

**TOWN OF FRANKLIN  
PLANNING & ZONING COMMISSION (PZC)  
FRANKLIN TOWN HALL  
7 Meetinghouse Hill Rd.  
REGULAR MEETING MINUTES & PUBLIC HEARING  
May 18, 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:** Peter Ballaro, Secretary Matt Calvert, Chairman John McGuire III, Pat Osten.

**Members Absent:** James Wheeler.

**Alternate Members Present:** Patrick McCarthy

**Alternate Members Absent:** Leo Bienvenue, Don McClure.

**Also, Present:** Ron Chalecki, Zoning Enforcement Officer, Carly Holzschuh, AICP, SECCOG Town Planner, Roland Mihok Resident, and Lynda Craney Town Clerk.

2. Recognition of Visitors: Joe Boucher, Harold Hopkins, John Faulise, Martin McKinney.
4. Additions to Agenda: NONE
5. Approval of Minutes:

- a. April 20, 2021

**MOTION #1 (05.18.21):** made by Peter Ballaro **SECONDED BY** Patty Osten that the Planning & Zoning Commission approve Meeting Minutes of April 20, 2021 as amended:

- Item #10, Page 2, Remove “**not**”. New sentence to read:

“Mr. Chalecki noted storing staging materials or construction type materials on 70 Route 32 **is prohibited** because it is in no way associated to the approved use for this property”

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

6. Correspondence / Commission Matters: NONE
7. Report Town Planner:
  - a. Affordable Housing:

**MOTION #2 (05.18.21):** made by Matt Calvert **SECONDED BY** Peter Ballaro that the Planning & Zoning Commission recommends scheduling a public hearing for the Affordable Housing Plan

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

8. Report Wetlands Official: no meeting no report
9. Report of the Building Official: No report.
10. Report of Zoning Officer:

**MURPHY RD. STORAGE:** The owner/operator has indicated there is no one living on the premises. There have been multiple break-ins at storage establishments like this around the area. The owner/operator said he makes it look like someone is living there to prevent unauthorized

persons from entering the property at night and when the business is closed. He keeps lights on and lights small fires to make it look like someone is on the property to prevent break-ins.

**892 ROUTE 32 RAYMONDS AUTO:** The owner of Egg & Cheese has asked about putting up signs on this property in support of a food establishment. Mr. Chalecki advised the owner to apply to the Zoning Board of Appeals as the Raymonds Auto business has already exceeded their signage allotment.

**933 ROUTE 32 K-BEST USA TRADING INC:** The facility located on this property is considered a spawn plant operation utilizing an agricultural system. Activities involve running machines to crush grapes, bottling wine, and shipping it out to China for distribution. Mr. Chalecki noted, this type of agricultural use is permitted and the owners have received approval from Uncas Health District with restrictions.

**JASON DOUBLEDAY RINDY/CHAMPION ROAD:** Mr. Doubleday was present to ask permission to install a replacement camping trailer in place of a pre-existing non-conforming camping trailer within the same footprint.

Mr. Chalecki indicated after a search of town records, there is no information on record about the pre-existing trailer. Additionally, use of the previous trailer has been abandoned for over 1-year, therefore it cannot be "grandfathered-in". Mobil homes are prohibited unless replacing with the same size, in the same location, and within a 1-year period.

Mr. Doubleday noted he has a document showing proof that the pre-existing trailer did exist.

Chairman McGuire seated Patrick McCarthy for Jim Wheeler.

**MOTION #3 (05.18.21):** made by Peter Ballaro **SECONDED BY** Patrick McCarthy that the Planning & Zoning Commission approves Jason Doubleday to put a replacement camping trailer on the same footprint as the pre-existing non-conforming camping trailer at 192 Champion Road Franklin

**VOICE VOTE: 4:0:1 Abstained: Matt Calvert MOTION CARRIES**

11. Unfinished Business:

10. New Business:

- a. **Application #21-04, Windham Materials LLC Property of Land & Sea Resources:** New Commercial Site Plan, Special Exception, for property located at Pleasure Hill Rd., Assessor's Map 2 Lot 2, Zoned R-120, existing use is vacant, proposed use is earth excavation

**APPLICANT/PRESENTATION:** Joe Boucher was present to represent the applicant. He provided a site plan set for the record, dated April 30, 2021; and a Supplemental Application Material Report including, but not limited to, property owners within 500 feet, Traffic & Pedestrian Safety, Surrounding Property Value Report, Environmental Quality Report, Development Potential Surrounding Property Report, Public Utilities & Storm Water Drainage, Impact on Appropriate Use of Adjoining Properties, Bonding, Conditions of Approval, Soil Scientist (Highland Soils LLC) Report, Natural Diversity Data Base Areas in Franklin, and Connecticut Crash Data Repository.

**MOTION #4 (05.18.21):** made by Matt Calvert **SECONDED BY** Patty Osten that the Planning & Zoning Commission schedule a Public Hearing for Application #21-04, Windham Materials LLC., Tuesday, June 15, 2021, 7:30 p.m.

**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

- b. **Application #21-05 Richard & Kara Vendola:** Revised Commercial Site Plan, Special Exception, Mixed-Use, property located at 192 Route 32, Assessor's Map 42 Lot 5, Zoned C-1; existing use is abandoned taxi business, proposed use is used car sales and office space.

**APPLICANT/PRESENTATION:** Richard & Kara Vendola provide a written letter of withdrawal for their application. Richard & Kara Vendola indicated they are not current owners of this property as the attorney has not filed appropriate land recording documents for such with the Town of Franklin Town Clerk.

There was PZC consensus to accept the written withdrawal letter.

11. Public Comment: None

12. Adjournment:

**MOTION #5 (05.19.21):** made by Peter Ballaro **SECONDED BY** Matt Calvert that the Planning & Zoning Commission adjourn at 8:10 pm.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

Respectfully submitted,

**Sherry Pollard**

Administrative Assistant to the Commission