



**TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
AGENDA
PUBLIC HEARING(S) & REGULAR MEETING
Tuesday, July 18, 2017, 7:30 p.m.**

1. Call to Order:
2. Recognition of Visitors:
3. Public Hearings:
 - a. **Application #17-01 Planning & Zoning Commission, 7:30 p.m., [CONT]** - Commission Initiated Proposed Regulation Amendments to the Zoning Regulations Specifically for the following 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 #17-07 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
4. Additions to the Agenda:
5. Approval of Minutes:
 - a. June 20, 2017
6. Report of the Zoning Enforcement Officer:
7. Correspondence/Commission Matters:
 - a. Windham Solar Letter: Amendment of Siting Council Approved Petition for Declaratory Ruling
 - b. Windham Solar Letter: CT DOT Letter Regarding Site Line
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 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.
 - 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 #17-06 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
 - d. **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
 - e. **Review of Sign Regulations:**
11. New Business:
 - a. **Application #17-09 Chris and Tammy Deojay:** Proposed New Commercial Site Plan, Special Exception, Mixed-Use, for property located at 685 Route 32, Assessor's Map 12, Lot 15, Zoned C-1, proposed use is construct 2 bedroom house and 1200 sq. ft. commercial building with associated parking.
 - b. **Application #17-10 Adelman Family LLC:** Proposed Renewal or Extension of Permit for property located at Route 87, Assessor's Map 44, Lot 36, Zoned C-2, existing use is raw land, and proposed use is extension of pond permit for 5 more years
12. Public Comment:
13. Adjournment:

John McGuire, Chairman

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