



TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
REGULAR MEETING MINUTES
Tuesday, November 21, 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, Chairman John McGuire, III, James Wheeler.
Members Absent: Sue Dombrowski. **Alternate Members Absent:** Leo Bienvenue, Neils Jeppesen.

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

2. Recognition of Visitors: Chairman McGuire recognized those in attendance.
3. Additions to the Agenda: None
4. Approval of Minutes:

- a. October 17, 2017

MOTION #1 (11-21-17): made by Mr. Wheeler **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission approve meeting minutes of October 17, 2017 as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

5. Report of the Zoning Enforcement Officer:

- a. **POND ROAD & DSD CEDAR HILL ANTENNA FACILITY:** Mr. Chalecki held a preliminary meeting with a company interested in constructing a fence and wireless communication antenna off of 532 Pond Road. This tower and antenna would not be for a commercial business such as Verizon but will serve as a transmitter for financial information for this particular company. The overall design is simple and includes a small outbuilding (existing building onsite) surrounded by a fence that houses controllers, equipment, etc. The highest point of the tower poll is estimated at 200 feet tall while the antenna widens out like a spider web estimated at 150 feet tall reducing down to 75 feet. An Inland, Wetlands, and Watercourses Application was submitted on December 5, 2017 for consideration. The applicants are intending to break ground sometime in the spring.
- b. **PETROWSKI AUCTIONEERS TRAILER:** The owners are interested in installing an estimated 12' X 36' business/office type trailer on the westerly piece of the property. The Trailer will be used for people to have a place to do necessary paperwork for auction activities. Mr. Chalecki is reviewing the proposed activity as it relates to a permanent versus temporary structure and the need for sanitation services. As this activity is considered commercial a full Planning & Zoning Application with a site plan would need to be filed. .

6. Correspondence/Commission Matters: None

- a. 2018 Meeting Calendar:

MOTION #2 (11-21-17): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission approve the 2018 Meeting Calendar as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

7. Report of the Building Official: None
8. Report of the Wetlands Enforcement Officer: None
9. Unfinished Business:
 - a. Review Regulations: Members reviewed draft sign regulations dated April 13, 2017 as submitted by Sam Alexander. Additionally, members reviewed recent Public Acts, temporary health care structures, and the legal variance process, and how these topics may relate to current Planning & Zoning Regulations.
10. New Business: None
11. Public Comment:
 - a. Patty Osten asked about the use of temporary health care pods in Franklin. There was discussion as to whether this type of use is a needed in Franklin and if it would be allowed. Sam Alexander noted the Commission has options on how to consider this newly developed use. There will be further review on this topic.
 - b. Albert Rudolph was present to discuss the golf course project.
12. Adjournment:

MOTION #3 (11-21-17): made by Mr. Wheeler **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission adjourn the meeting at 9:00 p.m.
VOICE VOTE: UNANIMOUS; MOTION CARRIES

Respectfully submitted,
Sherry Pollard,
Administrative Assistant to the Commission