

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

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May 7, 2020

To: Mr. Andrew D'Amato
Mr. Sam Giavara
Mr. Stephen Steele
Mr. Harry Heller

CC: Mr. Charles Grant III, Town of Franklin First Selectman
Mr. Ron Chalecki, Franklin Zoning Enforcement Officer
Ms. Sherry Pollard, Franklin Land Use Administrator
Mr. Tom Weber, Franklin Building Official
Franklin Inland Wetland and Watercourses Commission
Franklin Planning and Zoning Commission

From: Ms. Carly Holzschuh, AICP, Town Planner, Wetlands Enforcement Officer/SCCOG

Subject: Application IWWC #18-03, Franklin Hills Estates and Country Club

I want to provide a brief update on the status of the Franklin Hills Estates and Country Club site.

- Update on final Mylar review:
 - At the 9/17/2019 Planning and Zoning Commission meeting Mr. Sam Giavara submitted a letter requesting a 90-day extension due to revisions requested by ZEO Ron Chalecki to correct easement information and silt fence placement. Extension was granted to 12/26/2019.
 - At the 12/17/2019 Planning and Zoning Commission meeting Attorney Harry Heller requested a 90-day extension due to the project management being transferred to the Penske Family Trust. Extension was granted to 3/27/2020.
 - At the 3/17/2020 Planning and Zoning Commission meeting, the Planning and Zoning Commission granted an extra 90-day extension to review due to staffing and safety issues caused by COVID-19 to 6/30/2020 (also supported by Executive Order 7M.3, Authority to Extend Statutory and Regulatory Administrative Deadlines by 90 Days). We are in the process of reviewing the Mylars following safety precautions.

- Authorization letters:
 - We received from Mr. Stephen Steele an authorization letter dated 1/31/2019 that Stephen Steele is the authorized representative for the Franklin Hills project.

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- In September of 2019 we received an additional authorization letter stating that Attorney Harry Heller is the only authorized representatives for the project.
- We have received email correspondence to direct questions and concerns about the site to Mr. Andrew D’Amato and Mr. Sam Giavara, but the Town would like official signed documentation for our records to supersede the previous authorization letters.
- Non-compliance with conditions of approval of IWWC #18-03:
 - The latest site inspection reports we have received from Boundaries, LLC indicate that erosion and sediment control measures are failing at the site and need maintenance. Conditions 1 and 2 of the IWWC permit granted 5/30/2019 are:
 - 1. That the Applicant retains a qualified engineer to act as the site monitor throughout the site construction elements of this project until such time that all disturbed areas have been fully and permanently stabilized. This site monitor should make daily inspections during periods of active construction, weekly inspections during less active periods of construction, and inspections immediately following all rainfall events in excess of ½ inch. The site monitor shall provide reports to this Commission, and the Planning and Zoning Commission, in writing, on a timely basis, outlining, site observations made, project progress, recommendations provided, and corrective actions satisfactorily implemented by the site contractor. Copies of this report shall also be provided to the project owner, Town Engineer, Wetlands Agent, SECCOG, and First Selectmen.
 - 2. Any additional Erosion and Sedimentation controls requested by the Site Monitor, the Town Staff, or the Town’s Designated Agents shall be installed within 24 hours of any such request.
 - We will require a report from our site monitor that all current issues have been addressed before we will consider the site to be in compliance with the conditions of approval. If erosion and sediment controls are not addressed in a timely manner additional enforcement action under Section 14 of the IWWC Regulations may proceed. Construction companies are exempt essential businesses, but if you experience delays due to COVID-19 please let us know so that we can work with you to ensure that the site is contained.

My own office is closed, but I am available by email at cm Myers@seccog.org or on my cell phone at (608) 381-0562 if you have any questions or concerns.

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