

TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
PUBLIC HEARING & REGULAR MEETING MINUTES
Tuesday, November 15, 2022, 7:30 p.m.

1. Call to Order: Chairman McGuire called the meeting to order at 7:31 p.m.

Members Present: Secretary Matt Calvert, Patrick McCarthy, Chairman John McGuire III, Josh Gagnon, Thomas Miner. **Alternate Members Absent:** Leo Bienvenue. **Alternate Member Present:** Tammi Avery. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Nicole Haggarty, SECCOG Town Planner.

2. Recognition of Visitors: Chairman McGuire recognized visitors.

3. Public Hearing:

- a. **PZC #22-08 Franklin Planning & Zoning Commission – Accessory Dwelling Units:** Reviewed as submitted with recent modifications. Town Attorney agrees with language as presented.

MOTION #1 made by Mr. Calvert **SECONDED BY** Mr. Gagnon that the Planning & Zoning Commission close Public Hearing for PZC #22-08 Regulation Amendment for Accessory Dwelling Units

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Additions to Agenda:

MOTION #2 made by Mr. Gagnon **SECONDED BY** Mr. McCarthy that the Planning & Zoning Commission add PZC Application 22-14 Seymour Adelman to New Business

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Approval of Minutes:

- a. October 18, 2022:

MOTION #3 made by Mr. Calvert **SECONDED BY** Mr. Gagnon that the Planning & Zoning Commission approve October 18, 2022 meeting minutes as amended:

➤ Item 9. CHRIS SULLIVAN – corrected spelling last sentence: “site”

➤ **MOTION #4 VOICE VOTE** - corrected spelling: “Mr. Calvert”

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

5. Correspondence / Commission Matters:

- a. 2023 Meeting Calendar:

MOTION #4 made by Mr. Calvert **SECONDED BY** Mr. Gagnon that the Planning & Zoning Commission approve the 2023 Meeting Calendar as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- b. Town of Bozrah Zoning Regulation Amendment Notification to Abutting Municipality: REVIEWED.

- c. Connecticut Federation Planning & Zoning Agencies Newsletter– Fall 2022: REVIEWED

6. Report of Wetlands Official: Ron Chalecki:

IWWC 22-11: JOSEPH RANDAZZO: Southeast Corner of Route 32 & Route 207; gas station / convenience store (Lot-1) and Warehouse / Office Units for lease (Lot 2). CONTINUED hearing to December 6, 2022

IWWC 22-12: DAVID BOYLE: 825 Route 32; Expansion of house deck and construction of outdoor shower in regulated area. APPROVED.

CHRIS SULLIVAN: IWWC did site visit. APPROVED application to stabilize upland review areas October 12, 2022. Remaining issues with application fee. Mr. Chalecki to follow up.

7. Report of Building Official: None

8. Report of Town Planner:

PLAN OF CONSERVATION AND DEVELOPMENT (POCD): Nicole Haggerty reviewed most recent copy and noted POCD must be updated and adopted prior to June 1, 2023. PZC Review process should allow time for Public Hearing process. 2008 Survey questions reviewed. Working on new questions and will provide Draft to PZC at December 2022 meeting.

9. Report Zoning Officer:

DAVID BOYLE: Due to changes associated to proposed new deck and outdoor shower a new Zoning Permit must be obtained by Mr. Boyle for site plan modifications.

FRANKLIN HILLS GOLF COURSE: Boundaries indicating they will no-longer be working for Franklin Hills.

CHRIS SULLIVAN: There has been a formal cease and desist on this property. A final 30-day timeframe was given to Mr. Sullivan to file a PZC Application for his mixed-use business in October 2022. No application has been filed to date. There was PZC consensus that the Zoning Enforcement Officer Ron Chalecki move forward with Town of Franklin legal action.

10. Unfinished Business:

a. **PZC #22-08 Franklin Planning & Zoning Commission:**

MOTION #5 made by Mr. Gagnon **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission allow Accessory Dwelling Units as amended and read into the record

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

11. New Business:

- a. **Application 22-14 SEYMOUR ADELMAN:** Renewal/Extension request for property located at Route 32; Assessors Map 45, Lot 47, Zoned I-C2; renewal proposed to continue active earth excavation & regrading.

ZONING ENFORCEMENT OFFICER: Mr. Chalecki noted site is nicely maintained and professionally managed. Recommended approval.

MOTION #6 made by Mr. Calvert **SECONDED BY** Mr. Gagnon that the Planning & Zoning Commission approve PZC 22-14 Seymour Adelman excavation renewal request to November 30, 2023 – as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

12. Public Comments: NONE

13. Adjournment:

MOTION #7 made by Mr. Calvert **SECONDED BY** Mr. McCarthy that the Planning & Zoning Commission adjourn the meeting at 8:23 p.m.

VOICE VOTE: UNANIMOUS

MOTION CARRIES

Respectfully submitted,
Sherry Pollard,
Administrative Assistant to the Commission