

TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
MINUTES
REGULAR MEETING
Tuesday, May 19, 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 & James Wheeler. **Alternate Members Absent:** Leo Bienvenue, Patrick McCarthy, Don McClure. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Charlie Grant, First Selectman, Carly Myers, SECCOG, Town Planner, Joe Boucher, Towne Engineering & Harold Hopkins, Windham Materials, representing Application PZC #20-01.

2. Recognition of Visitors: NO VISITORS.

3. Additions to the Agenda: NONE.

4. Approval of Minutes:

- a. March 17, 2020

MOTION #1 (05.19.20): made by Mrs. Osten SECONDED BY Mr. Ballaro that the Planning & Zoning Commission approve meeting minutes of March 17, 2020 – as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

5. Report of the Zoning Enforcement Officer: Issued permits for a deck and single family dwelling.

6. Correspondence/Commission Matters:

- a. Sprague Planning & Zoning Commission Proposed Text Amendments (Recreation Campground/Facilities)

There was review and discussion on amendment as follows:

- **Section 22 Moratoria.** A moratorium shall take effect 14 days after notice of adoption and remain in effect for one (1) year, or until new regulations are adopted, whichever takes place first. During the moratorium, no application shall be accepted for Recreation Camp Grounds or Recreation Facilities in any zone. Public hearing will open Wed, Jun 3, 2020 at 7 pm on this item via teleconference.

- b. Murphy Road Widening & Intersection Improvements (DOT Comments):

PZC received a copy of DOT correspondence, dated April 9, 2020, sent to the Franklin Consulting Engineer Leonard Engineering indicating approval of the overall site plan set with a few minor remaining items:

(1) Submittal of permit application, (2) Copy of drainage right-of-way deed, (3) DOT Encroachment Permit. Charlie Grant indicated the project is about to proceed and will be sent out for bid soon.

7. Report of Building Official: N/A

8. Report of Wetlands Official: Carly Myers noted the Inland Wetlands & Watercourses Commission did not meet in April 2020. There was a complaint by an abutting property owner to 109 Norwich Road, in that, unwanted water and sediment run-off was coming onto their property. The owners of 109 Norwich Road were notified and were very cooperative and corrected the problem in a timely manner.

9. Unfinished Business: N/A

10. New Business:

- a. **Request for Bond Reduction - PZC #20-01 - Franklin Organic Farms:** 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.

Joe Boucher provided correspondence, dated May 14, 2020. He indicated the site has now been almost fully excavated and what work remains is spreading stockpiled topsoil/subsoil, shaping final embankments, and seeding the site. A large portion of the site has already had topsoil/subsoil spread and there are no active or potential erosion or sediment control issues.

➤ Final Grading	\$16,000
& Seeding	<u>\$27,500</u>
Sub-total	\$43,500
➤ 10% Contingency	<u>\$ 4,350</u>
TOTAL	\$47,850

Ron Chalecki has reviewed the project and recommended the reduction in bond amount to \$50,000. Carly Myers reviewed the project and agrees with the reduction in bond amount to \$50,000.

MOTION #2 (05.19.20): made by Mr. Calvert SECONDED BY Mrs. Osten that the Planning & Zoning Commission approve a reduction of bond amount for PZC #20-01, Franklin Organic Farms, from \$150,000 to \$50,000.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- b. Update: Franklin Hills Estates & Country Golf Course:

Carly Myers submitted correspondence, dated May 7, 2020, and provided the Commission with an update.

1. **MYLARS:** On March 17, 2020 Planning and Zoning Commission granted an extra 90-day extension for the filing of Mylars, to 6/30/2020, allowing additional time for staff review due to COVID-19.
2. **AUTHORIZED REPRESENTATIVES:** The Town has received conflicting information on the true authorized agent of this project. The Town will send a request for written & signed documentation designating the current authorized agent.
3. **NON-COMPLIANCE:** Franklin Hills Site is currently non-compliant with conditions of approval of IWWC #18-03.
 - The latest site inspection reports received from Boundaries, LLC indicate erosion and sediment control measures are failing at the site and need maintenance.
 - If erosion and sediment controls are not addressed in a timely manner additional enforcement action under Section 14 of the IWWC Regulations may proceed.

11. Public Comment: N/A

12. Adjournment:

MOTION #3 (05.19.20): made by Mr. Calvert SECONDED BY Mrs. 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