

TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
MINUTES
REGULAR MEETING
Tuesday, March 17, 2020 7:30 p.m.

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

Members Present: Secretary Matt Calvert, Chairman John McGuire III, Pat Osten.

Members on Teleconference: Peter Ballaro, James Wheeler.

Alternate Members Absent: Leo Bienvenue, Patrick McCarthy, Don McClure.

Also Present: Ron Chalecki, Zoning Enforcement Officer, Charlie Grant, First Selectman.

Also Present on Teleconference: Carly Myers, SECCOG, Town Planner, Joe Boucher, Towne Engineering, representing Application PZC #20-01.

2. Recognition of Visitors: NO VISITORS.

3. Additions to the Agenda:

MOTION #1 (03.17.20): made by Chairman McGuire SECONDED BY Secretary Calvert that the Planning & Zoning Commission add the following to the Agenda under New Business: "Extension for Filing of Mylar's for Franklin Hills Estates & Country Club"

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Approval of Minutes:

- a. February 18, 2020:

MOTION #2 (03.17.20): made by Secretary Calvert SECONDED BY Mr. Ballaro that the Planning & Zoning Commission approve meeting minutes of February 18, 2020 – as amended:

1) Patrick McCarthy was present and not seated, 2) Jason Doubleday – Add Address: **115 RT 32**

VOICE VOTE: Jim Wheeler - Abstained

MOTION CARRIES

5. Report of the Zoning Enforcement Officer: No Report.

6. Correspondence/Commission Matters:

- a. Application - Town of Scotland Planning & Zoning Commission Proposed Comprehensive Text Amendments to Regulations & Zoning Map. A Public Hearing will be opened April 15, 2020 at 7:30 p.m. at the Scotland Fire Hall, 47 Brook Road, Scotland, CT.

- b. CT Federation of Planning & Zoning Agencies:

MOTION #3 (03.17.20): made by Secretary Calvert SECONDED BY Ms. Osten that the Planning & Zoning Commission approve the CT Federation of Planning & Zoning Agencies Annual Renewal Membership Dues through March 31, 2021 in the amount of \$110.00

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

7. Report of Building Official: N/A

8. Report of Wetlands Official: Carly Myers noted the Inland Wetlands & Watercourses Commission did not have any applications or business to consider so no meeting was held in March 2020.

9. Unfinished Business: N/A

10. New Business:

- a. **PZC #20-01 Franklin Organic Mushrooms:** Renewal Request for property located on 931 Route 32, Map 3, Lot 7, Zoned R-120; Existing Use is sand & gravel excavation. Continued use is excavation and closure activities.

APPLICANT PRESENTATION: Mr. Joe Boucher was on teleconference to represent the applicant. Previously submitted into the record were the application form and fees, and the 2020 Excavation Permit Renewal for Windham Materials Site Plan dated January 31, 2020.

Mr. Boucher indicated estimated completion of this phase will be prior to November 4, 2020. Currently the slopes are being shaped in preparation for the close out. At the time of completion, Mr. Boucher intends to provide a written statement indicating final grading on site meets Planning & Zoning requirements.

TOWN ZEO COMMENTS: Mr. Chalecki performed a recent site walk and noted all looks good on site. He recommended approval of the one-year extension request.

TOWN PLANNER COMMENTS: Ms. Myers has reviewed the site plan sheet. She noted it conforms to the zoning regulations and recommended approval of the one-year extension request.

TOWN TREASURER COMMENT: Ms. Osten asked that the *original*-signed bond for this application be mailed to the Town Hall as soon as possible. Mr. Boucher was in agreement.

MOTION #4 (03.17.20): made by Secretary Calvert SECONDED BY Mr. Ballaro that the Planning & Zoning Commission approves PZC #20-01 Franklin Organic Mushrooms one-year renewal request to March 17, 2021

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- b. **PZC #19-01 Franklin Hills Estates & Country Club Mylar Filing:**

At their Regular Meeting held Tuesday, December 17, 2019, the Planning & Zoning Commission approved a second and final extension request for the filing of the Mylar Plans with an ending date of March 27, 2020. Due to the COVID-19 virus emergency situation the Commission took the following action.

MOTION #5 (03.17.20): made by Ms. Osten SECONDED BY Mr. Ballaro that the Planning & Zoning Commission approves a 3-month extension for the filing of the Mylar Site Plan Set for PZC Application #19-02 Franklin Hills Estates & Country Club to June 30, 2020.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

11. Public Comment: N/A

12. Adjournment:

MOTION #6 (03.17.20): made by Mr. Calvert SECONDED BY Ms. Osten that the Planning & Zoning Commission adjourns the meeting at 8:03 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully Submitted,
Sherry Pollard,
Land Use Administrative Assistant