



TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
AGENDA
REGULAR MEETING & PUBLIC HEARINGS
Tuesday, May 15, 2018, 7:30 p.m.

1. Call to Order:
2. Recognition of Visitors:
3. Public Hearing:
 - a. **PZC #18-02 (Cont): PZC Initiated Proposed Zoning Text Amendments Addressing Following Topics:** Signs (Chapter 12); Non-Conformities (Chapter 13); Temporary Healthcare Structures (Section 9.28); Appeals (Section 3.5); Wells & Septic Systems (Sections 9.6, 9.11.5, 10.10.2.A, 10.10.2.B, 10.16.B(f) and 10.17(c)(6)); and Minor Procedural Corrections & Wording Changes (Sections 3.2.2, 3.2.3, 3.3, 3.3.3, 3.3.4.B, 3.5.1, and 10.4.F)
 - b. **PZC #18-03 Michael Tules (K-Best):** New Commercial Site Plan, Special Permit/Exception, for property located at 931 Route 32, Franklin, CT, Map 3, Lot 7, Zoned R-120. Existing use is Agriculture/Vineyard, proposed use is mixed-use equipment storage areas
4. Additions to the Agenda:
5. Approval of Minutes:
 - a. April 17, 2018
6. Report of the Zoning Enforcement Officer:
7. Correspondence/Commission Matters:
8. Report of the Building Official:
9. Report of the Wetlands Enforcement Officer:
10. Unfinished Business:
 - a. **PZC #18-02 - PZC Initiated Proposed Zoning Text Amendments Addressing Following Topics:** Signs (Chapter 12); Non-Conformities (Chapter 13); Temporary Healthcare Structures (Section 9.28); Appeals (Section 3.5); Wells & Septic Systems (Sections 9.6, 9.11.5, 10.10.2.A, 10.10.2.B, 10.16.B(f) and 10.17(c)(6)); and Minor Procedural Corrections & Wording Changes (Sections 3.2.2, 3.2.3, 3.3, 3.3.3, 3.3.4.B, 3.5.1, and 10.4.F)
 - b. **PZC #18-03 Michael Tules (K-Best):** New Commercial Site Plan, Special Permit/Exception, for property located at 931 Route 32, Franklin, CT, Map 3, Lot 7, Zoned R-120. Existing use is Agriculture/Vineyard, proposed use is mixed-use equipment storage areas
11. New Business:
 - a. **PZC #18-04 Franklin Hills Estates & Country Club, LLC;** Proposed New Commercial Site Plan for property located on the westerly side of Route 32, Avery Lane, and Lathrop Lane, Franklin, CT, Map 37, Lot 1, 324.70 Acres, Zoned PRDD. Existing Use is construction for Golf Course. Proposed use is Golf Course, Driving Range, Clubhouse, Lodge, Maintenance Building and Comfort Stations
12. Public Comment:
13. Adjournment: John McGuire, Chairman

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