



**TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
AGENDA
PUBLIC HEARING & REGULAR MEETING
Tuesday, June 20, 2017, 7:30 p.m.**

1. Call to Order:
2. Recognition of Visitors:
3. Public Hearing:
 - a. **Application #17-01 Planning & Zoning Commission, 7:30 p.m., [CONT]** Commission Initiated Proposed Regulation Amendments to the Zoning Regulations Specifically for Sections 2.1, 3.2, 3.3, 4.4, 5.4, 6.4, 9.4, 9.8, 9.11, 9.15, 9.26, 9.27, 10.1, 10.4, 10.17, 11.3, and 11.6.
4. Additions to the Agenda:
5. Approval of Minutes:
 - a. May 16, 2017
6. Report of the Zoning Enforcement Officer:
7. Correspondence/Commission Matters:
 - a. Norwich Proposed Text Amendments to Zoning Regulations
 - b. DOT Correspondence – Franklin Installation New Sewer & Water Main
 - c. DOT Correspondence – Franklin Sewer Pump Station Access Driveway
8. Report of the Building Official:
9. Report of the Wetlands Enforcement Officer:
10. Unfinished Business:
 - a. **Application #17-01 Planning & Zoning Commission [CONT]** for Commission Initiated Proposed Regulation Amendments to the Zoning Regulations Specifically for Sections:
 - I. 2.1 (Revised definitions)
 - II. 3.2, 3.3, 10.1, 11.3, 11.6 (Revised administrative procedures and requirements)
 - III. 4.4, 5.4, 6.4, 9.8 (Minor text edits and clarifications)
 - IV. 9.4 (Prohibited uses)
 - V. 9.11 (Conversion of residences and minor text corrections)
 - VI. 9.15 (Parking requirements)
 - VII. 9.26 (Unregistered motor vehicles)
 - VIII. 9.27 (Privacy fences)
 - IX. 10.4 (Grading and excavation)
 - X. 10.17 (Bed and breakfasts)
 - b. **Application #17-05 Steven Broyer/Eco Renewable/Windham Solar:** for Proposed New Commercial Site Plan for property located at the intersection of Route 32 & Williams Crossing Road. Assessor's Map 3, Lot 1, Zoned C-2, existing use of property is vacant - proposed use is construction of solar modules
 - c. **Review of Sign Regulations:**
11. New Business:
 - a. **Application #17-06 Michael Gawendo:** Proposed New Subdivision & Site Plan Review for property located at Pond Rd., Assessor's Map 18, Lot 32, Zoned R-80, existing use is raw land (vacant), proposed use is four (4) lot subdivision:
 - b. **Application #17-07 Michael Gawendo:** Proposed New Subdivision & Site Plan Review, Special Exception (rear lot), for property located at Pond Rd., Assessor's Map 18, Lot 32, Zoned R-80, existing use is raw land
 - c. **Application #17-08 Franklin Farms:** Proposed New 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 an extension of use
12. Public Comment:
13. Adjournment:

John McGuire, Chairman

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