

**TOWN OF FRANKLIN  
PLANNING & ZONING COMMISSION (PZC)  
FRANKLIN TOWN HALL  
7 Meetinghouse Hill Rd.  
REGULAR MEETING MINUTES & PUBLIC HEARING  
August 16, 2022, 7:30 p.m.**

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

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1. Call to Order: Chairman McGuire called the meeting to order at 7:32 p.m.

**Members Present:** Secretary Matt Calvert, Patrick McCarthy, Chairman John McGuire III, Josh Gagnon, Thomas Miner. **Alternate Member Present:** Tammi Avery. **Alternate Member Absent:** Leo Bienvenue.

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

2. Recognition of Visitors: Sign in sheet provided.

3. Public Hearings:

- a. **PZC Application #22-08 – Franklin Planning & Zoning Commission [cont]:** Application for regulation amendment to allow Accessory Dwelling Units as a permitted use per CT Public Act 21-29 adding new section 9.29.

Board of Selectman approved "Opt-out" option. Proposed amendments were reviewed. PZC would like to amend text to clearly state a formal site plan is not required when applying for accessory dwelling units.

**MOTION #1** made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission continue Public Hearing to September 20, 2022 meeting

**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

- b. **PZC Application #22-10 – Franklin Planning & Zoning Commission:** Regulation amendments to establish a temporary (180-day) Moratorium on Cannabis Establishments.

**MOTION #2** made by Matt Calvert **SECONDED BY** Patrick McCarthy that the Planning & Zoning Commission continue Public Hearing to September 20, 2022 meeting

**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

- c. **PZC Application #22-11 – Franklin Planning & Zoning Commission:** Application to Adopt Affordable Housing Plan

**MOTION #3** made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission continue Public Hearing to PZC September 20, 2022 meeting

**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

4. Additions to Agenda: None

5. Approval of Minutes:

- a. July 19, 2022 Regular Meeting:

**MOTION #4** made by Matt Calvert **SECONDED BY** Patrick McCarthy, that the Planning & Zoning Commission approve July 19, 2022 Regular Meeting Minutes as presented

**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

6. Correspondence/Commission Matters: None.
7. Report Wetlands Official: Ron Chalecki:
  - a. **GARRETT HOMES – 99 RT 32** - IWWC approved with conditions August 2, 2022.
  - b. **CHRIS SULLIVAN - 192 RT 32** - IWWC scheduled public hearing September 7, 2022.
8. Report of the Building Official: None
9. Report of the Town Planner: None
10. Report of the Zoning Enforcement Official: None
11. Unfinished Business:
  - a. **PZC Application #22-08.** Discussed above.
  - b. **PZC Application #22-09 - Sound Petroleum:** New Commercial Site Plan Review, for property located at 532 Pond Road, Assessor's Map 12, Lot 45; Zoned C-2, proposed use is propane distribution-delivery facility/storage/office/retail showroom.

Chairman McGuire read into the record correspondence from Wes Wentworth, dated August 15, 2022, requesting PZC table application to September 20, 2022.

**MOTION #5** made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission table Application 22-09 Sound Petroleum to PZC September 20, 2022 meeting  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

- c. **PZC Application #22-10:** Action above.

12. New Business:

- a. **PZC Application #22-12 – Mike Tules (KBEST USA):** Revised Commercial Site Plan, property located at 931 Route 32, Assessors Map 3, Lot 7, Zoned C-2, existing use of property is Winery – proposed use of property is wine tasting room with serving of food

Mike Tules and KBEST/property owner were present to represent KBEST USA. They are in the process of obtaining Uncas Health and Fire Marshal approvals. Also they will be adding parking area specifics & ADA accessible details to site plan. Mr. Tules asked PZC consider continuing this application to their September 20, 2022 meeting.

Discussion took place about a separate request to allow temporary gatherings on this property for wine & food tasting weekends. Events will be outdoor only with available port-o-lets. Events would fall within a 30-day period only with 2 active weekends approximately Sep 10/11 & Sep 17/18.

PZC noted Uncas Health District approval would be required. There was lengthy discussion on how this temporary activity would or would not fit into zoning regulations. There was PZC consensus the temporary activity would be allowed contingent upon Uncas Health approval.

**MOTION #6** made by Tom Miner **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission table Application #22-12, Mike Tules, KBEST USA, to PZC September 20, 2022 meeting  
**VOICE VOTE: Abstained: Matt Calvert MOTION CARRIES**

## 13. Public Comment:

1. Alden Miner spoke in favor of proposed wine and food tasting business as it complements Franklin's character.
2. Alden Miner asked about petition he submitted dated August 16, 2022 requesting a public hearing for Sound Petroleum PZC 22-09.

Chairman McGuire noted Town of Franklin Town Attorney previously indicated petitions referencing CGS 7-1 pertains to Town of Franklin Meetings only. Site Plans do not require a public hearing nor can a petition force Planning & Zoning Commission to hold one. Application 22-09 under consideration by Planning & Zoning is not a special exception and does not require a public hearing.

## 14. Adjournment:

**MOTION #7** made by Matt Calvert **SECONDED BY** Patrick McCarthy that the Planning & Zoning Commission adjourn at 9:08 pm.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

Respectfully submitted,

*Sherry Pollard,*

Administrative Assistant to the Commission