



TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
REGULAR MEETING MINUTES
Tuesday, March 20, 2018, 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, Pat Osten

Members Absent: James Wheeler. **Alternate Members Present:** Don McClure.

Alternate Members Absent: Leo Bienvenue, Niels Jeppesen

Also Present: Justin LaFountain, Town Planner, Ron Chalecki, Zoning Enforcement Officer

Chairman McGuire seated Don McClure for Jim Wheeler.

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

3. Public Hearing:

Chairman McGuire recused himself from Application #17-11 Greg Allen/James McGuire and turned the meeting over to Secretary Calvert.

- a. **PZC #17-11 Greg Allen:** New Subdivision Site Plan Review for property located at 31 Pond Rd, Assessor's Map 23, Lot 85, Zoned R-80. Existing use of property is a single family residential dwelling situated on 77 acres. Proposed activity is a one lot subdivision with the creation of a rear lot for construction of a single family dwelling

Secretary Calvert opened the Public Hearing at 7:32 p.m.

APPLICANT / PRESENTATION: Mr. Gordon Simes, Project Surveyor, was present to represent the applicant and presented plans for review and discussion. Plans submitted include modifications as a result of Staff Comments.

ZONING ENFORCEMENT OFFICER COMMENTS: Mr. Chalecki previously provided the applicant with his plan review comments, dated February 13, 2018, included items 1 through 9, as submitted into the record. All items have been addressed by the applicant.

PUBLIC COMMENTS: NONE

MOTION #1 (03-20-18): made by Mr. Ballaro **SECONDED BY** Mrs. Osten that the Planning & Zoning Commission close Public Hearing at 7:47 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Secretary Calvert turned the meeting over to Chairman McGuire.

- b. **PZC #18-01 Franklin Farms:** Proposed Revised Commercial Site Plan, Special Permit, for property located at 931 Route 32, Assessor's Map 3, Lot 7, Zoned R-120, existing use of property is sand & gravel excavation, proposed use is a one acre expansion of use.

APPLICANT / PRESENTATION: Mr. Joe Boucher, Towne Engineering, and Mr. Harold Hopkins, Windham Materials, were present to represent the applicant.

There was review of the original approval and a brief history of activities that have taken place on this property. This application is being made to PZC because the one acre portion as shown on the plans is an area that was inadvertently not included as part of the original approval. Within the original approval, Sections 1 through 3 are complete and closed while Section 4 remains active. Mr. Hopkins is working towards properly restoring the site with a bulldozer as time allows.

Mr. Boucher presented site plans for this application, dated March 5, 2018, for review. It is anticipated, the project will be completed sometime in November 2020 as current mineral rights of Franklin Farms expire for this property.

TOWN STAFF & TOWN PLANNER COMMENTS: No further comments.

PUBLIC COMMENTS:

1. Susan Allen asked for clarification on the mineral rights agreement between the current owner and Franklin Farms.

MOTION #2 (03-20-18): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission close the Public Hearing 8:01 p.m

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Additions to the Agenda: NONE
5. Approval of Minutes:
 - a. February 20, 2018

MOTION #3 (03-20-18): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission approve meeting minutes of February 20, 2018 as presented

VOICE VOTE: 3:0:1

Abstained: Pat Osten

MOTION CARRIES

6. Report of the Zoning Enforcement Officer:

ROUTE 32 / SEYMOUR ADELMAN ACTIVITIES: Mr. Chalecki confirmed the office trailer and port-o-let is on this property is being used by EVERSOURCE.

ROUTE 32 & WHIPOORWILL ROAD: Mr. Chalecki talked with owner about modifying property to bring it compliance with past approve site plan. Property owner noted he was unaware of site plan requirements but is willing to correct any issues.

96 ROUTE 32 (DATA DARBAR): Mr. Chalecki talked with property owner. He said he tried to move the shed but had major issues. Still working on a method to move the shed to the approved location.

7. Correspondence/Commission Matters:
 - a. Southeast Council of Government Training: Legal Requirements & Procedures; Roles & Responsibilities (April 11, 2018) and Fundamentals of Reading Plans (April 25, 2018)
8. Report of the Building Official: None
9. Report of the Wetlands Enforcement Officer: None
10. Unfinished Business:
 - a. **PZC #17-11 Greg Allen:** New Subdivision Site Plan Review for property located at 31 Pond Rd, Assessor's Map 23, Lot 85, Zoned R-80. Existing use of property is a single family residential dwelling situated on 77 acres. Proposed activity is a one lot subdivision with the creation of a rear lot for construction of a single family dwelling. [See Above Agenda Item 3a.]

MOTION #4 (03-20-18): made by Mr. Ballaro **SECONDED BY** Mrs. Osten that the Planning & Zoning Commission approves Application PZC #17-11 Greg Allen with a condition the approved site plan shall be filed in the land records within 90 days of the official date of approval prior to the issuance of any permits
VOICE VOTE: UNANIMOUS; MOTION CARRIES

- b. **PZC #18-01 Franklin Farms:** Proposed Revised Commercial Site Plan, Special Permit, for property located at 931 Route 32, Assessor's Map 3, Lot 7, Zoned R-120, existing use of property is sand & gravel excavation, proposed use is a one acre expansion of use

MOTION #5 (03-20-18): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission approves PZC #18-01 Franklin Farms with a condition the approved site plan shall be filed in the land records within 90 days of the official date of approval prior to the issuance of any permits
VOICE VOTE: UNANIMOUS; MOTION CARRIES

11. New Business: NONE

12. Public Comment: NONE

13. Adjournment:

MOTION #6 (03-20-18): made by Mr. Calvert **SECONDED BY** Mrs. Osten that the Planning & Zoning Commission adjourn the meeting at 8:18 p.m.
VOICE VOTE: UNANIMOUS; MOTION CARRIES

Respectfully submitted,
Sherry Pollard,
Administrative Assistant to the Commission