

OWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
REGULAR MEETING MINUTES
Tuesday, March 21, 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 Absent:** Tammi Avery, Leo Bienvenue. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Nicole Haggarty, SECCOG Town Planner.

2. Recognition of Visitors: Attendance Sheet provided.

3. Public Hearing:

- a. **PZC Application 22-10 Franklin Planning & Zoning:** for regulation amendments to extend temporary moratorium on Cannabis Establishments through September 20, 2023.

TOWN PLANNER: Nicole Haggarty submitted detailed memorandum dated March 21, 2023 outlining specifics of Cannabis Moratorium Extension and details about PZC regulation amendments. Discussion took place, but was not limited to, zoning authority & restrictions, and regulations surrounding establishments and allowed uses. Complete proposed moratorium Language reviewed in detail.

MOTION 1 made by Matt Calvert **SECONDED BY** Patrick McCarthy that the Planning & Zoning Commission close Public Hearing

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Additions to Agenda: None

4. Approval of Minutes:

- a. February 21, 2023:

MOTION 2 made by Josh Gagnon **SECONDED BY** Thomas Miner that the Planning & Zoning Commission approve February 21, 2023 meeting minutes – as amended

1. Corrected spelling: Nicole Haggerty
 2. Agenda Item 6. Remove 2023 AND change polls to poles
 3. Agenda Item 6. 604 ROUTE 32 Clarification: Ron Chalecki did not talk to property owner but instead – send a letter
 4. Agenda Item 11 – change tabled to from
 5. Agenda Item 13 – change Tim to Tom 😊

VOICE VOTE:

MOTION CARRIES

5. Correspondence / Commission Matters:

- a. Approve - CT Federation of Planning & Zoning Commission **Annual Membership Fees:**

MOTION 3 made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission approve Annual Membership Fees for CT Federation of PZC Agencies Annual Publications - \$110.00

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

6. Report of Wetlands Official: Ron Chalecki reported:

HILLANDALE FARMS SIGNIFICANT EXPANSION: IWWC accepted written extension request to April 4, 2023.

GARRETT HOMES/DOLLAR GENERAL: Residential house demolished. Site work preparation taking place. Building foundation & retaining wall construction is next step.

MOTION 4 made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission move "Report of Zoning Enforcement Officer" to this point in the meeting

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

10. Report of Zoning Enforcement Officer:

204 ROUTE 32 - CHRIS SULLIVAN: Received copy of report from OSHA. OSHA visited site 2 weeks ago and levied fines for violations. PZC previously issued Cease & Desist Order for operating woodworking business without proper permit. All Town issues being reviewed by Town Counsel.

604 ROUTE 32 - WRITTEN BLIGHT COMPLAINT: Performed site walk and talked with property owner Mr. Camozzi. There is a blight issue. Ron Chalecki to issue formal cease & desist order for violation of blight. PZC consensus to issue cease & desist.

7. Report of Building Official: None

8. Report of Town Planner:

a. **Update Franklin Hills Estates and Country Club:** Memorandum issued dated March 21, 2023. Town Staff met with representative from Franklin Hills February 27, 2023 to discuss new ownership. Land Use Attorney William Sweeney was present to represent Franklin Hills. Franklin Hills to develop new concept plans and draft regulation amendments. Pre-application meeting will be scheduled.

b. **2023 POCD – Discussion Recommendations & Future Land Use Plan:** Memorandum outlining recommendations was submitted. Discussion took place, but was not limited to, types and uses of Municipal Facilities & Services, Transportation, Economic Development Recommendations, Natural Resources, Housing & Population, Residential, Rural Agriculture, Low Density, Commercial & Housing, Commercial & Industrial, Retail Commercial, Highway-Commercial Industrial, Industrial Park District, Planned Recreation District Development (PRDD), and Open Space.

Additionally, PZC received and reviewed Agricultural & Conservation Commission recommendations for 2023 Plan of Conservation & Development addressing Solar Farms, Outdoor Lighting, and helping to promote small farms/agricultural related business in Town.

9. Report Zoning Officer: ABOVE.

11. Unfinished Business: None

a. **PZC Application 22-10 Franklin Planning & Zoning:** for regulation amendments to extend temporary moratorium on Cannabis Establishments through September 20, 2023.

MOTION 5 made by Matt Calvert **SECONDED BY** Patrick McCarthy that the Planning & Zoning Commission approve to extend temporary moratorium on Cannabis Establishments to September 20, 2023

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

12. New Business: None.

13. Public Comments:

Charles and Denise Warrender, 249 Route 32, spoke in opposition to change of use approved for 275 Route 32 Richie Brothers Auction allowing temporary equipment storage as discussed at PZC Feb 21, 2023 meeting. Property is an eye soar, creates considerable additional unsafe traffic, now there will be an increase in equipment while equipment already remains on property too long. PZC & Zoning Enforcement Officer should consider improving on blight in this town.

Chairman McGuire noted Franklin has been recently changing as commercialism has increased. Unfortunately, the Town does not have general control on exactly how people keep their property. PZC & Zoning Enforcement Officer work continuously to address issues as outlined in the regulations such as blight issues.

John Crowe spoke in opposition of how the Richie Brothers Auction property looks. Overall, the Town is changing and its rural character is turning into commercial character. Residents should have a chance to comment on commercial businesses that are in town and that may be coming into town.

Chairman McGuire noted PZC is currently in the process of reviewing a recent POCD Survey addressing issues such as blight and residential versus commercial uses. Generally, survey indicates many residents would like to see priority on more rural & residential uses rather than commercialism.

Stori Beckwith noted perhaps asking commercial businesses to consider improving the look of their properties, such as planting natural screening and/or putting in landscaping, in support of protecting the nice rural character that residents of Franklin would like to see.

Alden Miner asked PZC to realize equipment at Richie Brothers seems to be sitting there for longer periods of time and now they have been approved for additional temporary storage; therefore, accumulating more equipment. PZC should also consider implementing a policy defining exactly how long equipment can be stored on this property. Additionally, PZC should consider having more public hearings related to commercial related activities.

14. Adjournment:

MOTION 6 made by Matt Calvert **SECONDED BY** John McGuire that the Planning & Zoning Commission adjourn the meeting at 9:38 PM

VOICE VOTE: UNANIMOUS

MOTION CARRIES

Respectfully submitted,
Sherry Pollard
Administrative Assistant to the Commission