

**TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
REGULAR MEETING MINUTES & PUBLIC HEARING
July 19, 2022, 7:30 p.m.**

(These Minutes are "Unapproved". Formal "Approval" takes place at the next Board meeting held and will show changes/ corrections if any)

1. Call to Order: Chairman McGuire called the meeting to order at 7:32 p.m.

Members Present: Secretary Matt Calvert, Patrick McCarthy, Chairman John McGuire III, Josh Gagnon, Thomas Miner. **Alternate Member Present:** Tammi Avery. **Alternate Member Absent:** Leo Bienvenue.

Staff Present: Ron Chalecki Zoning Enforcement Officer, Nicole Haggerty, Town Planner

2. Recognition of Visitors: Sign in sheet provided.

3. Public Hearings:

- a. **PZC Application #22-08 – Franklin Planning & Zoning Commission [cont]:** Application for regulation amendment to allow Accessory Dwelling Units as a permitted use per CT Public Act 21-29 adding new section 9.29.

Board of Selectman approval is necessary in order for PZC to move forward. Topic will be added to BOS Agenda for their next meeting.

MOTION #1 made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission continue the Public Hearing to the next PZC Meeting August 16, 2022

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- b. **PZC Application #22-10 – Franklin Planning & Zoning Commission:** Regulation amendments to establish a temporary (180-day) Moratorium on Cannabis Establishments.

Nicole Haggerty reviewed results of survey. It was noted, the State of CT issued certain requirements, such as number of retail stores allowed in a town, and subsequently made changes after Towns started working on considerations for their regulations. This is an inefficient process.

1. Connie Sharp asked who determines number of retail stores allowed within a town and also that a legal opinion on this would be good. Chairman McGuire replied it is the State of CT that determines locations and issues permits.
2. Russ Palazzo asked about who is responsible for determining location of stores. Chairman McGuire replied it is the State of CT that determines locations and issues permits.
3. Stori Beckwith spoke in favor a moratorium as State of CT information keeps changing daily.
4. Roland Mihok spoke in favor of banning cannabis establishments and also the moratorium.
5. Alden Miner spoke in favor of a moratorium due to continual State of CT changes and banning cannabis establishments.

MOTION #2 made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission continue the Public Hearing to the next PZC Meeting of August 16, 2022 - 7:30 pm.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Additions to Agenda: None

5. Approval of Minutes:

a. June 21, 2022 Regular Meeting:

MOTION # made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission approve June 21, 2022 Regular Meeting Minutes – as amended:

➤ Remove repetitive “made by” from MOTIONS throughout

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

6. Correspondence/Commission Matters: none.

7. Report Wetlands Official: Ron Chalecki:

- a. **SULLIVAN – 204 RT 32:** Concerns remain. DEEP reviewing. Possible undesirable wood related materials being placed in wetlands/pond. Waiting for plans to be submitted to IWWC. Plans will then go to PZC.
- b. **GARRETT HOMES LLC:** IWWC tabled action to August 2, 2022 at 7:30 pm.

8. Report of the Building Official: None

9. Report of the Town Planner: Nicole Haggerty:

a. Update: Public Act 21-29 Affordable Housing Plan/State Mandated Text Amendment

Public Hearing to be held August 16, 2022.

10. Report of the Zoning Enforcement Official: Ron Chalecki:

- a. **66 ROUTE 32 GUY PALAZZO:** Received phone call today. DOT admitted they made a mistake by not following up on Mr. Palazzo's request for a lease agreement. Mr. Palazzo and DOT are now working together on this topic.
- b. **825 ROUTE 32 DAVID BOYLE:** Mr. Boyle is working with local contractor in preparing plans that will eventually be submitted to building department for review & approval.
- c. **90 Dr. Nott Rebecca Burchell:** Receiving emails from neighbors indicating dog boarding continues. Advertisement on Rover.com has been removed, therefore, there is no evidence business is in operation. No further action needed.

11. Unfinished Business:

a. **PZC Application #22-08.** Discussed above.

b. **PZC Application #22-09 - Sound Petroleum:** New Commercial Site Plan Review, for property located at 532 Pond Road, Assessor's Map 12, Lot 45; Zoned C-2, proposed use is propane distribution-delivery facility/storage/office/retail showroom.

Chairman McGuire accepted into the record and referenced correspondence from Mark Zamarka, Walker, Smith & Palmer, P.C., dated July 15, 2022, regarding Proposed Sound Propane Storage Facility, for clients Jim and Stori Beckwith, Kahn Tractor & Equipment and Arrowhead Acres, LLC. In general, this letter is to detail their client's opposition to the propane storage and distribution facility proposed for property at 532 Pond Road.

Chairman McGuire noted with this letter being accepted this evening, PZC should consider allowing time for the Town Attorney to review.

Attorney for property owner, Valerie Ann Votto, responded in that she has not seen this letter and would like additional time to review it.

MOTION # made by Matt Calvert **SECONDED BY** Tom Miner that the Planning & Zoning Commission Continue Application #22-09 - Sound Petroleum to the next PZC meeting of August 16, 2022

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

c. **PZC Application #22-10: Action above.**

12. New Business:

13. Public Comment:

1. Alden Miner spoke about high rate of vehicle accidents on Route 32.
2. Mike Tules noted he is interested in opening a Wine Tasting Business at 931 Route 32.
3. Guy Palazzo spoke about high rate of vehicle accidents on Route 32.

14. Adjournment:

MOTION # made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission adjourn at 8:21 pm.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted,

Sherry Pollard,

Administrative Assistant to the Commission