

**TOWN OF FRANKLIN**  
**PLANNING & ZONING COMMISSION (PZC)**  
**FRANKLIN TOWN HALL**  
**7 Meetinghouse Hill Rd.**  
**Franklin, CT 06254**  
**REGULAR MEETING MINUTES**  
**Tuesday, September 19, 2023, 7:30 p.m.**

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1. Call to Order: Secretary Matt Calvert called the meeting to order at 7:30 p.m.

**Members Present:** Secretary Matt Calvert, Josh Gagnon, Patrick McCarthy, Thomas Miner.

**Members Absent:** Chairman John McGuire III. **Alternate Members Absent:** Tammi Avery, Leo Bienvenue.

**Also Present:** Ron Chalecki, Zoning Enforcement Officer, Nicole Haggerty, SECCOG Town Planner.

2. Recognition of Visitors: Attendance sheet provided.
3. Public Hearing:
  - a. 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 Haggerty submitted a memorandum dated September 14, 2023 outlining current recommended changes. Matt Calvert submitted Mohegan Tribe recommended language for the History of Franklin Section via email dated September 19, 2023.

The following sentence does not coincide between the Mohegan Tribe Email and a document submitted by the Town Historian, Matthew Novosad: *"After approximately 50 years of settlement in 1716, the people living in this region of Norwich petitioned the town to form their own Ecclesiastical Society and permission was **granted** by the town"*. There was consensus Mohegan Tribe Authority be contacted to clarify.

**PUBLIC COMMENTS:**

1. Mike Tules, K-Best USA, 931/933 RT 32 discussed the need for water/sewer connections along this area of RT 32 and the need for Industrial Zoning in this area. Industrial zoning would allow for cannabis micro-cultivation and possibly other related multiple future uses. Perhaps the new POCD would address this need.
2. Nicole Haggerty noted POCD references water/sewer: Section 6.8 Recommendations --- Item 4. Investigate need to connect properties to municipal water/sewer where warranted and when available.

**MOTION 1** made by Thomas Miner **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission close Public Hearing for POCD at 8:21 PM

**VOICE VOTE: 3:1:0 In Favor:** Matt Calvert, Josh Gagnon, Thomas Miner

**Opposed:** Patrick McCarthy

**MOTION CARRIES**

- b. **CANNABIS PROPOSED AMENDMENTS[CONT]:** Proposed amendments seek to define "adult-use cannabis establishments," create use regulations for adult-use cannabis establishments in a new Section 8.3.9, lift a moratorium on such uses, and allow adult-use cannabis establishments in the Industrial Zone by Special Permit.

Nicole Haggerty submitted a memorandum dated September 14, 2023 outlining current recommended changes.

**PUBLIC COMMENTS:**

1. Denise & Charles Warrender, Franklin Residents asked why they are just learning PZC is considering to vote on whether to accept certain cannabis uses in Town. Matt Calvert indicated PZC has been working hard and discussing this issue for many months. The topic item is listed on meeting agendas and general discussion is listed in minutes of meetings.
2. Alden Miner noted if PZC is to consider survey results related to cannabis establishments it should be noted the survey was completed prior to changes enacted by the CT State.

**MOTION 2** made by Josh Gagnon **SECONDED BY** Patrick McCarthy that the Planning & Zoning Commission close Public Hearing for Cannabis Related Uses at 8:21 PM

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

3. Additions to Agenda: None

4. Approval of Minutes:

a. July 18, 2023:

**MOTION 3** made by Josh Gagnon **SECONDED BY** Tom Miner that the Planning & Zoning Commission close approve Minutes of July 18, 2023 – as amended:

1. Corrected Spelling throughout: Nicole Haggerty
2. MOTION 2 is changed to: Tom Miner **SECONDED** the motion and Josh Gagnon & Matt Calvert abstained from the vote. Motion Carried.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

b. August 15, 2023:

**MOTION 4** made by Patrick McCarthy **SECONDED BY** Tom Miner that the Planning & Zoning Commission approve Minutes of August 15, 2023: (1) Corrected Spelling throughout: Nicole Haggerty

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

5. Correspondence / Commission Matters:

6. Report of Wetlands Official: Ron Chalecki reported:

**HILLANDALE:** Site Plan 39 Murphy Road - Expansion of Grain Mill. Town received cash bond and is awaiting erosion and sedimentation specifics and the filing of mylars.

**RANDAZZO:** Site Plan Route 32/Route 207 – Warehouse/Office Units. IWWC granted extension 9.5.23.

**TIMBER HARVEST:** Timber Harvest -Plain Hill Road - Jurisdictional Ruling: IWWC approved 9.5.23.

7. Report of Building Official: None.

8. Report of Zoning Enforcement Officer reported on the following:

**DOLLAR GENERAL:** Temporary Occupancy issued. Sign is in proper location. Permanent Certificate of Occupancy to be issued in one week.

**JARRED NASSIN:** 89 Dr. Nott Road / Horse Property. Requesting to start horse therapy business. He noted there will be no change to character of property. He was asked to submit PZC Application signed by current owner.

**631 ROUTE 32.** Stan Lukas Attorney - Interruption of Adverse Possession Claim Notice filed against Bingo Development LLC c/o Scott Donovan Associates Inc. No new development. Will do site visit.

**MYRON CAMOZZI:** Myron said he has ST of CT Dealer License to operate this business. He is trying to fix equipment on site but is lacking in mechanics to hire. He also noted old dilapidated campers/recreation vehicles on his site were dropped off in the middle of the night by some unknown persons and he does not know how to get rid of them. He will continue to work on removing campers/recreational vehicles.

Ron Chalecki noted Myron is here to address blight/violations. Board of Selectmen indicated this issue is "to be corrected." Zoning Regulations address no allowance for discarded/salvage material is being stock-piled for a very long time. At this point junk is being held/stored on property. Not allowed. Re-visit issue next PZC monthly meeting.

9. Report of Town Planner: Nicole Haggerty: No report.

10. Unfinished Business:

a. PUBLIC HEARING: Adoption 2023 Plan of Conservation and Development:

**MOTION 5** made by Tom Miner **SECONDED BY** Patrick McCarthy that the Planning & Zoning Commission table decision to October 17, 2023 Meeting

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

b. PROPOSED CANNABIS REGULATIONS:

**MOTION 6** made by Tom Miner **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission approve Cannabis Regulations effective October 3, 2023

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

11. New Business:

a. **Application 23-04:** Seymour Adelman; Annual renewal excavation permit, property located at Route 32; Assessor's Map 45, Lot 47, Zoned IND/C-2; existing use is gravel excavation/re-grading; proposed use is continuation of earth excavation permit.

**APPLICANT / PRESENTATION:** Seymour Adelman was present.

**ZONING ENFORCEMENT OFFICER:** Ron Chalecki has performed site visit. Site is clean and professionally organized. No negative impacts to surrounding area. No erosion & sedimentation issues. Mr. Adelman generally speaks with neighbors prior to blasting activities. If excavation continues this property next year a public hearing will need to be scheduled due to the regulated five-year permit period.

**MOTION 7** made by Josh Gagnon **SECONDED BY** Patrick McCarthy that the Planning & Zoning approve Application 23-04 Seymour Adelman, annual renewal, to September 30, 2024

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

12. Public Comments:

1. Denise & Charles Warrander, 249 Route 32: Concerned with fenced in area containing about 50 trailers. This is a bad look for local residential properties. Property values of very nice homes in the area will be brought down due to this expanding commercial business.

**PZC COMMENTS:** Fenced in area is zoned to allow this type of business and equipment storage and are allowed in C2 district. It was suggested current property owner could be asked to put in a natural buffer between their commercial business and residential houses nearby. Trailers on site are supposed to be moved along by auction and if not sold – trailers will be moved off-site within a certain period.

#### 14. Adjournment

**MOTION 8** made by Tom Miner **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission adjourn the meeting at 9:13 PM

**VOICE VOTE: UNANIMOUS**

**MOTION CARRIES**

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