

TOWN OF FRANKLIN

PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254

REGULAR MEETING MINUTES

Tuesday, July 18, 2023, 7:30 p.m.

1. Call to Order: Chairman McGuire 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. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Nicole Haggarty, SECCOG Town Planner.

2. Recognition of Visitors: Attendance sheet provided.
3. Public Hearing: Adoption of 2023 Plan of Conservation and Development. Per Section 8-23 of the Connecticut General Statutes (CGS) requires each municipality to prepare or amend and adopt a plan of conservation and development (POCD) at least once every ten years. At this hearing interested parties may appear and be heard and written correspondence received:

Nicole Haggarty submitted and reviewed current Draft POCD.

Sam Alexander, SECCOG Planner, sent correspondence to PZC dated July 3, 2023, outlining comments on Draft POCD. Overall, Draft POCD is consistent with 2018 & 2023 Conservation & Development Policies / Plan for Connecticut, Southeast Connecticut Council of Governments Regional POCD adopted 2017, as well as nearby local plans.

PUBLIC COMMENTS:

1. Stori Beckwith: Reserve agricultural / rural character. Property North of Route 32 around Route 207 intersect are prime farmland and old historic homes are established. Farmland in area is currently used to grow corn and vegetables and fields are harvested for hay. PZC should revisit proper zoning for this area as current zoning does not align with rural character and uses. Current maps are based on heavy industrial / commercial and use is being encouraged to stay as zoned.
2. Russ Beisiegel: Asked for opens space and developable land percentages. Keep balance with grand list by encouraging commercialism as it helps support town management and control tax obligations.
3. Tom Craney: Asked if PZC has ability to consider/require aesthetics that promote design that is similar between commercial establishments and supports rural character of Franklin.
4. Nicole Haggarty read correspondence from Matthew Novosad, Franklin Town Historian, outlining history of Franklin.

MOTION 1 made by Patrick McCarthy **SECONDED BY** Tom Miner that the Planning & Zoning Commission continue Public Hearing - August 15, 2023, 7:30 pm

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Additions to Agenda: None

5. Approval of Minutes:

a. June 20, 2023:

MOTION 2 made by Patrick McCarthy **SECONDED BY** Tammi Avery that the Planning & Zoning Commission approve June 20, 2023 meeting minutes – as amended - Public Comments changed to read:

STORI BECKWITH: Not in favor of all cannabis related uses in Franklin.

CONNIE SHARP: Not in favor of cannabis retail in Franklin. In favor of cannabis growing/manufacturer/packaging.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

6. Correspondence / Commission Matters: None

7. Report of Wetlands Official: Ron Chalecki reported:

99 ROUTE 32 / DOLLAR GENERAL: Waiting for contractor to submit required as-built to comply with IWWC site plans. Holding E&S bond until further vegetation. Once established Certificate of Occupancy will be issued.

8. Report of Building Official: None.

9. Report of Zoning Enforcement Officer:

132 BALTIC RD: CROOKS: Built house without certificate of occupancy. Town Attorney received Town of Franklin complaint. Video hearing with Judge was held. Outcome: Building Inspector to review property and develop punch list for Crooks. Department of Health to be contacted for approval.

10 ROUTE 32 - OLD MADESTO'S: Contractors gutted old restaurant equipment and parts of interior without proper permits. Under review by Franklin Building Inspector.

204 ROUTE 32 – CHRIS SULLIVAN: Sullivan brought excess/non allowable amount of fill/dirt onto his property. Town Attorney will add this issue to previously discussed current issues.

State of Connecticut DOT contacted Sullivan and indicated he is in violation of placement of wooden poles located in state right of way. Sullivan was directed to remove poles.

10. Report of Town Planner: Nicole Haggerty:

a. **Discussion Cannabis Regulations prior to the expiration of moratorium:** Temporary Moratorium in place through September 20, 2023.

- ✓ Nicole Haggerty to work on an updated list showing what surrounding towns are doing
- ✓ Noted: PZC survey leans towards allowing retail sales. PZC decision should consider this
- ✓ PZC to continue review on all other uses such as cultivator/micro-cultivator/packaging/manufacturing/ and approvals by special permit
- ✓ Discussion to continue - August 15, 2023, 7:30 pm

MOTION 3 made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission schedule a public hearing for limited cannabis uses to August 15, 2023 provided town staff meets notice requirements as required and PZC has regulations in hand to PZC prior to this meeting

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

11. Unfinished Business:

- a. Adoption of 2023 Plan of Conservation and Development: SEE ABOVE.

12. New Business:

13. Public Comments:

1. Russ Beisiegel: Asked about status of blight on Route 32 Camozzi property. Ron Chalecki responded he is slowly clearing/cleaning property and intends to sell.
2. Ron Chalecki reported on blight issues related to small house across from Carlson Pond. Property owner has been contacted and told to fix-it up or board up open windows and doors. Grass is being mowed.

13. Adjournment:

MOTION 4 made by Josh Gagnon **SECONDED BY** Matt Calvert that the Planning & Zoning Commission adjourn the meeting at 9:10 PM

VOICE VOTE: UNANIMOUS

MOTION CARRIES

Respectfully submitted,

Sherry Pollard

Administrative Assistant to the Commission