

**TOWN OF FRANKLIN**  
**ZONING BOARD OF APPEALS (ZBA)**  
7 Meetinghouse Hill Rd.  
Franklin, CT 06254  
**MINUTES**  
**REGULAR MEETING/PUBLIC HEARING**  
Tuesday, April 25, 2023  
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:

**Members Present:** Chairman Bruce Dougherty, Thomas Craney, Henry Konow Jr., Traci Hastings

**Member Absent:** Secretary Alden Miner. **Alternates Absent:** Jeremy Beisiegel, Kelsey Malik

**Also Present:** Zoning Enforcement Officer Ron Chalecki

2. Recognition of Visitors:

3. Public Hearing:

- a. **ZBA #23-03 KEVIN FARGO** for property located at 545 Pond Rd., Assessor's Map 12, Lot 6, Zoned C-2; requesting 30-foot variance to Zoning Regulation 7.4.3 Front Yard Set-back and 1' variance to 7.4.4 Side/Rear Yard Set-back for expansion of existing garage. Application file may be reviewed in the Land Use Office.

Traci Hastings read public hearing notice into the record.

**APPLICANT / PRESENTATION:** Mr. Fargo provided a brief explanation of proposed activities. He explained expansion of existing garage would put the building very close to abutting Beckwith property. He would have put the garage back further on property but due to location of existing well & septic systems this would not be allowed. Garage will be used to park oil trucks inside so they will not be seen. This property is a commercial zone with a home occupation approved by the Zoning Department.

There were no public comments for or against this application. Chairman Dougherty closed public hearing.

4. Additions to the Agenda: None.

5. Approval of Minutes:

- a. March 28, 2023

**MOTION 1:** made by Traci Hastings SECONDED BY Tom Craney that the Zoning Board of Appeals approve Meeting Minutes of March 28, 2023 - as written

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

6. Correspondence & Commission Matters:

7. Unfinished Business:

- a. **ZBA #23-03 KEVIN FARGO** for property located at 545 Pond Rd., Assessor's Map 12, Lot 6, Zoned C-2; requesting 30-foot variance to Zoning Regulation 7.4.3 Front Yard Set-back and 1' variance to 7.4.4 Side/Rear Yard Set-back for expansion of existing garage. Application file may be reviewed in the Land Use Office.

**MOTION 2:** made by Tom Craney SECONDED BY Traci Hastings that the Zoning Board of Appeals approve Kevin Fargo with the following conditions:

1. 7.4.3 Front Yard setback variance of 30 feet
2. 7.4.4 Side/Rear Yard setback variance of 24 feet
3. Hardship location of existing well and septic system

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

8. New Business: None

9. Public Comments:

Ron Chalecki, IWWC Agent & Zoning Enforcement Officer, discussed differing interpretations of Zoning Regulations between ZBA and Planning & Zoning Commission regarding Front and Side Set-backs.

- Regulation 4.4.3 - DIMENSIONAL REQUIREMENTS "4.4.3. Front yard: 75 feet, as measured from the centerline, or 50 feet from the street right-of-way line, *whichever is greater*"

Clarification is needed to establish exact definition to avoid different interpretations between PZC and ZBA and so that it is not left up to interpretation.

10. Adjournment:

**MOTION 3:** made by Thomas Craney SECONDED BY Traci Hastings that the Zoning Board of Appeals adjourn the meeting at 8:15 p. m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

Respectfully submitted,  
**Sherry Pollard**