

**TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
REGULAR MEETING MINUTES & PUBLIC HEARING
December 21, 2021 7:30 p.m.**

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

1. Call to Order: Chairman McGuire called the meeting to order at 7:30 p.m.

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

Also Present: Ron Chalecki Zoning Enforcement Officer, Carly Holzschuh, AICP, SECCOG Town Planner, First Selectman Charlie Grant, and Town Clerk Lynda Craney.

Thomas Miner was seated for absent member Peter Ballaro.

2. Recognition of Visitors: Calli Carboni, Glenn Meadows

3. Public Hearing:

- a. **PZC APPLICATION #21-10 PATTERSON BROTHERS PROPERTIES:** New Commercial Site Plan, Special Exception, property located at 828 Route 32, Assessor's Map 53 Lot 9-3, Zoned C-2; existing use is sale of landscaping and earth products, proposed use is temporary earth materials processing.

APPLICANT / PRESENTATION: Ellen Bartlett, CLA Engineers, was present to represent the applicant. Submitted for the record were Application & Fees, Site Plans dated 10.26.21, Statement of Use, Property Owner's List, and E&S Bond Estimate in the amount of \$1500.

Proposed activity is to bring in a portable screener and crusher approximately 2-4 time per year for screening and processing earth materials. Equipment will be removed from the site between usages. Material will be trucked on site for processing. No excavation is proposed on site. Types of material include soil, crushed stone, sand and gravel with the possibility of millings in the future.

ZEO COMMENTS: Mr. Chalecki noted the site plans are missing important items including, but not limited to the following: 1) Existing topsoil pile that was brought into the site last year; 2) existing driveway on entire property; 3) detailed notes on the plan describing proposed use/activity; 4) anti-tracking pad should be relocated and/or extended all the way to route 32. since the driveway gets very muddy during wet weather conditions. This would reduce any material to be tracked onto route 32; 5) demonstrate that the proposed operation will be in accordance with section 10.4.F(g); and 6) review application site plan checklist for any remaining missing site plan items. Additionally:

Cubic Yards - Processed Material: How many cubic yards of material will be processed per year?? These calculations should be noted plans

Processing Frequency / Timeline: How often will processing take place annually and how long is each duration of processing?? Information should be included on plans

Hours of Operation: Include on plans

Stockpiles on Site: Stockpiles currently on site should be shown on plans including information on what will happen with stockpiles

Required Distances of Activity: Mr. Chalecki noted there is a required distance of activity from houses in the area. Ms. Bartlett indicated activity is 1,000 feet off of the road and any residential structure. Even though residents are close by, the property associated to this application is in a commercial zone and proposed activity is permitted by special exception.

Hours of Operation: Hours of Operation must comply with current regulations and be listed on site plans.

TOWN PLANNER COMMENTS: Mrs. Holzschuh noted there is a pond at the back of the property and there is a small section of wetlands that should be marked on the boundary plan. Proposed activities are out of the 50 ft. review area, however, wetlands should be delineated and shown on plans.

PUBLIC COMMENTS:

1. Glenn Meadows: Interferes with quiet area of neighborhood. Proposed activity should not degrade surrounding property values. Recommended caution light at entrance due to increased traffic on Route 32.

MOTION #1 (12.21.21): made by Josh Gagnon **SECONDED BY** Matt Calvert that the Planning & Zoning Commission continue the Public Hearing to January 18, 2022, 7:30 PM

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

5. Additions to Agenda: None

6. Approval of Minutes:

a. November 16, 2021 Regular Meeting:

MOTION #2 (12.21.21): made by Patrick McCarthy **SECONDED BY** Thomas Miner that the Planning & Zoning Commission approve November 16, 2021 Meeting Minutes as amended:

1) Attorney Michelle Sigfridson was present via ZOOM

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

b. November 30, 2021 Special Meeting:

MOTION #3 (12.21.21): made by Patrick McCarthy **SECONDED BY** Thomas Miner that the Planning & Zoning Commission approve November 30, 2021 Meeting Minutes as amended:

1) Attorney Michelle Sigfridson was present via ZOOM

2) Public Comments: Corrected spelling Kerry Manseau

VOICE VOTE: 4:0:1 MATT ABSTAINED

MOTION CARRIES

7. Correspondence/Commission Matters:

8. Report Wetlands Official:

a. Franklin Hills: IWWC reviewed Boundaries Report dated 11.13.21. E&S needed repair. Sam Giavara of Franklin Hills notified us within 3 days of repair.

b. IWWC scheduled a Public Hearing for GARRETT HOMES LLC for January 4, 2021, 7:30 P.M. to review significant activity to construct a 9,100 s.f. retail store at 99 Route

9. Report of the Building Official: None

10. Report of the Zoning Enforcement Official:

- a. **DAVID BOYLE:** Mr. Boyle filed a ZBA Enforcement Appeal Application. At their meeting held November 23, 2021, ZBA voted to obtain legal advice on this matter and continue the application to their December 28, 2022 meeting.
- b. **CALLI CARBONI:** Ms. Carboni asked the Zoning Enforcement Officer to approve / validate an apartment previously built above a barn on her property. Mr. Chalecki indicated he would not write a zoning compliance letter because he could not find any paperwork or permits within the Town of Franklin that documented construction of this apartment.

11. Report of the Town Planner:

- a. Public Act 21-29 Affordable Housing Plan & Updates & Cannabis Updates to Franklin Zoning Regulations. Discussion to continue at next regularly scheduled meeting.

Carly Holzschuh indicated draft regulations have been completed. She suggested PZC consider a town informational meeting to introduce information to the public and to hear what residents have to say about the subject matter. Subsequently, PZC may wish to schedule a formal public hearing as well.

12. Unfinished Business:

- a. **PZC APPLICATION #21-10 PATTERSON BROTHERS PROPERTIES:** New Commercial Site Plan, Special Exception, property located at 828 Route 32, Assessor's Map 53 Lot 9-3, Zoned C-2; existing use is sale of landscaping and earth products, proposed use is temporary earth materials processing. **Action taken above.**

14. Public Comment:

15. Adjournment:

MOTION #4 (12.21.21): made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission adjourn at 9:11 pm

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted,

Sherry Pollard,

Administrative Assistant to the Commission