

**TOWN OF FRANKLIN**  
**PLANNING & ZONING COMMISSION (PZC)**  
**FRANKLIN TOWN HALL**  
**7 Meetinghouse Hill Rd.**  
**Franklin, CT 06254**  
**REGULAR MEETING MINUTES**  
**Tuesday, February 21, 2023, 7:30 p.m.**

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1. Call to Order: Chairman McGuire called the meeting to order at 7:31 p.m.

**Members Present:** Patrick McCarthy, Chairman John McGuire III, Josh Gagnon, Thomas Miner. **Members Absent:** Secretary Matt Calvert. **Alternate Members Present:** Tammi Avery. **Members Absent:** Leo Bienvenue. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Nicole Haggarty, SECCOG Town Planner. Chairman McGuire seated Tammi Avery for absent members Matt Calvert.

2. Recognition of Visitors: Stori Beckwith.

3. Additions to Agenda: NONE

4. Approval of Minutes:

- a. January 17, 2023:

**MOTION 1** made by Patrick McCarthy **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission approve January 17, 2023 meeting minutes – as presented

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

5. Correspondence / Commission Matters:

- a. NMP Golf Construction Letter Dated January 30, 2023: Chairman McGuire read into the record. NMP Franklin Hills is new owner of Franklin Hills Estates & Country Club and Sam Giavara P.E. of Franklin Group LLC is the representative.

6. Report of Wetlands Official: Ron Chalecki reported:

**GARRETT HOMES - DOLLAR GENERAL:** Ron Chalecki performed site walk Saturday, February 18, 2023 to provide overview for IWWC protection measures. No demo permit for house on site has been issued. Applicant is waiting for completion of asbestos removal. 2023.

**204 ROUTE 32 - CHRIS SULLIVAN:** Site Walk performed by IWWC February 21, 2023 at 192 Route 32 owned by Mr. Vendola. Members viewed abutting property at 204 Route 32 owned by Mr. Sullivan. From 192 Route 32 it was observed telephone poles were dumped down embankment onto 192 Route 32. Mr. Vendola voluntarily agreed to remove telephone poles but wanted to make clear poles were dumped on his property by Mr. Sullivan. Mr. Vendola has nothing to do with poles, however, they are all over property at 204 Route 32.

From a PZC standpoint, Mr. Sullivan continues to operate a wood cutting business under a legal cease and desist order for operating a business without a permit. Mr. Sullivan is non-compliant with Franklin Regulations. Legal investigation continues.

**MOTION 2** made by Josh Gagnon **SECONDED BY** Tom Miner that the Planning & Zoning Commission move Agenda Item 9. Report of Zoning Enforcement Officer – to this point in the meeting

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

Report of Zoning Enforcement Officer:

**275 ROUTE 32 - RICHIE BROTHERS AUCTION:** Owners requesting “boat piece” of property associated to Avery Lane be changed from existing temporary customer parking to proposed temporary equipment storage. Exterior fence and secure gate off - off main road - will be installed for security. No equipment will contain motors of any kind therefore eliminating contaminant/leakage concerns. Equipment will be stored until sold usually within a three to six month period. If equipment is not sold within a few auctions it is removed from site.

There was PZC consensus to allow a change of use. Ron Chalecki will issue change of use.

**604 ROUTE 32 - WRITTEN BLIGHT COMPLAINT:** Ron Chalecki performed site walk on property and talked with property owner Mr. Camozzi. It was determined surplus equipment continues to grow on site and is pushing limits of property. Significant amount of “cast off pieces of various equipment” are apparent throughout site. Additionally, cast off items are within Town & State right of way.

**105 POND ROAD: WRITTEN BLIGHT COMPLAINT:** Four to five unregistered vehicles on site. Tarps on sheds and hoopouses on property.

**32 BALTIC ROAD HOME OCCUPATION DOG GROOMING:** Property owner indicated she would be grooming 1-2 dogs per day. Some PZC questions raised included number of dogs per day, will dogs stay overnight, incoming/outgoing vehicles, and limits of growth of business within home if approved.

Ron Chalecki indicated regulations address home-occupation as not to exceed 25% of household area involved with business. Zoning Permit will indicate conditions so that business cannot grow and it will be made clear dog boarding is not allowed in Franklin.

There was PZC consensus to allow in-home dog grooming business. Ron Chalecki will issue permit.

7. Report of Building Official: None

8. Report of Town Planner:

a. Discussion Plan of Conservation and Development (POCD): Nicole Haggarty provided a comprehensive PDF Presentation outlining results of public survey. Position letters regarding POCD and The Town of Franklin’s future were submitted:

- Letter submitted by Alden Miner. Generally, Zoning Regulations should be more concerned with historic preservation than they currently are.
- Letter submitted by Lois Bruinooge Executive Director of The Last Green Valley. Generally, strongly supports efforts to include historic and cultural resources in Franklin’s municipal planning documents.
- Letter submitted by Peter Calvert. Generally, the definition of “Conservation” in the Franklin Plan, should include the acknowledgement of sites that have played a significant role in the evolution of the town. I support including a section on Franklin Historical Resources in the update to the Plan of Conservation and Development
- Letter submitted by Beverly York, Professor of History QVCC. Generally, unborn generations will benefit from historic preservation and farmland conservation.
- Letter submitted by Matthew Novosad, Town of Franklin Historian. Generally, it is important for every community to preserve their material culture and heritage so it may be interpretive and enjoyable in the future. I urge Planning & Zoning carefully consider adopting new measures in the updated Plan of Conservation and development which would help protect historic structures and give Franklin a “rustic” or “New England” aesthetic.

- Letter submitted by Michael Lewis Forino Circuit Rider & Grants Manager Preservation & Connecticut staff member of Preservation Connecticut. Generally, recommends PZC consider efforts to preserve, protect, and promote buildings, sites, and landscapes that contribute to the heritage and vitality of Connecticut communities.

b. Discussion Cannabis Moratorium Expirations:

Moratorium set to expire March 20, 2023. There are no current regulations in place, therefore, if an application were to be submitted, it would be treated as next closest use.

Survey 120 responses was reviewed and summarized. At this point PZC can extend moratorium, not take any action, or allow moratorium to expire at which point cannabis establishments will be treated as their next closest use, adopt cannabis regulations or completely prohibit cannabis establishments in town.

**MOTION** made by Josh Gagnon **SECONDED BY** Tom Miner that the Planning & Zoning Commission schedule a Public Hearing on March 21, 2023 to extend existing moratorium to September 20, 2023

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

c. Discussion: Connecticut Land Use Law Municipal Land Use Agencies, Boards, & Commissions

New Mandatory Planning and Zoning Commissioner Training: Public Act 21-29, effective January 1, 2022, includes new requirements for (1) the training of municipal land use officials, (2) the establishment of land use training guidelines, and (3) the reporting on training compliance. As of January 1, 2023, planning and zoning commissioners in the State of Connecticut are required to attend 4 hours of training each year.

9. Report Zoning Officer:

10. Unfinished Business: None

11. New Business:

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

**MOTION** made by Josh Gagnon **SECONDED BY** Tom Miner that the Planning & Zoning Commission approves FY 23-24 Budget:

- 1200.10 Advertising/Misc. - \$2000

1200.40 Town Planner - \$15,000

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

12. Public Comments: None.

13. Adjournment:

**MOTION 2** made by Tim Miner **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission adjourn the meeting at 9:43 p.m.

**VOICE VOTE: UNANIMOUS**

**MOTION CARRIES**

Respectfully submitted,  
*Sherry Pollard*  
Administrative Assistant to the Commission