

TOWN OF FRANKLIN

PLANNING & ZONING COMMISSION (PZC)

FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254

REGULAR MEETING MINUTES

Tuesday, January 17, 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, Patrick McCarthy, Chairman John McGuire III, Josh Gagnon, Thomas Miner. **Alternate Members Absent:** Tammi Avery, Leo Bienvenue. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Nicole Haggarty, SECCOG Town Planner.

2. Recognition of Visitors: Stori Beckwith.

3. Additions to Agenda: NONE

4. Approval of Minutes:

- a. December 20, 2022:

MOTION 1 made by Patrick McCarthy **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission approve December 20, 2022 meeting minutes - as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

5. Correspondence / Commission Matters: NONE

6. Report of Wetlands Official: Ron Chalecki reported:

GARRETT HOMES / DOLLAR GENERAL APPLICATION: Garrett Homes / Dollar General Construction Team contacted Mr. Chalecki indicating they are ready to commence construction. Meetings will begin with Town Staff, Contractors, and Developers. Conditions of Approval to be discussed.

204 ROUTE 32 CHIRS SULLIVAN: An excavator near the pond was recently seen on this property. Due to past activities with property owner. This is concerning because Mr. Chalecki noted poles have been slowly dis-appearing. IWWC has been dealing with telephone poles and materials on this property in proximity of the pond as well as in upland review area. CL&P and DEEP have enforcement issues associated to telephone poles on this property.

RANDAZZO/GAS STATION APPLICATION: January 3, 2023, IWWC denied Application for Joseph Randazzo, new gas station/convenience store/Warehouse/Office Units - Corner of Route 32 & Route 207;

7. Report of Building Official: None

8. Report of Town Planner:

- a. Discussion: Plan of Conservation and Development (POCD): Nicole Haggarty will manage getting the survey out to associated land uses commissions, community places such as Library and Senior Center, as well as the Board of Education and Town Hall. Detailed discussion took place on all sections of POCD.
- b. Discussion: Connecticut Land Use Law Municipal Land Use Agencies, Boards, & Commissions

UConn - Center Land Use Education & Research: Nicole Haggarty noted legislative activity is occurring that may require land use board members be trained on related land use information. Council of Governments is also involved and may be able to offer training. Initial timeline for completed training was 2023, however, that may be pushed to end of 2024.

9. Report Zoning Officer:

10. Unfinished Business: None

11. New Business:

- a. Approve PZC Budget Request FY 23-24: TABLED to Next February meeting.

12. Public Comments:

Stori Beckwith asked PZC to consider taking a close look at property all around Route 32 and Pond Road intersection. This property has a significant relationship to farming and agriculture. Some parcels in the area have been zoned commercial. Some of that may be preserved farmland. Many residents would like to see this area as rural and agricultural.

As PZC is working on updating the Plan of Conservation & Development, there will be full consideration of what is going on in that area.

13. Adjournment:

MOTION 2 made by Mr. Gagnon **SECONDED BY** Mr. Miner that the Planning & Zoning Commission adjourn the meeting at 8:39 p.m.

VOICE VOTE: UNANIMOUS

MOTION CARRIES

Respectfully submitted,
Sherry Pollard
Administrative Assistant to the Commission