

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

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

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

2. Recognition of Visitors: Sign in sheet provided.
3. Election of Officers: Chairman McGuire opened the floor for nominations for *Chairman*:

Matt Calvert nominated John McGuire for Chairman. There were no other nominations.

MOTION #1 (11.16.21): made by Matt Calvert **SECONDED BY** Patrick McCarthy that the Planning & Zoning Commission approve John McGuire as *Chairman*

VOICE VOTE: UNANIMOUS; MOTION CARRIES

Chairman McGuire opened the floor for nominations for *Secretary*:

John McGuire nominated Matt Calvert for *Secretary*. There were no other nominations.

MOTION #2 (11.16.21): made by John McGuire **SECONDED BY** Peter Ballaro that the Planning & Zoning Commission approve Matt Calvert for *Secretary*

VOICE VOTE: UNANIMOUS; MOTION CARRIES

4. Public Hearings:
 - a. **Application #21-08 Heidi Bardelli:** Regulation Text Change allowing Dog Day Care & Boarding Business.

APPLICANT / PRESENTATION: Attorney Michelle F. Sigfridson and Heidi Bardelli were present. Ms. Sigfridson submitted a letter dated November 9, 2021, outlining applicants request. Client's request is composed of two parts: 1) Add "On-Site Pet Care" as defined in term under Section 2.1 of Regulations; and 2) Add "On-Site Pet Care" as a permitted use under Section 7.2.6 (or alternatively, as a new Section 7.2.10.) We feel that adding this use as a permitted use, rather than a special exception use, would be appropriate in this zone as its potential impacts are similar to, or in many cases, much less significant than other permitted uses.

Then, Ms. Sigfridson read into the record text amendment language the applicant would also like to add: Chapter 10 Special Exception 10.20.1 through 10.20.8. Submitted 7:27 P.M.

TOWN PLANNER COMMENTS: Mrs. Holzschuh submitted her Staff Report dated November 10, 2021. In consultation with the Town Attorney, it was recommended the applicant consider on-site pet care be a special exception use in the C2 zone and that the new regulation address, maximum number of dogs on any given day, fencing and outdoor play space for dogs, business

hours, setbacks, parking spaces, no overnight boarding of dogs, no training of dogs outside fenced-in area, and clean-up of outside fenced area at least two time per day with proper disposal of feces. Additionally, Town Staff recommended if the Planning & Zoning Commission decides to amend the regulations that efforts be made to reduce potential noise nuisance issues and feces management with respect to neighbors.

PUBLIC COMMENTS: Thomas Warbin asked for clarification on what text amendment language has been submitted so far and how quickly could PZC make a decision within the public hearing process.

PZC COMMENTS: Chairman McGuire indicated parts of the proposed text amendment language submitted this evening is being seen for the first time by members and that the Town Attorney is going to have to review text amendment language as well prior to PZC rendering a decision.

Heidi Bardelli submitted a written extension request into the record.

MOTION #3 (11.16.21): made by Matt Calvert **SECONDED BY** Peter Ballaro that the Planning & Zoning Commission continue the Public Hearing for Application #21-08 Heidi Bardelli to a Special Meeting scheduled for November 30, 2021, 7:30 PM, at the Franklin Town Hall

VOICE VOTE: UNANIMOUS; MOTION CARRIES

5. Additions to Agenda: None

6. Approval of Minutes:

a. October 19, 2021

MOTION #4 (11.16.21): made by Matt Calvert **SECONDED BY** Peter Ballaro that the Planning & Zoning Commission approve October 19, 2021 meeting minutes – as amended.

1. Application #21-09: Add “Ron Chalecki performed a site walk. Excavation activity is being managed in a professional manner and there are no issues”.

VOICE VOTE: UNANIMOUS; MOTION CARRIES

7. Correspondence/Commission Matters:

a. Approval 2022 Meeting Calendar:

MOTION #5 (11.16.21): made by Matt Calvert **SECONDED BY** Patrick McCarthy that the Planning & Zoning Commission approve the 2022 Meeting Calendar – as presented

VOICE VOTE: UNANIMOUS; MOTION CARRIES

b. CT Siting Council AT&T Telecommunications Tower 89 Doctor Nott Road: Reviewed.

c. CT Federation of Planning & Zoning Agencies Quarterly Newsletter: Reviewed.

8. Report Wetlands Official:

a. IWWC accepted Application IWWC 21-08 GARRETT HOMES for New Site Plan Review for Significant Regulated Activities for demolition of existing single-family home & construction of 9,100 s.f. retail store located at 99 Route 32 and scheduled a Public Hearing for Tuesday, December 7, 2021.

b. Reviewed Boundaries Reports: 9.10.21; 9.23.21; &10.5.21. Reports show Franklin Hills property is in need of repairs. Carly Holzschuh to contact Sam Giavara.

9. Report of the Building Official: None

10. Report Town Planner:

- a. Public Act 21-29 Affordable Housing Plan & Updates & Cannabis Updates to Franklin Zoning Regulations. Discussion to continue at next regularly scheduled meeting.

11. Report of the Zoning Enforcement Official: No report.

12. Unfinished Business:

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

13. New Business:

- 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.

MOTION #6 (11.16.21): made by Matt Calvert **SECONDED BY** Peter Ballaro that the Planning & Zoning Commission schedule a Public Hearing for **PZC APPLICATION #21-10 PATTERSON BROTHERS PROPERTIES** for December 21, 2021, 7:30 PM, at the Franklin Town Hall
VOICE VOTE: UNANIMOUS; MOTION CARRIES

- b. **PZC APPLICATION #21-11 Seymour Adelman:** Annual Renewal Site Plan Review for Excavation Permit, Special Exception, (PZC #20-03); for a one (1) Year Renewal Request for property located on Route 32, Map 45, Lot 47, Zoned IND/C-2, Existing use is active earth excavation and re-grading; Proposed use is continued earth excavation and re-grading

ZONING OFFICER COMMENTS: Mr. Chalecki performed a site walk and noted excavation activity is being managed in a professional manner and there are no issues

MOTION #7 (11.16.21): made by Matt Calvert **SECONDED BY** Peter Ballaro that the Planning & Zoning Commission approve **PZC APPLICATION #21-11 Seymour Adelman;** annual renewal to November 30, 2022
VOICE VOTE: UNANIMOUS; MOTION CARRIES

14. Public Comment: None

15. Adjournment:

MOTION #8 (11.16.21): made by Peter Ballaro **SECONDED BY** Matt Calvert that the Planning & Zoning Commission adjourn at 8:26 pm
VOICE VOTE: UNANIMOUS; MOTION CARRIES

Respectfully submitted,
Sherry Pollard,
Administrative Assistant to the Commission