

**TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
REGULAR MEETING MINUTES
February 16, 2021, 7:30 p.m.**

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

Members Present: Peter Ballaro, Secretary Matt Calvert, Chairman John McGuire III, Pat Osten, James Wheeler. **Alternate Present:** Patrick McCarthy. **Alternate Members Absent:** Leo Bienvenue, 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: Jason Basley, Guy Palazzo, Russ Palazzo, Debra Palazzo, Joe Vasington
3. Additions to Agenda: NONE
4. Approval of Minutes:
- a. January 19, 2021

MOTION #1 (02.16.21): made by Pat Osten **SECONDED BY** Peter Ballaro that the Planning & Zoning Commission approve Meeting Minutes of January 19, 2021 – as amended.

1) Correct MOTION #2 to read: “**made by Pat Osten SECONDED BY Jim Wheeler**”

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

5. Correspondence / Commission Matters: N/A
6. Report Zoning Officer:

Zoning Permits Issued: 1) ZP 21-01 9 Bullard Rd, Michael Lynch, construct Shed, 2) ZP #21-02, 34 Pond Rd, David Gardner, Construct Shed, 3) ZP #21-03, 43 Townline Boulevard, Jeffry Olsen, Construct Single family residence

- a. G&S Auto Sales Repair - 66 Route 32 – Guy Palazzo: Mr. Palazzo was present to continue discussing numerous issues brought to his attention by Town of Franklin Staff and PZC Commission Members regarding non-compliance to the approved site plan for 66 Route 32. He indicated he has not moved “all” vehicles off of the CT State right-of-way and vehicles on 70 Route 32 have only been moved back against the existing building.

PZC COMMENTS: It was brought to Mr. Palazzo’s attention he remains non-compliant. There was general consensus Mr. Palazzo do the following:

1. Move vehicle(s) off of 70 Route 32 as Mr. Palazzo has not obtained a permit for sale of vehicles on this property and is in violation of approved site plan.
2. Move vehicle(s) off of 62 Route 32 as Mr. Palazzo has not obtained a permit for sale of vehicles on this property and is in violation of approved site plan.
3. Move vehicle(s) off of the CT State right-of-way area at 66 Route 32 as Mr. Palazzo is in violation of approved site plan
4. File a formal “Change of Use Permit” right-a-way with the Town Zoning Enforcement Officer for 70 Route 32 if the display/sale of vehicles will take place.

7. Report Building Official: N/A
8. Report Wetlands Agent: Carly Holzschuh reported on Agenda Item 9 c. below:
9. Unfinished Business:
- b. Affordable Housing Plan Preparations:

Carly Holzschuh provided a very informative presentation and provided a comprehensive PDF documents for review by members. Topics included but were not limited to, demographics, economic trends, housing needs, housing stock, and next steps. This item will continue to be reviewed at the next PZC meeting.

- c. Franklin Hills Estates & Country Club: Carly Holzschuh reported on IWWC Feb 2 meeting.

IWWC held a Compliance Hearing for Franklin Hills Estates & Country Club February 2, 2021. The hearing put Franklin Hills on notice that the lack of communication and information required for this project, including that of erosion and sedimentation control plans and reports, will no longer be tolerated. Responsibility is that of the applicant to remain compliant with regulations and all conditions of approvals set forth by Land Use Commissions in granting this permit. There was general consensus for a modification to the permit in that four days is an acceptable time frame for repairs to be completed unless there is an emergency situation, in which, 24 hours would be required. Keeping lines of communication open and informative is the responsibility of the applicant for the remainder of this project. If the applicant does not comply with E&S repairs in a timely manner there will be consideration of suspending/pulling their permit.

10. New Business:

- a. Application #21-01, Jason Basley (Plant Group) : Revised Commercial Site Plan for property located 117 Pond Rd., Franklin, CT, Map 18, Lot 9, Zoned R80. Existing Use is plant growth and distribution, proposed use is construction of new loading dock and relocating water run-off drains

APPLICANT/PRESENTATION: Jason Basley, Mattern Construction, representing The Plant Group, submitted a preliminary site plan and scope of work and provided a brief presentation about proposed activities.

ZEO COMMENTS: Mr. Chalecki reviewed plans submitted March 11, 2021. In review of Zoning Regulations Chapter 11, and based on this being a commercial expansion, the site plan must be completed and endorsed by a professional engineer. Points of interest on the plan: 1) relocation of piping is not shown on the plans, 2) Cross/Section Inverts are not shown on plans, and 3) Water calculations were not submitted with this application.

PLANNER COMMENTS: Carly Holzschuh indicated the plan is not acceptable as it contains handwritten notes overlayed on a site plan and the plan is outdated for what exists on the property. The applicant must submit a new updated stamped engineered plan with new dates and a formal signature.

MOTION #2 (02.16.21): made by Pat Osten **SECONDED BY** James Wheeler that the Planning & Zoning Commission table Application #21-01, Jason Basley (Plant Group)

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- b. Approve FY 21-22 PZC Budget Line Items

MOTION #3 (02.16.21): made by Pat Osten **SECONDED BY** Peter Ballaro that the Planning & Zoning Commission approve

Line Item 1200.10	Advertising / Misc.	\$ 2,000.00
Line Item 1200.40	Town Planner	\$14,000.00

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

11. Public Comments: N/A

12. Adjournment:

MOTION #4 (02.16.21): made by Matt. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission adjourn the meeting at 8:39 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted,
Sherry Pollard,
 Administrative Assistant to the Commission