

**TOWN OF FRANKLIN  
PLANNING & ZONING COMMISSION (PZC)  
FRANKLIN TOWN HALL  
7 Meetinghouse Hill Rd.  
SPECIAL MEETING MINUTES & PUBLIC HEARING  
November 30, 2021 7:30 p.m.**

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

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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, Patrick McCarthy, Josh Gagnon.

**Members Absent:** Peter Ballaro, Matt Calvert. **Alternate Member Present:** Tom Miner.

**Alternate Members Absent:** Leo Bienvenue

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

Chairman McGuire seated Tom Miner for absent member Peter Ballaro

2. Recognition of Visitors:

3. Public Hearings:

- a. **Application #21-08 Heidi Bardelli [continued]:** Regulation Text Change to allow for Dog Day Care & Boarding Business.

**APPLICANT / PRESENTATION:** Attorney Michelle F. Sigfridson and Heidi Bardelli were present. There was review of previous materials presented and modifications made to proposed language throughout the process for this application.

Ms. Sigfridson submitted correspondence, dated November 29, 2021, outlining current specific language for the text amendment - partially as;

- a. "Add on-site pet care" as a defined term under Section 2.1 of the Regulations, as more fully set forth in Schedule A, attached hereto;
    - b. "Add on-site pet care as a special exception use in the C-2 District as new use number 7.3.10;
    - c. Set forth the special exception requirements in new Section 10.21 as more fully set forth in Schedule B, attached hereto.

She modified 10.21.8 in this letter to now read: "Sale of dog-related products may be accessory to on site pet care and available only to customers using on-site pet care services."

**TOWN PLANNER COMMENTS:** Changes as submitted have been reviewed.

**ZONING ENFORCEMENT OFFICER COMMENTS:** Submitted changes have been reviewed.

**PUBLIC COMMENTS:**

1. Susan Allen spoke against this application due to a decrease of quality of life and increased noise level from barking dogs
2. Tom Warbin spoke in favor of this application in support of small businesses
3. Terry Manteau, Flex Park Property Manager spoke in favor of this application
4. Tony Fratianni spoke against this application due to safety concern with dogs being located to a child daycare operating nearby
5. Dillan Sabo, Flex Park business owner, spoke in favor of this application in support of small businesses

6. Roland Mihok spoke against this application as proposed business activities of barking dogs is located to close to residential abutting properties
7. Don Konow spoke against the application as there is a dog care facility already close-by
8. Carly Minage spoke against this application due to safety concerns with increased traffic on Route 32
9. Christina Hovey, owner of Flex Park, Busy Bee Learning Center (child daycare) spoke in favor of this application
10. Linda and James Alligood submitted a letter (read into the record by Chairman McGuire) stating their opposition to this application because it is too close to their residential abutting property.

**MOTION #1 (11.30.21):** made by Josh Gagnon **SECONDED BY** Patrick McCormick that the Planning & Zoning Commission close the public hearing

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

**MOTION #2 (11.30.21):** made by Josh Gagnon **SECONDED BY** Thomas Miner that the Planning & Zoning Commission deny Application #21-08 Heidi Bardelli due to consideration of all public hearing comments this evening and potential for increased noise levels in a residential area

Discussion: Members noted they are business positive and recognize “use-by-right”, however, there were a large number of residential abutting property owners that opposed the text amendment because of the increase of noise level due to barking dogs. There was also concern that the approved text amendment would apply to the entire town and not just this one location; therefore; dog kennels would be allowed throughout the Town

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

4. Adjournment:

**MOTION #3 (11.30.21):** made by Josh Gagnon **SECONDED BY** Tomas Miner that the Planning & Zoning Commission adjourn at 8:24 pm

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

Respectfully submitted,

**Sherry Pollard,**

Administrative Assistant to the Commission