

**TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
REGULAR MEETING MINUTES
Tuesday, April 16, 2024, 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. **Alternate Members Absent:** Leo Bienvenue and Christopher Meyer

Staff Present: Ron Chalecki, Zoning Enforcement Officer, Nicole Haggerty, Town Planner, SECCOG.

Recognition of Visitors: Attendance sheet provided

Additions to Agenda: None

Approval of Minutes: March 19, 2024

MOTION 1: Josh Gagnon made a motion to approve March 19, 2024 Minutes as amended:

- Page 1; Selectman Concerns; Spelling correction "Alden Miner"
- Tom Miner Seconded. Motion Passed Unanimously.

Correspondence / Commission Matters:

- Robinson & Cole Hartford CT: North Franklin Solar One, LLC Proposed Solar Voltaic Power Generating Facility 931 CT Route 32 Public Officials Notice Letter. Constructing 4,975-megawatt ground-mounted solar photovoltaic generating facility on 206-acre parcel - 931 RT 32. This firm intends to file Declaratory Ruling w/CT Siting Council about April 5, 2024.
- Franklin Hills Golf Course Boundaries Engineering Report. Reviewed as Dated April 10, 2024. General summary = site is stabilized w/small amount of run-off. Site has not changed since last report dated 12.30.22.

Report of Wetlands Official: No IWWC Mar 2024 Meeting.

Report of Building Official: Reviewed reports dated Jan 2024 & Feb 2024 as submitted.

Report of Zoning Enforcement Officer: Ron Chalecki

DOG SHELTER COMPLAINT: Property owner of 102 Meetinghouse Hill is in attendance. Business is East Coast Rescue – a 501C 3 non-profits. Dogs are adopted through East Coast Rescue. Business has been active since 2016. Associated activities are transporting dogs from a pick-up location to an adoption location. Dogs may be fostered from time to time by property owner due to a certain circumstance and to accommodate in between time before adoption. No kennels on site and no advertising is involved. Property owner owns three dogs that reside with her.

PZC is concerned the complaint letter was anonymous. This could mean the possibility that this letter was submitted for personal reasons. PZC consensus property owner of 102 Meetinghouse Hill is not operating a dog daycare facility and is ok to continue operating.

395 FLEX CENTER: Co-Owners Ted Tedeschi and Peter Harvey were present. Property site plan originally approved for 19 uses self-storage style with crushed stone as base material. Mr. Tydeski and Mr. Harvey have added sea containers since original approval resulting in a total of 81 units currently available for renting. Containers are large @ 8' X 40'. Mostly small/commercial businesses rent these units to store items such as work equipment, commercial mowers, landscaping equipment etc. Persons storing household items are not renters due to large size. There is no cold storage, no foundations, no office on site and no employees. Containers are self-contained and tightly closed. Fire Marshal has been made aware of activities associated to this site.

Ron Chalecki noted the Building Inspector said all containers should adhere to ground security for safety purposes. Mr. Chalecki highly recommends property owners submit official revised site plan application to PZC. Would like to see an A2 survey / as-built plan. PZC should be shown exactly what appears on this site currently.

Revise Agenda:

MOTION 2: Matt Calvert made a motion move PZC 24-02 Windham Materials from New Business to this point in the meeting. Patrick McCarthy Seconded. Motion Passed Unanimously.

PZC #24-02 WINDHAM MATERIALS LLC: Renewal/Extensions; Property located on RT 32 & Pleasure Hill Rd. & 949 RT 32; Map 1, Lots 16 & 17; Map 4, Lot 2; Zoned R120; Existing Use is active earth excavation & vacant; Proposed use is earth excavation renewal

Harold Hopkins was present to represent applicant. Submitted mapping depicting Phase I, II, III, IV, and V. Phases I, II, and III are excavated and reclaimed. Phase IV is excavated but not yet reclaimed. This application addresses Phase V for renewal of earth excavation. Activities continuing.

MOTION 3: Matt Calvert made a motion to approve PZC 24-02 Windham Materials for a one-year renewal permit expiring April 30, 2025. Tom Miner Seconded. Motion Passed Unanimously.

Report of Town Planner: Nicole Haggerty

Submitted Staff report dated April 16, 2024 covering Potential Regulation Amendments: Topics of interest include, but are not limited to, Commercial Solar Facilities, Commercial Wind Facilities, Protections for Agricultural Land, Dog Boarding/Grooming Facilities, Commercial & Industrial Uses, and Additional Regulation Amendments. Before PZC amendments move forward, Town Planner would consult with Town Staff and Town Attorney. Review of regulation amendment will continue.

Unfinished Business: N/A

Public Comments:

Albert Rudolph talked about continuing flooding problems coming from the direction of Franklin Hills Estates property across Route 32 and onto his property.

Adjournment:

MOTION 4: Josh Gagnon made a motion to adjourn at 9:35 pm. Matt Calvert seconded. Motion Passed Unanimously.

Respectfully submitted,
Sherry Pollard
Administrative Assistant to the Commission