



**TOWN OF FRANKLIN**  
**PLANNING & ZONING COMMISSION (PZC)**  
**FRANKLIN TOWN HALL**  
**7 Meetinghouse Hill Rd.**  
**Franklin, CT 06254**  
**REGULAR MEETING MINUTES**  
**Tuesday, May 16, 2017, 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, James Wheeler.  
**Alternate Members Absent:** Leo Bienvenue, Sue Dombrowski, Neils Jeppesen, and Herman Weingart

Also Present: Sam Alexander, Town Planner

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.

1. Roland Mihok submitted correspondence indicating he is not in favor of the regulation requirement that an applicant must submit professional engineered plans that also require review from a land surveying as work with the submittal of an application. This requirement results in a very expensive situation for residents and business of Franklin. Mr. Mihok spoke in favor of the property boundary set-back requirements for storage buildings etc.
2. Henry Konow submitted correspondence into the record. He asked for better definition on what is considered a "structure"; such as, pools, hoop houses, and covered lean-to's. Also there is the need for better definition on "registered" motor-vehicles.
3. Joe Sudik spoke in favor of having PZC explain the reason for each proposed regulation change as listed in the application as this would help people understand the logic.
4. Charlie Grant asked PZC to reconsider striking storage container/POD restrictions.
5. Peter Topa noted that project completion timeframes are too long and there should be more attention paid to project completion deadlines for construction activities in Franklin.
6. Albert Rudolph spoke against striking out the sentence in Regulation 11.6 "to cover the cost of the site improvements, including the measures to be taken to control soil erosion and sedimentation" as this takes the teeth out of bonding.
7. Susan Allen asked PZC to reconsider striking storage container/POD restrictions and to better definition "registered" motor-vehicles.
8. Joe Sudik against striking out the sentence in Regulation 11.6 "to cover the cost of the site improvements, including the measures to be taken to control soil erosion and sedimentation" as this takes the teeth out of bonding

**MOTION #1 (05-16-17):** made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission continue the Public Hearing to the next regularly scheduled meeting of June 20, 2017  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

4. Additions to the Agenda:

**MOTION #2 (05-16-17):** made by Mr. Calvert **SECONDED BY** Mr. Ballaro that the Planning & Zoning Commission add Application #17-05 Steven Broyer/Eco Renewable/Windham Solar to the Agenda under New Business  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

## 5. Approval of Minutes:

- a. April 18, 2017

**MOTION #3 (05-16-17):** made by Mr. Wheeler **SECONDED BY** Mr. Calvert that the Planning & Zoning Commission approve the April 18, 2017 Regular Meeting Minutes - as presented  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

## 6. Report of the Zoning Enforcement Officer: None

7. Correspondence/Commission Matters: A) Connecticut Federation of Planning & Zoning Agencies Spring 2017 Newsletter, B) Town of Windham Proposed Regulation Changes, and C) 2017 Regional Plan of Conservation and Development has been finalized and can be found on-line at
- [2017 Regional Plan of Conservation and Development](#)
- .

## 8. Report of the Building Official: None

## 9. Report of the Wetlands Enforcement Officer: None

**MOTION #4 (05-16-17):** made by Mrs. Dombrowski **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission move Agenda Item New Business, 11a. to this point in the meeting  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

**New Business:**

- a.
- 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:** Mr. Steve Broyer, Project Manager, was present to represent the applicant and provide a presentation. There was review of site plans dated 5-9-2017. It was noted, the Connecticut Siting Council has approved the plans. The majority of modules are to be installed in Lebanon. Seven Hundred and Fifty Modules are to be installed in Franklin which is less than 4.1% of the panels.

**PHASE I:** allowed for clearing of land and design completed by Eversource. **PHASE II:** allowed for work to commence on west side of property with additional land clearing and installation of silt fencing around entire site. The complete erosion and sedimentation plan is in the process of being prepared at this time. Mr. Broyer is working with Phil Chester of Lebanon regarding bonding. Additional Phasing is related to the specific energization schedule.

## 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 June 20, 2017.
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- b.
- Application #17-04 Franklin Business Park LLC**
- for Proposed Renewal for sub-division for property located at the intersection of Murphy Road and Route 87 (Lebanon Road), Assessor's Map 53-44, Lots 33, 34, 35,36; Zoned C-2, existing use of property is farm use agriculture - proposed use approved for C2 uses allowed by zoning with commercial buildings

**APPLICANT/PRESENTATION:** Mr. Hugh Schnip was present to represent the applicant. He clarified that the original lots as approved were on a conceptual basis. There was review of the sub-division plan.

**TOWN PLANNER / COMMENTS:** Mr. Alexander noted that according to current State Statutes this project can be extended up to five years from this point.

**MOTION #5 (05-16-17):** made by Mr. Wheeler **SECONDED BY** Mr. Balarro that the Planning & Zoning Commission approve a renewal/extension request for Application #17-04 (original Application #07-09) for a five-year period to 05-16-22  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

- c. **Review of Sign Regulations:** Sam Alexander submitted an updated set of sign regulations for review and comment by Commission members.

11. Public Comment: None

12. Adjournment:

**MOTION #6 (05-16-17):** made by Mr. Ballaro SECONDED BY Mr. Calvert that the Planning & Zoning Commission adjourn the meeting at 10:34 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

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