



**TOWN OF FRANKLIN**  
**PLANNING & ZONING COMMISSION (PZC)**  
**FRANKLIN TOWN HALL**  
**7 Meetinghouse Hill Rd.**  
**Franklin, CT 06254**  
**REGULAR MEETING MINUTES**  
**Tuesday, October 17, 2017, 7:30 p.m.**

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[UNAPPROVED]

1. Call to Order: Chairman McGuire called the meeting to order at 7:30 p.m.

**Members Present:** Secretary Matt Calvert, Sue Dombrowski, Chairman John McGuire, III, James Wheeler.

**Members Absent:** Peter Ballaro. **Alternate Members Absent:** Leo Bienvenue, Neils Jeppesen.

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

2. Recognition of Visitors: Chairman McGuire recognized those in attendance.
3. Additions to the Agenda:

- a. Modification to the Agenda:

**MOTION #1 (10-17-17):** made by Chairman McGuire **SECONDED BY** Mrs. Dombrowski that the Planning & Zoning Commission add the following language to Agenda Item 9.b. Unfinished Business:

**Application #17-01 Planning & Zoning Commission** for 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.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

4. Approval of Minutes:

- a. September 19, 2017

**MOTION #2 (10-17-17):** made by Mrs. Dombrowski **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission approve meeting minutes of September 19, 2017 as presented

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

5. Report of the Zoning Enforcement Officer:

- a. **ROUTE 32 / CLAUSON PROPERTY:** A portion of activity taking place on this property is related to an approved solar project. However, the owner of this property has been doing a few other things on this property not related to solar activities. At one point a port-o-let and trailer were put on this site. Mr. Chalecki asked the port-o-let to be removed. The owner then asked to store landscaping equipment on site and to erect fencing along the outside perimeter of the property. The owner is working on a site plan to construct a building.
  - b. **10 MEETINGHOUSE HILL ROAD:** This property was originally three parcels. The new property owner combined property into one parcel and asked for a one-time free split. A house is going to be constructed on the new split parcel. The Town is waiting for the property owner to file a permit.
  - c. **RYTMAN PROPERTY (SEYMOUR ADELMAN OWNER):** Property has been leveled and old chicken coops have been removed. Mr. Adelman intends to blast the site; however, no product will be removed from the property.

- d. **DR. NOTT ROAD:** Activity on this site appears to be a clearing of the lot to prepare for construction of a house. The Town is waiting for a site plan. However, it is believed this parcel was never approved as a building lot. This will be reviewed further at such time a site plan is submitted.
- e. **FRANKLIN FARMS EXCAVATION PERMIT PROPOSED MODIFICATION:** Mr. Joe Boucher, Towne Engineering, was present to represent the applicant. The current owner is K-BEST while Franklin Farms maintains mineral rights associated to this site. This proposed modification for excavation activity was not included in the original limits of activity during original approval.

Excavation activities will take place on approximately one acre which will create 25,000 yards of gravel. Any water flow created would drain onto itself due to topography in that a hole will be made.

There was PZC consensus the applicant file a revised site plan application for review and action by the Commission.

6. Correspondence/Commission Matters: Reviewed as submitted:

- a. CT Federation of Planning & Zoning Agencies Quarterly Newsletter - Summer 2017
- b. Windham Solar LLC, State of CT Letter, Class 4a Driveway Encroachment Permit

7. Report of the Building Official: None

8. Report of the Wetlands Enforcement Officer: None

9. Unfinished Business:

- a. **Application #16-05 Windham Materials:** Close-out Request for property located at 949 Route 32 and Pleasure Hill Road & Route 32, Map 4, Lot 2; Map 1, Lots 13 & 14, Zoned District R-120, existing use of property is earth excavation; proposed activity is annual renewal of excavation permit of **Section III** (last renewed under PZC #15-10)

**MOTION #3 (10-17-17):** made by Mrs. Dombrowski **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission approve to formally close Application #16-05 Windham Materials, Section III, for earth excavation

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

**MOTION #4 (10-17-17):** made by Chairman McGuire **SECONDED BY** Mrs. Dombrowski that the Planning & Zoning Commission move Agenda Item 10.a. New Business to this point in the meeting

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

10. New Business:

- a. **PZC #17-10 Windham Materials:** Renewal / Extension Request for property located at 949 Route 32 and Pleasure Hill Road & Route 32, Map 4, Lot 2; Map 1, Lots 13 through 17, Zoned District R-120, existing use of property is earth excavation; proposed activity is renewal of excavation permit **Section IV** (last renewed under PZC #16-06)

**APPLICANT/PRESENTATION:** Mr. Joe Boucher was present to represent the applicant.

**MOTION #5 (10-17-17):** made by Mr. Calvert **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission approve the extension request for Application #17-10 for a one-year period expiring October 31, 2018

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

9. Unfinished Business: (continued)

- b. Review Regulations:

**Application #17-01 Planning & Zoning Commission** for 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.

**MOTION #6 (10-19-17):** made by Mr. Calvert **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission approve Application #17-01 as follows and attached:

2.1 Approved as Presented; 3.2 (3.2.1, 3.2.7, 3.2.8 Approved as Presented; 3.2.3 Approved with Modifications); 3.3 (3.3.1 Approved as Presented); 4.4/5.4/6.4 Approved as Presented; 9.4 (9.4.8 Denied; 9.4.9 Approved as Presented); 9.8 Approved as Presented; 9.11 (9.11, 9.11.2, 9.11.3, 9.11.4, 9.11.5 Approved as Presented; 9.11.1 Denied); 9.15 Approved as Presented; 9.26 Denied; 9.27 Approved as Presented; 10.1 Approved as Presented; 10.4 Approved as Presented; 10.17 Approved as Presented; 11.3 (11.3, 11.3.2 Approved as Presented); 11.6 Approved as Presented

The effective date is November 18, 2017.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

11. Public Comment: None

12. Adjournment:

**MOTION #7 (10-19-17):** made by Mrs. Dombrowski **SECONDED BY** Mr. Wheeler that the Planning & Zoning Commission adjourn the meeting at 9:00 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

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