



**TOWN OF FRANKLIN**  
**Office of Land Use**  
**PLANNING & ZONING COMMISSION (PZC)**  
**Franklin Town Hall**  
**7 Meetinghouse Hill Rd.**  
**Franklin, CT 06254**

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TO: Jeffrey Coit  
201 Champion Road  
Franklin CT 06254

FROM: Sherry Pollard, Land Use Office Administrative Assistant (860-642-7352 EXT-17)  
Franklin Planning & Zoning Commission – Chairman John McGuire, III

RE: **Application #20-04 Jeffery Coit – (1) Lot Sub-Division Residential**

DATE: December 29, 2020

**NOTICE OF DECISION**

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At their regular meeting held December 15, 2020 the Franklin Planning and Zoning Commission acted on your application as follows:

**PZC #20-04 Jeffrey Coit:** New Subdivision Site Plan Review without Roads; property located at 102 Champion Road, Franklin, CT, Map 35, Lot 15, Zoned R-80; Proposed use is creation of one (1) residential lot. Existing use is residential dwelling.

**ACTION - APPROVED WITH THE FOLLOWING CONDITIONS/AMENDMENTS:**

1. Remaining land should be noted as “Not an Approved Building lot”.  
Considering soil testing/approval from Uncas Health District has not been granted.
2. A note to be added for the remaining land: “Additional approvals are required for any future development/improvements to the property”.

**\*NOTES:**

1. Decision Notice posted on Franklin Town Website December 30, 2020 in accordance with Executive Order 7-I (part 19) (COVID-19) beginning 15- day appeal period.
2. Site Plan dated December 9, 2020 approved **as amended** – noted above
3. Final Approved subdivision site plan (mylar) must be filed or recorded by the applicant in the Town Clerk’s Office within 90-days after termination of appeal period.  
(extension permissible with Commission approval)

Cc: Ron Chalecki, Zoning Enforcement Officer  
Mrs. Carly Holzschuh, AICP, Planner/SCCOG, Wetland Enforcement Officer  
Harry B. Heller, Applicant Attorney

Sherry Pollard

Land Use Administrative Assistant  
John McGuire, III, PZC Chairman

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