

TOWN OF FRANKLIN

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

REGULAR MEETING MINUTES Tuesday, December 20, 2022, 7:30 p.m.

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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:** Tammi Avery, Leo Bienvenue. **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Nicole Haggarty, SECCOG Town Planner.

2. Recognition of Visitors: Chairman McGuire recognized visitors.
3. Additions to Agenda: NONE
4. Approval of Minutes:
 - a. November 15, 2022:

MOTION #1 made by Mr. Calvert **SECONDED BY** Mr. Miner that the Planning & Zoning Commission approve November 15, 2022 meeting minutes - as amended:

- **ADD** Pubic Comment: "Rick Vendola thanked PZC for working towards resolving outstanding issues with Chris Sullivan, 204 Route 32. Questionable activities are still going on.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

5. Correspondence / Commission Matters:
 - a. State of Connecticut David Boyle 825 Route 32 Driveway Permit Status:

Letter dated December 13, 2022: Denied: 1) need local town approval, 2) revise plans to show entire portion of proposed drive located within State Right-of-way will be paved w/hot mix bituminous asphalt, 3) revised plans to show drive is minimum 12' wide with 5' radius.

- b. ZBA Clarification Zoning Regulations: See Public Comment.

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 - January 3, 2022.

7. Report of Building Official: None
8. Report of Town Planner:

PLAN OF CONSERVATION AND DEVELOPMENT (POCD): Nicole Haggerty reviewed recent copy. POCD must be updated/adopted prior to June 1, 2023. Members discussed changes in content and preferred order of survey questions. As a result of discussions, Ms. Haggerty will make changes and begin to distribute survey through town offices and organizations.

9. Report Zoning Officer:

MEETINGHOUSE & HILL-TOP DRIVE: Property owner constructed deck & pool without permit. Owner was contacted and agreed to obtain Uncas Health District approval and return to zoning. Property owner did not return with permit. Cease & desist order was issued.

ROUTE 32 & PLEASURE HILL RD: Acif Choudhry owns property and is renting out house on property. However, a tent & tarps have been put up in the back yard. It appears a family and child are living in back yard. Sent letter to property owner indicating this is not allowed.

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

NELTS INC. / TYLER DRIVE: One year ago, owner was grading and knocking down trees. Owner has also erected 2 temporary buildings with a few smaller units on side of building. No site plans have been submitted to the town and no permits have been issues for this activity.

CLUB-HOUSE ROAD: Blight complaint filed. Garbage all around property. Has been cleaned up a little.

POND RD – ADJACENT TO PLANT GROUP: Blight complaint – as numerous accessory building are on this property with tarps attached that are in very poor condition and there are 5 un-registered vehicles on the property. Neighbors believe this is depreciating abutting property values.

CHRIS SULLIVAN: Formal cease & desist previously issues on this property. No corrective action taken. Mr. Chalecki moved forward with Town of Franklin legal action and submitted legal papers to Town Attorney for action.

10. Unfinished Business: None

11. New Business: None

12. Public Comments:

1. Letter received from ZBA Chairman Bruce Dougherty dated November 1, 2022. ZBA asking for clarification & definitions within zoning regulations that deal with tiny houses, ownership/use of personal campers by property owner, guests, and others; and, recreational vehicle, mobile home, camping structures both temporary and mobile.

13. Adjournment:

MOTION #7 made by Mr. Calvert **SECONDED BY** Mr. Gagnon that the Planning & Zoning Commission adjourn the meeting at 9:00 p.m.

VOICE VOTE: UNANIMOUS

MOTION CARRIES

Respectfully submitted,
Sherry Pollard
Administrative Assistant to the Commission