

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS (ZBA)
7 Meetinghouse Hill Rd.
Franklin, CT 06254
MINUTES
REGULAR MEETING
Tuesday, December 27, 2022
7:30 P.M.

Minutes are "unapproved" Formal approval takes place at next meeting held where changes/corrections will be noted and voted into record)

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

Members Present: Chairman Bruce Dougherty, Thomas Craney, Traci Hastings, Secretary Alden Miner
Members Absent: Henry Konow Jr.
Alternates Absent: Jeremy Beisiegel, Kelsey Malik
Also Present: Zoning Enforcement Officer Ron Chalecki

2. Recognition of Visitors: Visitors were provided sign in sheet.

3. Public Hearing: Hearing opened at 7:32 pm. Tom Craney read Public Hearing Notice into the record.

- a. **ZBA #22-03 HILLANDALE FARMS CONN LLC:** property located at 39 Murphy Road, Franklin, Assessor's Map 44, Lot 8, Zoned C-2; Variance request to Zoning Regulation 9.9; Height Restrictions of buildings and structures.

APPLICANT / PRESENTATION: Ellen Bartlett, CLA Project Engineer, reviewed site plans dated October 3, 2022. Ms. Bartlett provided a brief history on property and grain mill operations. Lot is a pre-existing non-conforming. Prior to Town of Franklin Regulations (est. 1970) grain silos were built higher than what is now considered allowable height restrictions.

Ms. Bartlett explained the need to expand grain mill process and hardships that apply. Improvements are needed for Hillandale to remain functional and competitive in today's economic environment. Building structures and grain mill process are getting old and outdated. Owner has decided to upgrade all. Proposed new design will require certain height specifications because site restrictions are forcing the need to build vertically not horizontally. Additionally, three sides of property are surrounded by water creating a hardship with proposed design.

It was noted, storm water management plan is designed to protect local wetlands/water/brooks and there will be no adverse effect to abutting property owners.

Chairman Dougherty asked those in attendance to speak in favor or against this application. There were no comments. Public Hearing was closed at 7:44 pm.

4. Additions to the Agenda: None

5. Approval of Minutes:

- a. November 27, 2022:

MOTION (1) made by Tom Craney SECONDED BY Alden Miner that the Zoning Board of Appeals approve Meeting Minutes of November 27, 2022 - as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

6. Unfinished Business:

- a. **ZBA #22-03 HILLANDALE FARMS CONN LLC:** property located at 39 Murphy Road, Franklin, Assessor's Map 44, Lot 8, Zoned C-2; Variance request to Zoning Regulation 9.9; Height Restrictions of buildings and structures.

Ron Chalecki, Zoning Enforcement Officer, noted he has no safety concerns with this proposal.

MOTION (2) made by Tom Craney SECONDED BY Alden Miner that the Zoning Board of Appeals approve ZBA #22-03 Hillandale Farms as presented:

1. Top of 24-foot diameter grain silos currently 75 feet / variance of 40 feet granted
2. Top of 60-foot diameter grain silos currently 99 feet / variance of 64 feet granted
3. Top of bucket elevator at 24-foot diameter silos currently 110 feet / variance of 75 feet granted
4. Top of bin deck on new mill warehouse currently 100 feet / variance of 65 feet granted
5. Top of tallest mill elevator currently 145 feet / variance of 110 feet granted
6. New North side Rail receiving elevator currently 125 feet / variance of 90 feet granted
7. New South side Rail & truck receiving top of truck shed currently 50 feet / variance of 15 feet granted
8. Hardship being a pre-existing non-conforming lot and topography restrictions

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

7. New Business: None
8. Correspondence & Commission Matters: None
9. Public Comments: None.
10. Adjournment:

MOTION (3) made by Thomas Craney SECONDED BY Traci Hastings that the Zoning Board of Appeals adjourn the meeting at 7:47 pm.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted
Sherry Pollard