house. Building is now considered vacant.

MYRON CAMOZZI: Cease & Desist Order issued via certified/return receipt. At this point no green card has been returned. Post Office will attempt delivery three time before indicating no one signed for letter. Will report on status at next PZC meeting.

LINDEMANN – 32 AUDETT RD: David Perrone was present. He noted his activity of blasting, removing rock material, and regrading is an agricultural activity and is allowed. Blasting goes down only 6 feet and material is removed from site. Only 2-3 loads of material are removed off site per week. Disturbed areas are replaced with top soil and essentially returned to fields for future agricultural use. Additionally, evergreen/Christmas trees are being planted on site. About 100 trees planted to date. He intends to purchasing 300 more trees in the next couple of weeks.

Ron Chalecki noted property was almost sheer ledge at the beginning. Mr. Perrone has been blasting since 2008. Basically, ledge is removed, property is return to grade with soil/rocks mixed in, and some trees are planted.

John McGuire would like Mr. Perrone to provide commission with site plan showing beginning property, outline of disturbed areas throughout project, and a future outline of intended activity. Essentially a before, current, and future picture.

Ron Chalecki indicated Mr. Perrone has not met the condition of annual approvals. Annual reports should have been submitted to PZC and Mr. Perrone and he should have scheduled annual inspections with Zoning Enforcement Officer.

Condition of Approval as stated in PZC Decision Notice dated March 27, 2008:

- Applicant is to notify the Town of Franklin and the Planning & Zoning Commission, in writing, with a Project Status Report, after the completion of each phase or annually, whichever comes first

PZC has no issue of quantity or timing of material being brought off site. PZC reached consensus to table this topic to the January 2024 meeting. Perrone is to work on site plan specifics showing before and after limits of activity and provide PZC with pictures of property including planted trees. PZC will consider at that point if activity is to be considered excavation activity or not.

Report of Town Planner: Nicole Haggerty: Reviewed December 31st mandatory training options.

Unfinished Business:

PZC #23-06 NOG REALTY HOLDINGS LLC: Revised Commercial Site Plan; property located on 82 New Park Ave; Map 45, Lot 30; Zoned Industrial. Existing Use is medical offices. Proposed use is expansion of existing parking facility.

APPLICANT / PRESENTATION: Darren Hayward, P.E., CLA Engineers, indicated via E-mail he would like to table application to the January 2024 meeting. Mr. Haward is in receipt of Towne Engineering Peer Review letter dated December 1, 2023 and would like additional time to modify site plans.

MOTION 2: Matt Calvert made a motion to TABLE **PZC #23-06 NOG REALTY HOLDINGS** to the January 2024 meeting. Patrick McCarthy seconded. Motion Passed Unanimously.

New Business: N/A

Public Comments:

Salmon River County Riders Club:

Proposed activity is to allow a motorcycle off road riding event taking place mostly on Bozrah property and slightly on Franklin property owned by the Smith Family (former Staebner Farm). Event is a one-

time yearly event held for a 2-day weekend period usually the third weekend in April. Event creates no traffic/parking issues in Franklin (Glen Staebner is allowing entering/exiting from his private property). Food sales and port-o-lets are in Bozrah. Noise level is low due to location of riding in Franklin being on such a large piece of property.

Glen Staebner spoke in favor of proposed activity. Event is family-oriented and run professionally.

Mr. Smith spoke in favor of proposed activity. This Club has been excellent and professional to work with in the past.

PZC Comments: Activity could be considered an annual festival for recreational use as a weekend event that could be given a 30-day temporary permit. Majority of activity in Bozrah with no traffic, noise, health issues in Franklin. Only inclusion related to Franklin property is riders coming on and off small amount of Franklin property.

PZC Consensus: Activity is approved with condition the Club returns to Franklin annually to obtain future permission for same proposed activity. Additionally, Club agreed to contact Town Staff prior to next event as a reminder and to discuss upcoming event in detail.

Public Comments:

Stori Beckwith submitted mapping and historical information on properties in and around the Route 32 – Route 207 intersection. Discussion took place on current and potential changes to zoning designations on adjacent properties around this intersection. She is interested in protecting farmland & agriculture and maintaining the rural feel and sense of community in Franklin.

Adjournment:

MOTION 3: Matt Calvert made a motion to adjourn at 9:00 pm. Josh Gagnon seconded. Motion Passed Unanimously.

Respectfully submitted,
Sherry Pollard
Administrative Assistant to the Commission