



TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
PUBLIC HEARING & REGULAR MEETING MINUTES
Tuesday, April 18, 2017, 7:30 p.m.

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

Members Present: Peter Ballaro, Secretary Matt Calvert, Sue Dombrowski, Chairman John McGuire, III, James Wheeler. **Alternate Members Present:** Neils Jeppesen. **Absent:** Leo Bienvenue, and Herman Weingart

Also Present: Sam Alexander, Town Planner, and Ron Chalecki, Zoning Enforcement Officer

2. Recognition of Visitors: Chairman McGuire recognized those in attendance.

3. Public Hearing:

- a. **Application #17-01 Planning & Zoning Commission, 7:30 p.m.,** Commission Initiated Proposed Regulation Amendments to the Zoning Regulations specifically for Sections 2.1, 3.2, 3.3, 4.4, 5.4, 6.4, 9.4, 9.8, 9.11, 9.15, 9.26, 9.27, 10.1, 10.4, 10.17, 11.3, and 11.6.

1. Henry Konow commented on the lack of standard operating procedures for complaints and noted he is not in favor of Section 3.2.1 as proposed.
2. Ken Moffit commented on the lack of standard operating procedures for complaints and noted he is not in favor of Section 9.4.
3. Susan Allen noted she is not in favor Section 9.4, and Section 9.26
4. Mr. Postler noted he is not in favor of Section 9.4.
5. Roland Mihok noted he is not in favor of Section 9.26
6. Tammy Avery noted she is not in favor of Section 9.26 and Section 9.8.
7. Joe Sudik asked for clarification on Section 9.11, spoke against Sections 3.2.8 Section 11.3. He also noted the Board of Selectmen and Planning & Zoning Department should develop procedure / policy for management of blight issues.

MOTION #1 (04-18-17): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission move to continue the Public Hearing for Application #17-01 to their May 16, 2017 meeting at 7:30 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- b. **Application #17-02 K-Best USA Trading:** for Proposed Regulation Text Amendment to Section 10.19.5 to Allow Hotel Uses Permitted in the C-2 Mixed Commercial & Light Industrial District to be Serviced by Non-municipal Water and/or Sewage Disposal Systems

APPLICANT / ENGINEER: Mr. Joe Boucher, Towne Engineering, was present to represent the applicant and provide brief presentation regarding the proposed activity associated to the text change. Mr. Boucher noted K-Best purchased the former mushroom farm property and would like to construct a hotel on a portion of this site. It is believed an on-site water and sewer system could be designed and would work efficiently on this site.

APPLICANT / CONSULTANT: Mr. Mike Tules, K-Best Consultant, was present to provide the conceptual plan for K-Best USA Trading. The intention of K-Best is to develop part of the main mushroom property for construction of an exemplary hotel with associated agri-tourism businesses and activities. It is also the

intention of the applicant to develop an onsite water and sewer facility in support of the hotel and property. The agri-tourism concept includes, but is not limited to, vintage wine and cheese tours, shrimp harvesting and retail sales, and cattle raising for dairy production.

PUBLIC:

1. Henry Konow spoke against this application and noted he believes hotels should be serviced by Town municipal systems.
2. Roland spoke against this application because the text amendment would affect the entire town.
3. Charlie Grant spoke in favor of this application.

MOTION #2 (04-18-17): made by Mrs. Dombrowski **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission move to close the Public Hearing for Application #17-02 K-Best USA Trading at 9:54 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

MOTION #3 (04-18-17): made by Mr. Ballaro **SECONDED BY** Mrs. Dombrowski that the Planning & Zoning Commission move to amend the Agenda and place Agenda Item 10. a. to this point in the meeting

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

MOTION #4 (04-18-17): made by Mr. Wheeler **SECONDED BY** Mrs. Dombrowski that the Planning & Zoning Commission move to approve Application #17-02, K-Best USA Trading and adopt the proposed text amendment as presented with an Effective Date of May 18, 2017

VOICE VOTE: 3:2:0 In Favor: Mrs. Dombrowski, Chairman McGuire, Mr. Wheeler
Opposed: Mr. Ballaro, Mr. Calvert

MOTION CARRIES

4. Additions to the Agenda: None

5. Approval of Minutes

a. February 22, 2017

MOTION #5 (04-18-17): made by Mrs. Dombrowski **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission approve the February 22, 2017 Meeting Minutes as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

6. Report of the Zoning Enforcement Officer: None

7. Report of the Building Official: None.

8. Report of the Wetlands Enforcement Officer: None.

9. Correspondence/Commission Matters:

a. Proposed Text Amendments to Scotland Zoning Regulations: Reviewed as presented

b. Proposed Text Amendments to Windham Zoning Regulations: Reviewed as presented

10. Unfinished Business:

a. **Application #17-01 Planning & Zoning Commission:** (see decision above)

b. **Application #17-02 K-Best USA Trading:** (see decision above)

11. New Business:

a. **Application #17-03 New London 4H Foundation Inc.** for Proposed Revised Site Plan for property located at 37 Kahn Road, Assessor's Map 53, Lot 40-9, Zoned R-80, existing use of property is 4H camp, proposed activity is construction of an addition to the main dining hall building.

APPLICANT / PRESENTATION: Ellen Bartlett, CLA Engineers, was present to represent the applicant and reviewed the revised site plan dated April 5, 2017. Also submitted, was the CLA Inland and Wetlands review and findings letter indicating the proposed addition does not fall within 50 feet of the upland review zone. Ms. Bartlett explained the proposed activity is to construct an addition to the main dining hall building to provide a working area for camp counselors.

TOWN STAFF COMMENTS: Mr. Chalecki has reviewed the plans and concurs that the site plan as presented is in compliance with Planning & Zoning Regulations.

MOTION #6 (04-18-17): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission approve Application #17-03 New London 4H Foundation Inc. as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- b. **Application #17-04 Franklin Business Park LLC** for Proposed Renewal for proposed sub-division for property located at the intersection of Murphy Road and Route 87 (Lebanon Road), Assessor's Map 53-44, Lots 33, 34, 35,36; Zoned C-2, existing use of property is farm use agriculture, proposed use is C2 uses allowed by zoning with commercial buildings.

It was noted, the applicant nor a representative was present to provide a presentation. The application was tabled to the next regular meeting of May 16, 2017.

12. Other:

13. Public Comment:

14. Adjournment:

MOTION #7 (04-18-17): made by Mrs. Dombrowski **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission adjourn the meeting at 10:20 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted,

Sherry Pollard

Administrative Assistant to the Commission