



TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
REGULAR MEETING MINUTES
Tuesday, June 20, 2017, 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, James Wheeler

Member Absent: Sue Dombrowski

Alternate Members Absent: Leo Bienvenue, Neils Jeppesen, Herman Weingart

Also Present: Sam Alexander, Town Planner, & Ron Chalecki, Zoning Enforcement Officer

2. Recognition of Visitors: Chairman McGuire recognized those in attendance.

3. Public Hearing

- a. **Application #17-01 Planning & Zoning Commission, 7:30 p.m., [CONT]** Commission Initiated Proposed Regulation Amendments to the Zoning Regulations Specifically for Sections 2.1, 3.2, 3.3, 4.4, 5.4, 6.4, 9.4, 9.8, 9.11, 9.15, 9.26, 9.27, 10.1, 10.4, 10.17, 11.3, and 11.6.

The Commission continued review of their initiated proposed text amendments including review of all public comments. Sam Alexander submitted correspondence, dated May 30, 2017, into the record. The purpose of the correspondence is to clarify, for members of the public, the basis and origin of proposed text amendments.

1. Roland Mihok noted he is not in favor of the regulation requirement that an applicant must submit professional engineered plans that also require review from a land surveyor. He noted, this requirement is very expensive for applicants and may contradict State Statute. He asked that the Commission consider clarifying this requirement with regard to engineered plans and/or land surveyor reviews.

MOTION #1 (06-20-17): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission continue the Public Hearing to the next regularly scheduled meeting of July 18, 2017

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Additions to the Agenda: None

5. Approval of Minutes:

- a. May 16, 2017

MOTION #2 (06-20-17): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission approve the May 16, 2017 as amended: Corrected spelling: "Toppa"

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

6. Report of the Zoning Enforcement Officer:

580 ROUTE 32: Mr. Chalecki has received numerous complaints of a person living in, what appears to be, and abandoned house. It is believed there is no heat or running water. Review of this issue will continue.

EGER ROAD: Mr. Chalecki noted there is a burnt-out house on a piece of property that is being remodeled. However, the remodeling process has appeared to stop. Complaints are being made by neighbors that this property is a blight issue. Review of this issue will continue.

TYLER DRIVE: Mr. Chalecki has been responding to an abutting property owner's complaint that there is a considerable amount of noise coming from this property after hours, and there may be erosion and septic system issues. Mr. Chalecki talked with the current property operator and they are working to improve this site and bring it into compliance - something the previous owner did not do. Mr. Chalecki reviewed this site and believes there are no issues.

7. Correspondence/Commission Matters: Reviewed as submitted.

8. Report of the Building Official: None

9. Report of the Wetlands Enforcement Officer: None

10. Unfinished Business:

a. **Application #17-01 Planning & Zoning Commission [CONT]** for Commission Initiated Proposed Regulation Amendments to the Zoning Regulations Specifically for Sections: Continued to July 18, 2017.

b. **Application #17-05 Steven Broyer/Eco Renewable/Windham Solar:** for Proposed New Commercial Site Plan for property located at the intersection of Route 32 & Williams Crossing Road. Assessor's Map 3, Lot 1, Zoned C-2, existing use of property is vacant - proposed use is construction of solar modules.

APPLICANT PRESENTATION: The applicant submitted written correspondence into the record, dated June 20, 2017, indicating their request to withdraw this application.

TOWN PLANNER COMMENTS: Sam Alexander explained the Siting Council has ultimate jurisdiction of the approval or denial of this proposed project to construct solar modules – a portion of which is in Franklin. However, the Council respectfully encourages the Commission to review the project and provide comments for consideration during the approval/application process. PZC requested the applicant provide information clarifying the status of their Siting Council application process and at what point should the Planning & Zoning Commission submit its comments and recommendations for consideration.

11. New Business:

a. **Application #17-06 Michael Gawendo:** Proposed New Subdivision & Site Plan Review for property located at Pond Rd., Assessor's Map 18, Lot 32, Zoned R-80, existing use is raw land (vacant), proposed use is four (4) lot subdivision:

APPLICANT PRESENTATION: Eric Seitz, President/Owner, Land Surveyor, was present to represent the applicant and submitted a plan set for review, dated April 2017. He also submitted the access easement agreement, right-of-way and maintenance agreement, State of Connecticut, DOT, encroachment approval letter, and the Franklin Inland, Wetlands, and Watercourses approval letter.

TOWN STAFF COMMENTS: Mr. Chalecki performed an initial review. He will continue his review and communicate with the applicant regarding comments and recommendations. The applicant should plan to address all comments and adjust the plan set accordingly.

TOWN PLANNER COMMENTS: Mr. Alexander submitted his staff comments, dated June 2, 2017, for consideration. Comments address the plan set dated April 2017. The applicant should plan to address all comments and adjust the plan set accordingly.

MOTION #3 (06-20-17): made by Mr. Ballaro **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission table Application #17-06, Michael Gawendo, to the July 18, 2017 meeting

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- b. **Application #17-07 Michael Gawendo:** Proposed New Subdivision & Site Plan Review, Special Exception (**rear lot**), for property located at Pond Rd., Assessor's Map 18, Lot 32, Zoned R-80, existing use is raw land

APPLICANT PRESENTATION: Eric Seitz, President/Owner, Land Surveyor, was present to represent the applicant and submitted a plan set for review, dated April 2017.

PZC COMMENTS: The Commission reviewed the plan set and noted this application for a rear lot is being reviewed in concurrence with Application #17-06, the overall Site Plan.

MOTION #4 (06-20-17): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission schedule a Public Hearing for Application #17-07 Michael Gawendo, for July 18, 2017, 7:35 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- c. **Application #17-08 Franklin Farms:** Proposed New Commercial Site Plan, Special Permit, for property located at 931 Route 32, Assessor's Map 3, Lot 7, Zoned R-120, existing use of property is sand & gravel

APPLICANT PRESENTATION: Mr. Joe Boucher was present to represent the applicant. He submitted plans June 6, 2017, for review.

MOTION #5 (06-20-17): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission schedule a Public Hearing for Application #17-08 Franklin Farms immediately following the previous public hearing or 7:40 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

10. Old Business:

- c. **Review of Sign Regulations:** Review and discussion was continued to the July 18, 2017 meeting.

12. Public Comment: None

13. Adjournment:

MOTION #6 (06-20-17): made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission adjourn the meeting at 8:50 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted,
Sherry Pollard
Administrative Assistant to the Commission