

TOWN OF FRANKLIN

PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254

REGULAR MEETING MINUTES

Tuesday, November 20, 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, Chairman John McGuire III, Pat Osten, James Wheeler. **Members Absent:** Secretary Matt Calvert. **Alternate Members Present:** Don McClure. **Alternate Members Absent:** Leo Bienvenue, Niels Jeppesen. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Carly Myers, SECCOG Town Planner. Chairman McGuire seated Mr. McClure for Mr. Calvert.

2. Recognition of Visitors: Chairman McGuire recognized visitors.
3. Additions to the Agenda: None
4. Approval of Minutes:
 - a. October 16, 2018:

MOTION #1 (11-20-18): made by Ms. Osten **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission approve Meeting Minutes of October 16, 2018 as amended

1. Add to Public Comment:

Mr. Albert Rudolph asked for an update on the Franklin Hills Golf Course Project and spoke about drainage problems near his property and on his property. He also asked who is currently maintaining the golf course property relative to erosion and sedimentation issues. Chairman McGuire noted the applicant has withdrawn the application for the Franklin Hills Golf Course. The property owner is now responsible for the site. The Town will be reviewing the site to determine its status of stability.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

5. Report of the Zoning Enforcement Officer:
 - a. **15 LATHROP LANE:** Mr. Chalecki received a complaint made to the Town about a blight condition on 15 Lathrop Lane. Mr. Chalecki noted the existing residential structure is in bad condition and there are numerous vehicles sitting on the property. It appears there is no electricity connected to the house. Several attempts have been made to contact the property owner with no response. Mr. Chalecki will continue to work towards contacting the property owner.
 - b. **96 ROUTE 32:** Mr. Chalecki is in receipt of a copy of recent site plans submitted to the Department of Transportation by the property owner for activities on 96 Route 32. It appears site plans on file with the Town for expansion of a canopy are different from these most recent site plans. It appears the canopy has been shifted closer to the roadway. MR. Chalecki will contact the property owner for clarification.

6. Correspondence/Commission Matters: CT Federation of Planning & Zoning Agencies Newsletters.
7. Report of the Building Official: None.
8. Report of the Wetlands Enforcement Officer: None.
9. Unfinished Business: None.
10. New Business:
 - a. **PZC #18-10, Franklin Hills Estates & Country Club, LLC;** Proposed zoning text change to the PRDD Planned Recreational Development District, Chapter 10 Special Exceptions, Section 10.14.5(B), Golf Course Community, of the Franklin Zoning Regulations.

APPLICANT / PRESENTATION: Attorney McCoy from Heller, Heller, & McCoy was present to represent the applicant.

PZC DISCUSSION: It was noted the current PZC Regulation Chapter 10, Special Exceptions, Section 10.14 Golf Course Communities, Section 10.14.5(B), reads:

A standard 18-hole golf course occupying at least 150 acres of the tract and having a total length of at least 6,000 yards as measured from the rearmost tee areas and calculated in a manner approved by the United States Golf Association. Tees, greens and landing areas must be at least 50 feet from the required tract perimeter buffer, or from the boundary of any internal lot, unless reduced by the Commission as set forth in Section 5A.3.3 of these Regulations. C

It was clarified that the previously proposed golf course site plan application design shows areas within such 50 foot set-back area.

Applicants proposed text amendment reads:

A standard 18-hole golf course occupying at least 150 acres of the tract having a total length of at least 6,500 yards as measured from the rearmost tee areas and calculated in a manner approved by the United States Golf Association. Tees, greens and landing areas must be located a minimum of 150 feet from any structure occupied as a residential dwelling on property located exterior to the golf course or golf course community, as of the date of filing of an application for a golf course or golf course community. The application shall contain a certification from the golf course architect that they layout of the proposed golf course shall not create a safety hazard on any adjoining real property to the application parcel.

ZONING ENFORCEMENT OFFICER COMMENTS: As noted above, during PZC discussions, Mr. Chalecki agrees the previously proposed golf course site plan application design shows areas within such 50 foot set-back. This is in violation of the Planning & Zoning Regulations.

MOTION #2 (11-20-18): made by Mr. Wheeler SECONDED BY Mr. Ballaro that the Planning & Zoning Commission schedule a Public Hearing for PZC #18-10, Franklin Hills Estates & Country Club, for proposed zoning text amendment to Section 10.14.5(B), Golf Course Community, on Tuesday, December 18, 2018, 7:30 p.m. at the Franklin Town Hall

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

11. Public Comment: None

12. Adjournment:

MOTION #3 (10-16-18): made by Ms. Osten **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission adjourn the meeting at 8:18 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted,

Sherry Pollard,
Administrative Assistant to the Commission