

TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
MINUTES
REGULAR MEETING
Tuesday, February 18, 2020 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, Chairman John McGuire III, Pat Osten. **Members Absent:** James Wheeler. **Alternate Member Present:** Don McClure. **Alternate Absent:** Leo Bienvenue, Patrick McCarthy. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Carly Myers, SECCOG Planner.

Chairman McGuire seated Don McClure for Jim Wheeler.

2. Recognition of Visitors: Sign in sheet provided for visitors.
3. Additions to the Agenda: N/A
4. Approval of Minutes:

- a. November 19, 2019: (previously approved minutes)

MOTION #1 (02.18.20): made by Mr. Calvert SECONDED BY Mr. Ballaro that the Planning & Zoning Commission RECIND MOTION #2 and replace as follows:

- **MOTION #2 (11.19.19):** made by Mr. Calvert SECONDED BY Mr. Ballaro that the Planning & Zoning Commission approve “**October 15, 2019**” as amended

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- b. December 17, 2019:

MOTION #2 (02.18.20): made by Mr. Calvert SECONDED BY Mr. Ballaro that the Planning & Zoning Commission approve December 17, 2019 meeting minutes as amended:

- MOTION #4 was SECONDED BY **Mr. Wheeler** NOT Mr. Ballaro
- Agenda Item numbers correct sequence starting at #7. Report of ZEO Report; and thereafter
- MOTION #7 was SECONDED BY **Mr. Wheeler** NOT Mr. Ballaro

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- c. January 21, 2020:

MOTION #3 (02.18.20): made by Mr. Calvert SECONDED BY Mr. Ballaro that the Planning & Zoning Commission approve December 17, 2019 meeting minutes as amended:

- MOTION #4 delete “**to the next meeting**”
- Agenda Item 6. Last sentence to read: “Mr. Adelman is going to be asked if he could consider installing a berm to be extra sure run-off **DOES NOT** go towards residents at bottom of hill.”
- Agenda Item 12. Delete “**New Park Avenue**” at end of sentence
- MOTION #6 was MADE BY Mr. Calvert SECONDED BY “**Mr.**” Ballaro
- Agenda Item 6.a. should read “**96**” Route 32
- Agenda Item 5.a November 19, 2019 Minutes: All MOTIONS are to be dated **(11.19.19)**

VOICE VOTE: 4:0:1 Ms. Osten – Abstained

MOTION CARRIES

5. Report of the Zoning Enforcement Officer:

9 POND ROAD – COMPLAINT: Permits have now been pulled by a contractor for work on site.

89 DR NOTT ROAD: Town Staff has performed an inspection on this property after discussing issues with tenant. Tenant said previous owner built the apartment on site. A new management team has been assigned to this property. The team was notified of apartment violations and is in the process of discussing issues and developing a plan for remediation/correction.

JAYSON DOUBLEDAY: There is an interested party asking if they would be able to rent space from the building on Route 32 owned by Mr. Doubleday. The party intends to set-up a portable hot dog stand in the parking lot area while offering a place to sit under the building and the use of restrooms in the building on site. Mr. Chalecki believes the two proposed uses are allowed. The hotdog stand had been approved for a food service operation in the past and the property is approved for mixed-use. However, Uncas Health District must now approve the associated permits. There was PZC consensus to allow this proposed activity between fall and spring.

96 ROUTE 32: This property has recently been purchased and has a new owner. In the past, the house was used as a residential use and then approved for a business use for a daycare facility. Zoning and Building Departments approved use of the residential dwelling as a daycare business and the structure was updated in accordance with building codes associated to educational use. The current owner is requesting the house be turned back into a residential use only. According to current regulations associated to non-conforming uses, Mr. Chalecki believes the “residential” use has been abandoned because the daycare facility became an approved business after the original residential use and modifications were made to the building for as well.

6. Correspondence/Commission Matters:

- a. Bond Release: PZC #16-02 DATA DARBAR: Revised Commercial Site Plan, property located at 96 Route 32, Assessor’s Map 40, Lots 50 & 51, Zoned C-2, existing use is Gas Station / Convenience Store, proposed use of property is addition of diesel pump and convenience store, and canopy, an expansion of parking and curb-cut re-location

MOTION #4 (02.18.20): made by Ms. Osten SECONDED BY Mr. Ballaro that the Planning & Zoning Commission approve release of the \$5,000 bond for Application #16-02, DATA DARBAR LLC., 96 Route 32

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- b. STCTDOT Review Letter - Murphy Rd. Widening & Intersection Improvements Route 87.

Letter dated January 22, 2020: DOT reviewed most recent set of plans submitted by the Town of Franklin Site Engineer and is asking for modifications followed by a re-submittal to the DOT for further review.

- c. 2020 Winter CT Federation of Planning & Zoning Agencies Newsletter. As submitted
- d. 2020 Annual Conference CT Federation of Planning & Zoning Agencies Yearly. As submitted

7. Report of Building Official: N/A

- 8. Report of Wetlands Official: Carly Myers noted property owner of 57 Dr. Nott Road had been notified of a lack of erosion and sedimentation controls on the exterior of the pond on site. He has agreed to add proper silt fence protections.

9. Unfinished Business: N/A

10. New Business: N/A

a. 2020-21 PZC Line Item Budget Approval:

MOTION #5 (02.18.20): made by Mr. Calvert SECONDED BY Ms. Osten that the Planning & Zoning Commission approve the following PZC Budget Line Items:

<u>LINE ITEM</u>	<u>DESCRIPTION</u>	<u>PREV YEAR</u>	<u>CURRENT YEAR PROPOSED</u>
1200.10	Advertising / Misc.	2000.00	2000.00
1200.40	Town Planner	14,000.00	14,000.00

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

11. Public Comment: N/A

12. Adjournment:

MOTION #6 (02.18.20): made by Ms. Osten SECONDED BY Mr. Ballaro that the Planning & Zoning Commission approves adjourns the meeting at 8:24 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully Submitted,
Sherry Pollard,
Land Use Administrative Assistant