



TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
REGULAR MEETING MINUTES
Tuesday, May 15, 2018, 7:30 p.m.

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

Members Present: Peter Ballaro, Secretary Matt Calvert, Pat Osten, James Wheeler. **Members Absent:** Chairman John McGuire, III. **Alternate Members Present:** Don McClure, Niels Jeppesen. **Alternate Members Absent:** Leo Bienvenue

Don McClure was seated for absent Chairman John McGuire

Also Present: Justin LaFountain, Town Planner, Ron Chalecki, Zoning Enforcement Officer

2. Recognition of Visitors:

3. Public Hearing:

- 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). (Members had no questions. No action was taken here.)

- 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

TOWN STAFF COMMENTS / TOWN PLANNER: Mr. Justin LaFountain submitted his staff report, dated April 19, 2018, outlining a few concerns, such as, the proposed equipment area appears to abut wetlands, a written narrative should be provided by the applicant elaborating on all related specific vehicle activities associated to the proposed use, clarification needed on alternate entrance, fencing/gates, and is there proposed site improvements specifically related to the deteriorating parking and driveway areas. Additionally, it was recommended Mr. Tules contact Tom Weber, the Building Official & Wetlands Officer to determine if wetlands approval is required.

APPLICANT PRESENTATION: Mr. Mike Tules submitted a statement of use into the record, provided an overview of proposed activities, and addressed concerns as noted in Mr. LaFountain's staff report.

The mixed-used equipment storage areas will be used as a month-by-month rental space for an electric supply company. Large and mid-sized work vehicles will be stored overnight and will be used daily. Additionally, very large equipment will be brought on site at the beginning of the week and removed at the end of the week. It is estimated there will be twenty employees. Temporary power will be installed on this site. A chain link fence will be installed for security purposes. There may be the need for on-site fuel oil tanks but details are not finalized at this point. Mr. Tules noted that Mr. Weber reviewed proposed activities and indicated there must be installation of erosion and sedimentation controls with silt fence and hay bales.

4. Additions to the Agenda: NONE

5. Approval of Minutes:

a. April 17, 2018

MOTION #1 (05-15-18): made by Mrs. Osten **SECONDED BY** Mr. McClure that the Planning & Zoning Commission approve meeting minutes of April 17, 2018 as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

6. Report of the Zoning Enforcement Officer: None

7. Correspondence/Commission Matters: None

8. Report of the Building Official: None

9. Report of the Wetlands Enforcement Officer: None

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)

MOTION #2 (05-15-18): made by Mrs. Osten **SECONDED BY** Mr. McClure that the Planning & Zoning Commission continue the public hearing for PZC Application #18-02 to the June 2018 meeting.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

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

MOTION #3 (05-15-18): made by Mr. Wheeler **SECONDED BY** Mr. McClure that the Planning & Zoning Commission approve Application #18-03 with the following conditions:

The Applicant IS REQUIRED to show the following on the Site Plan prior to issuance of a zoning permit:

1. Office Trailer
2. Port-o-Lets
3. Erosion and Sedimentation Control Measures
4. Existing Driveway
5. New Emergency Access Driveway
6. Security Fence
7. Certified Mylar copy of approved site plan shall be filed with the Town Clerk within ninety (90) days [extensions allowed] of receiving approval from the Commission prior to the issuance of any permits
8. NO FUEL STORAGE ALLOWED ON SITE UNLESS APPROVED BY TOWN STAFF

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

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

ZONING ENFORCEMENT OFFICER COMMENTS: Ron Chalecki reviewed and submitted his staff report, dated April 25, 2018, outlining the administrative timeline of the original Franklin Hills Golf Course Planning & Zoning Application #04-01 approved May 3, 2004.

In summary, State Statute Section 8-3(m) of the Connecticut General Statutes indicates no site plan approval, including all extensions, shall be valid more than fourteen years from the date of approval. Therefore, the currently active site plan will expire May 3, 2018. No work shall occur after this date.

APPLICANT/REPRESENTATIVE COMMENTS: Mr. Giavara responded, in that, although statutorily the original project permit expired, the submittal this evening is a “new” application for the same golf course project; and that, the plans submitted into the record this evening are supposed to mirror what was submitted with the 2004 permit application. Mr. Giavara submitted three sets of the site plan, the drainage & storm water management report, and the Planners report into the record.

Mr. Giavara noted, the developer is ready to resume the project as ample financing is now available and that he has submitted \$25,000 to the Town to supplement the site inspection account. The Project Engineer, Mr. Normand Thibeault, Killingly Engineering Associates, intends to provide an estimated bonding number for review by Town of Franklin Engineering Consultants, CLA Engineering, PZC, and Town Staff. The developer is ready to post the bond. Mr. Giavara noted 30% of the golf course itself is completed not including the buildings; and, 80 to 85% of the wetland-related field work has been completed with soil and erosion sedimentation control systems in place and operating. The contractor is actively maintaining the site. ARMY CORP and DEEP did a site review in 2016 including the completed compensatory wetland mitigation areas and erosion and sedimentation control systems and gave their approval.

MOTION # (05-15-18): made by Mr. Wheeler **SECONDED BY** Mr. Moll that the Planning & Zoning Commission schedule a Public Hearing for Application #18-04 for June 19, 2018 meeting

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

12. Public Comment: None

13. Adjournment:

MOTION # (05-15-18): made by Mr. Ballaro **SECONDED BY** Ms. Osten that the Planning & Zoning Commission adjourn the meeting.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted,
Sherry Pollard,
Administrative Assistant to the Commission