

**TOWN OF FRANKLIN  
PLANNING & ZONING COMMISSION (PZC)  
FRANKLIN TOWN HALL  
7 Meetinghouse Hill Rd.  
REGULAR MEETING MINUTES  
January 19, 2021, 7:30 p.m.**

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1. Call to Order: Chairman McGuire called the meeting to order at 7:30 p.m.

**Members Present:** Chairman John McGuire III, Pat Osten, James Wheeler. **Members Absent:** Peter Ballaro, Secretary Matt Calvert. **Alternate Members Absent:** Leo Bienvenue, Patrick McCarthy, Don McClure.

**Also Present:** Ron Chalecki, Zoning Enforcement Officer, Charlie Grant, First Selectman, Carly Holzschuh, AICP, SECCOG Town Planner, and Town Clerk Lynda Craney.

2. Recognition of Visitors: Guy Palazzo, Russ Palazzo

3. Additions to Agenda: NONE

4. Approval of Minutes:

a. November 17, 2020 (cancelled)

b. December 15, 2020

**MOTION #1 (01.19.21):** made by Mr. Wheeler **SECONDED BY** Ms. Osten that the Planning & Zoning Commission approve Meeting Minutes of December 15, 2020 – as amended. 1) Pat McCarthy was present. 2. Don McClure was not present. 3) Niels Jeppesen was not present and is not a member of PZC.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

5. Correspondence / Commission Matters: N/A

6. Report Zoning Officer:

a. **828 ROUTE 32 ABRUZZI:** Mr. Chalecki verified the contractor, Driveway Guys, has been bringing in and stockpiling large amounts of material on this property. A very large pile was located close to the neighbor's property line. Mr. Chalecki contacted the property owner and informed him this was not allowed. Property owner replied he didn't realize a permit was required. Property owner was notified erosion and sedimentation controls were to be installed to control run-off and to stabilize the area. The Driveway Guys submitted a \$5000 E&S bond to the Town for this project.

7. Report Building Official: N/A

8. Report Wetlands Agent: Carly Holzschuh reported on the following IWWC action taken January 5, 2021:

- Approved IWWC Application #20-05 David Boyle for a single-family residence; with associated grading, drainage, and utilities within wetlands; Located at Route 32, GIS Map 9, Lot 21.
- Approved IWWC Application #20-06 David Gardner for placement of storage shed on property located at 34 Pond Rd., GIS Map 18, Lot 23, Zoned R-80 Residential District

9. Unfinished Business:

a. G&S Auto Sales Repair - 66 Route 32 – Guy Palazzo:

**ZONING OFFICER COMMENTS/STATE RIGHT-OF-WAY:** Ron Chalecki read an EMAIL from a State of Connecticut Official, dated January 14, 2021, stating the State of Connecticut **does not allow** dealerships or private citizens to park vehicles on State right-of-way property. PZC continues to ask that a written approval letter from the Department of Transportation be submitted by Mr. Palazzo showing permission to park cars in the State of Connecticut right-of-way as soon as possible.

**SITE PLAN NON-COMPLIANCE:** Mr. Palazzo has been asked repeatedly, since about October 27, 2020, to provide the Town of Franklin Zoning & Enforcement Officer with written approval from the

Connecticut Department of Transportation for parking cars in the State right-of-way. No approval has been received. Mr. Palazzo remains non-compliant of his PZC approved site plan with regard to this issue. Additionally, he is also non-complaint with the site plan by parking more cars on this site than is allowed.

Mr. Palazzo continues to say he has been trying to obtain written approval and due to COVID he believes it could take up to six months. He also indicated he has been talking with a DOT Official about the process for leasing state right-of-way property. He is in receipt of the lease application and is currently filling it out. Mr. Palazzo asked PZC to consider the time he needs to complete the lease agreement.

**PARKING CARS ON ABUTTING PROPERTY (GAS STATION):** It has come to the attention of the Commission that Mr. Palazzo is parking cars on the abutting property, 62 Route 32. This property has not been approved for dealership sales and no permit has been issues for such by the Town. This would be considered a violation of Zoning Regulations.

**PZC RECOMMENDATION/ACTION:** There was general consensus that Mr. Palazzo immediately move all vehicles off the State Right-of-Way, bring the number of cars on site into compliance with approved site plan, and remove vehicles off of abutting property at 62 Route 32.

b. Affordable Housing Plan Preparations:

Carly Holzschuh provided a very informative presentation. Topics included but were not limited to, demographics, economic trends, housing needs, housing stock, and next steps.

c. Franklin Hills Estates & Country Club:

Carly Holzschuh reviewed the following Boundaries Report associated to current conditions on site:

<u>REPORT DATE:</u>	<u>FINDING (general):</u>
12/10/20	Repairs & Maintenance needed
01/10/21	Continuing Repairs & Maintenance needed
01/18/21	Continuing Repairs & Maintenance needed

Franklin Hills Estates & Country Club is lacking in their communications and responsibilities for maintaining erosion and sedimentation controls on this site and remaining compliant with conditions of approval for the approved Site Plan Application / Permit issued by the Planning & Zoning & Inland & Wetlands Commissions. The need for erosion and sedimentation controls are very important in keeping exposed portions of this site stabilized and for protection of abutting property owners.

**PZC ACTIONS:** There was discussion on options to suspend the permit, schedule a show cause hearing, and/or assign further action. There was PZC consensus the applicant be notified by Town Staff via letter that they are currently in violation of conditions of approval and a possible suspension of the permit will take place if erosion and sedimentation controls are not repaired in a timely manner.

**IWWC ACTIONS:** The IWWC Chairperson agreed to schedule a hearing for their next regularly scheduled meeting for Franklin Hills Estates & Country Club in regard to discussing compliance with the permit and all requirements.

10. New Business:

11. Public Comments: N/A

12. Adjournment:

**MOTION #2 (01.19.21):** made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission adjourn the meeting at 8:54 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

Respectfully submitted, *Sherry Pollard*, Administrative Assistant to the Commission