

**TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
REGULAR MEETING MINUTES & PUBLIC HEARING
January 18, 2022 7:30 p.m.**

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

1. Call to Order: Chairman McGuire called the meeting to order at 7:33 p.m.

Members Present: Secretary Matt Calvert, Chairman John McGuire III, Patrick McCarthy, Josh Gagnon. **Members Absent:** Peter Ballaro. **Alternate Member Present:** Thomas Miner. **Alternate Member Absent:** Leo Bienvenue

Also Present: Ron Chalecki Zoning Enforcement Officer, Carly Holzschuh, AICP, SECCOG, Town Planner.

Thomas Miner was seated for absent member Peter Ballaro.

2. Recognition of Visitors:

3. Public Hearing:

- a. **PZC APPLICATION #21-10 PATTERSON BROTHERS PROPERTIES:** New Commercial Site Plan, Special Exception, property located at 828 Route 32, Assessor's Map 53 Lot 9-3, Zoned C-2; existing use is sale of landscaping and earth products, proposed use is temporary earth materials processing.

APPLICANT / PRESENTATION: Applicant was not present. Applicant previously submitted an extension request in writing, dated January 18, 2022, requesting PZC continue the public hearing to the next regular meeting in February 2022 to allow time for staff to review revised plans.

ZONING ENFORCEMENT OFFICER: Ron Chalecki indicated he had just received plans this evening, dated, December 23, 2021, and has not had time to complete formal review.

CORRESPONDENCE: Chairman McGuire read correspondence from Ellen Bartlett, PE, CLA Engineers, dated January 17, 2022, into the record. The correspondence outlined her responses to concerns raised by Ron Chalecki.

TOWN PLANNER: Carly Holzschuh indicated had just received plans this evening, dated, December 23, 2021, and need additional time for review.

MOTION #1 (01.18.22): made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission accept the Extension Request as submitted.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

MOTION #2 (01.18.22): made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission continue the public hearing to the 2022 February Meeting

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

5. Additions to Agenda: None

6. Approval of Minutes:

- a. December 21, 2021 Regular Meeting:

MOTION #3 (01.18.22): made by made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission approve December 21, 2021 Regular Meeting - as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

7. Correspondence/Commission Matters:

- a. There was review of Towne Engineering letters, dated December 29, 2021 & January 10, 2022 documenting their review of proposed IWWC retail development at 99 Route 32 Garrett Homes LLC.
- b. PZC Budget FY 22-23:

MOTION #4 (01.18.22): made by made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission approve PZC Budget Line Items FY 22-23

- 1200.10 – Advertising/Misc. \$2,000
- 1200.40 - Town Planner \$10,000

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

8. Report Wetlands Official: Carly Holzschuh noted IWWC approved to continue the Public Hearing for Garrett Homes Retail Building to February 1, 2022, to allow additional time for Town Staff to review revised plans and application materials.

9. Report of the Building Official: None

10. Report of the Zoning Enforcement Official:

- a. **ZBA/DAVID BOYLE:** At their December 28, 2021 meeting, ZBA voted to sustain the Zoning Enforcement Officer's Violation Letter, dated October 12, 2021. Mr. Boyle is now required to submit a Zoning Permit to the Zoning Enforcement Officer.

11. Report of the Town Planner:

- a. Public Act 21-29 Affordable Housing Plan & Updates & Cannabis Updates to Franklin Zoning Regulations. There was PZC consensus to consider public input before making decisions to allow or deny cannabis in Franklin. This topic will be discussed at the next monthly meeting.

MOTION #5 (01.18.22): made by made by Matt Calvert **SECONDED BY** Tim Miner the Planning & Zoning Commission set a public hearing for April 19, 2022 at 7:30 PM for a Planning & Zoning State Mandated Text Amendment on ADU units

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

12. Unfinished Business:

- a. **PZC APPLICATION #21-10 PATTERSON BROTHERS PROPERTIES:** Action above.

14. Public Comment: None

15. Adjournment:

MOTION #6 (01.18.22): made by Matt Calvert **SECONDED BY** Josh Gagnon that the Planning & Zoning Commission adjourn at 8:44 pm

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

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