

TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
MINUTES
REGULAR MEETING
September 15, 2020 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, Chairman John McGuire III, Pat Osten & James Wheeler.
Members Absent: Peter Ballaro
Alternate Members Absent: Leo Bienvenue, Patrick McCarthy, Don McClure.
Also Present: Ron Chalecki, Zoning Enforcement Officer, Charlie Grant, First Selectman, Carly Myers, SECCOG, Town Planner.

2. Recognition of Visitors: Joe Boucher, Towne Engineering & Harold Hopkins, Windham Materials, representing Application PZC #20-02.

3. Additions to the Agenda: NONE.

4. Approval of Minutes:

- a. May 19, 2020:

MOTION #1 (09.15.20): made by John McGuire SECONDED BY Patty Osten that the Planning & Zoning Commission approve meeting minutes of May 19, 2020– as amended:

1. Agenda Item 6b., first sentence, CHANGE Leonard Engineering to Towne Engineering

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

5. Report of the Zoning Enforcement Officer:

- a. **DAVE WADDINGTON 140 ROUTE 32:** Current use on this property consists of services for trucking, disposal, inventory storage, and regional and long-haul operations. It is anticipated Goodyear Tire is interested in leasing space in this building for activities associated to commercial tire sales, tire mounting, and tire maintenance related services.

Mr. Chalecki informed the Commission that this building is not ready to be occupied by Goodyear Tire. Mr. Waddington would need to obtain approval for a new sprinkler system from the Town of Franklin Fire Marshall and also a “change of use” permit approved by the Zoning Enforcement Officer and signed off by the Chairman of the Planning & Zoning Commission.

6. Correspondence/Commission Matters:

Affordable Housing Plan Preparations: Carly Holzschuh was present to provide an overview of recent activities. The Southeast Council of Governments is coordinating a State of Connecticut funded mandate to create an Affordable Housing Plan in the region. Locally, the towns of Franklin, Bozrah, and Salem are beginning the process of developing their plans.

Mrs. Holzschuh provided a Draft Affordable Housing Survey for review and discussion. PZC members were asked to review the survey and offer comments and suggestions at the October meeting. Members should also consider options on how to best provide the survey to Franklin residents. The Affordable Housing Plan will be incorporated into the Plan of Conservation & Development at its next update.

a. **State of CT Department of Transportation - Single Family Lot Development - Route 87:**

The Commission received correspondence from the Department of Transportation, dated August 27, 2020, for a single- family lot development for Gardner on Route 87 and the associated encroachment permit. Generally, the letter indicated additional information is needed before a decision can be rendered.

b. **Sec. 8-24. Municipal Improvements: Murphy Road Widening & Intersection Improvements:**

Joe Boucher spoke on behalf Towne Engineering and provided an overview of activities associated to this project. Because this is a Town of Franklin municipal project associated to improving the roadway, CT State Statute Sec. 8-24 requires an endorsement from the local planning commission.

MOTION # (09.15.20): made by Jim Wheeler SECONDED BY Patty Osten that the Planning & Zoning Commission endorse the CT State Statute Sec. 8-24. Municipal Improvements associated to the Town of Franklin Murphy Road Widening & Intersection Improvements Project

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

7. **Report of Building Official: N/A**

8. **Report of Wetlands Official:**

Carly Holzschuh reported on recent activities of IWWC. At their last meeting IWWC approved site plans for the Franklin Murphy Road Widening project, and Karl Margolis for restoration of disturbed area at the bank of Beaver Brook with conditions.

9. **Unfinished Business: N/A**

10. **New Business:**

- a. **PZC #20-02 Windham Materials: New Commercial Site Plan, Special Exception:** Five (5) Year Renewal Request for property located on 949 Route 32 & Pleasure Hill Rd., Map 4, Lot 2, & Map 1, Lots 13, 14, 15, & 16, Zoned R-120; Existing Use is active earth excavation.

APPLICANT / PRESENTATION: Joe Boucher, Towne Engineering, was present and gave a brief history of this project. He submitted a comprehensive history timeline, description of proposed activities, traffic & pedestrian safety, surrounding property values, environmental quality, public utilities & stormwater drainage, impact on appropriate use of adjoining properties, bonding, and conditions of approval for Section VI. Site Plans dated August 1, 2020 were submitted into the record.

MOTION # (09.15.20): made by Jim Wheeler SECONDED BY Patty Osten that the Planning & Zoning Commission schedule a Public Hearing for PZC #20-02 Windham Materials, 5-Year renewal for October 20, 2020, 7:30 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

b. **Update: Franklin Hills Estates & Country Golf Course:**

Ron Chalecki recommended Town Staff hold a meeting to discuss topics related to Franklin Hills Estates & Country Club. Discussion should cover update on current conditions of site, erosion and sedimentation controls, drainage site reports by professional engineers, and project accounts.

11. **Public Comment: N/A**

12. Adjournment:

MOTION # (09.15.20): made by Jim Wheeler SECONDED BY Patty Osten that the Planning & Zoning Commission adjourn at 8:23 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully Submitted,
Sherry Pollard,
Land Use Administrative Assistant