

PLANNING & ZONING COMMISSION APPLICATION

APPLICATION NO. 21-01 (Assigned by Admin upon receipt of application fees)

DATE: 02-10-2021

TOTAL APPLICATION FEES PAID \$ _____ (all "fees" determined by Zoning Enforcement Officer (see below))

APPLICANT: Jason Rasley APPLICANT STATUS (circle): OWNER / AGENT OF OWNER / POTENTIAL BUYER

ADDRESS OF APPLICANT: 26M Rushnell Hollow Rd Baltic Ct. 06330

E-MAIL ADDRESS OF APPLICANT: jasonr@mattarconstruction.com TELEPHONE NO.: 860-822-8457 x20

PROPERTY LOCATION: 117 Pond Rd. North Franklin Ct 06254

ASSESSOR'S MAP# _____ LOT # _____ ZONE DISTRICT: _____

PROPERTY OWNER: Ira Feinberg

ADDRESS OF PROPERTY OWNER 117 Pond Rd. North Franklin Ct 06254

E-MAIL ADDRESS OF OWNER: ifeinberg@aol.com TELEPHONE NO.: 860 642-6030

EXISTING USE OF PROPERTY: Commercial

DESCRIPTION OF PROPOSED ACTIVITY: Plant Growth and distribution

QUESTIONS

- 1 IS PROPERTY LOCATED W/ 500 FT OF ADJOINING MUNICIPALITY? NO TOWNS: _____
- 2 DOES YOUR ACTIVITY (DEFINED BELOW) REQUIRE CONTACTING ABUTTING PROPERTY OWNERS WITHIN 500 FEET? NO
(Please verify w/ Zoning Enforcement Officer)
- 3 ARE ALL PROPERTY TAXES PAID TO DATE ON THIS PROPERTY?: Yes

ACTIVITY & FEES

THE TOWN OF FRANKLIN RECOMMENDS APPLICANT REQUEST PRE-APPLICATION MEETING

- Pre-application Meeting with Town Staff (Town Planner and Town Engineer or Zoning Enforcement Officer) \$100 per hour (1st hour no charge)
 - Public Hearing: (may be required and determined at a later date) \$250
 - Zone Change Request: \$425 (includes public hearing)
 - Regulation / Text Change Request: \$425 (includes public hearing)
 - New Subdivision Plans, without roads, plus Public Hearing \$200 per proposed lot
 - Re-Subdivision Plans, without roads, plus Public Hearing \$200 per proposed lot
 - New Subdivision Plans, with new roads, plus Public Hearing \$200 per proposed lot + \$2.00 per linear foot of road
 - Revised Subdivision Plans, with new roads, plus Public Hearing \$200 per proposed lot + \$2.00 per linear foot of road
 - Revised Subdivision Plans and/or Re-Subdivision with Public Improvements, with or without roads * \$200 per lot
 - New Commercial Site Plan, Special Permit, or Special \$500 + \$100 per page
 - Revised Commercial Site Plan, Special Permit or Special \$100 per page
 - Revised Residential site Plan, Special Permit or Special \$100 per page
 - Renewals or Extensions (not requiring plan review): \$25
 - ADD Town Administrative fee \$ 10.00 With Application
 - ADD State Administrative fee \$ 60.00 With Application
- TOWN APPLICATION FEE \$ _____
- TOTAL APPLICATION FEE \$ _____ (enter "TOTAL FEES PAID" at top of page) OVER →

NOTES TO APPLICANT

1. Provide **SIX (6)** copies of application & supporting materials (including site plans)
2. Provide **COMPLETED** site plan checklist (attached)
3. Send PDF FILES of "**FINAL**" approved plans to: franklinzeo@99main.com & franlinlanduse@99main.com
4. Approval of this application by the Planning & Zoning Commission indicates approval of the site plan **ONLY** and does not constitute as permission to proceed with construction. The Applicant must first obtain a Zoning Permit from the Zoning Enforcement Officer followed by a building permit from the Building Inspector **PRIOR** to the start of any construction.
5. Applicant is required to **FILE/RECORD** the approved Site Plan (Mylar) with the Town Clerk's Office within 90 days after the expiration of the appeal period.

PER TOWN ORDINANCE FOR PROCESSING APPLICATIONS – Administrative Staff Fees:

Cost to Review: In the event the cost to review, evaluate, and process an application/site plans exceeds applicable fees set forth in the Town of Franklin Fee Ordinance, the applicant shall pay all reasonable additional costs incurred by the Town upon notification of such additional costs. Until additional costs are paid, the Town or agency or officer, thereof, may withhold the issuance of permits, the endorsement of maps or plans, and/or the release of any bond held.

Checks: Payable to "The Town of Franklin": ***APPLICATION FEES ARE NON-REFUNDABLE*** (Includes State, Town, & App Fees)

PER TOWN ORDINANCE FOR PROCESSING APPLICATION – Advertising & Consulting Fees:

Advertising: The Town reserves the right to charge the applicant for advertising costs where the costs exceed the application fee that is normally used to pay for advertising.

Consulting Services – (Site Inspections/E&S/Drainage Etc): In accordance with the Town of Franklin Fee Ordinance on Processing Applications, where it has been determined by the Agent or Commission that it must consult with experts to analyze, review, and report on areas requiring a detailed, technical peer review in order to assist the Agent or Commission in evaluating the effect of a proposal on the Town, the Agent or Commission may require the Applicant pay these costs. These fees will be paid to the Town for the Agent or Commission's use prior to proceeding on the application based on a preliminary estimate from such experts, multiplied by 150%. Upon completion of technical review & a full accounting of the charges owed or paid, any excess funds will be refunded to the applicant.

***STATE FEES:** Per Connecticut General Statute-Section 22a-27j, an additional fee is to be added to all application fees for the Environmental Quality Fund.

PROPERTY OWNER SIGNATURE: *[Signature]* Date: 2/10/21
APPLICANT SIGNATURE: *Jason Basley* Date: 02-10-21
(if different from Property Owner)

[COMMISSION USE ONLY]

Date of Commission Receipt: _____ Hearing Required: YES / NO Hearing Start Date: _____

Date of Commission's Action: _____ APPROVED / DENIED

Conditions of Approval, if any: _____

Reason for Denial: _____

Jason Basley

From: Carly Holzschuh <cholzschuh@seccog.org>
Sent: Wednesday, February 3, 2021 10:14 AM
To: Jason Basley; Ron Chalecki (franklinzeo@99main.com)
Subject: Re: Plant Group addition

Thank you Jason,

The 40' by 50' loading dock is outside of our 50' wetland upland review area, so you will not need to come before the wetlands commission.

For your reference, here are links to the zoning application and our regulations:

https://www.franklinct.com/sites/g/files/vyhlf586/f/uploads/pzc_application_design_04.02.20.pdf

https://www.franklinct.com/sites/g/files/vyhlf586/f/uploads/planning_zoning_regulations_02-19-2019.pdf

It looks like this is a plant nursery in an R-80 zone, which is permitted by right. According to section 3.2 of our regulations, "Nurseries and nursery stock operations will not be subject to Section 10.11; but must have an approved site plan with a master facility plan for the next 5 years on file for the original operation and all future site plan revisions."

Our ZEO Ron Chalecki can help you with the permit for the site plan revision.

Thank you,
Carly

Carly (Myers) Holzschuh, AICP
Planner II
Southeastern Connecticut Council of Governments
5 Connecticut Avenue, Norwich, CT 06360
860.889.2324 cholzschuh@seccog.org

I am currently working from home and can be reached on my cell phone: (608) 381-0562

From: Jason Basley <JasonB@matternconstruction.com>

Sent: Wednesday, February 3, 2021 9:40 AM

To: Carly Holzschuh <cholzschuh@seccog.org>

Subject: Plant Group addition

Good Morning Carley,

I have attached a copy of the site plan with drawn in specs on where the addition is going. If you have any questions please feel free to ask and I will get them answer ASAP for you. Please let me know your thoughts and any next steps I need to take to keep moving forward with the process.

Thanks,
Jason

Please note the existing loading dock is to be filled in with material from new loading dock and the addition size is 50' wide with a 40' projection

Jason Basley

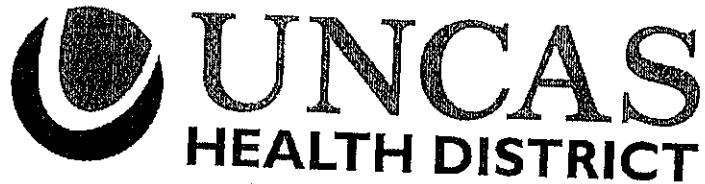
Plant Group

117 Pond Rd. North Franklin 06254

Scope of Work

Matter Construction will be:

- Installing a new loading dock to the right side of the addition
- Filling in existing loading dock
- Constructing APB pole ban addition to existing building
- Removing existing water run off drain from existing loading dock and relocating drain into new loading dock



February 9, 2021

Ron Chalecki
Town of Franklin
Zoning Enforcement Official
7 Meetinghouse Hill Road
Franklin, CT 06254

Re: 117 Pond Road

Dear Mr. Chalecki:

The above property meets the requirements of Section 19-13-B100a of the CT Public Health Code. Therefore, the proposed 40' x 50' addition, as depicted on the enclosed sketch, is permissible.

Sincerely,

A handwritten signature in cursive script that reads "David Coughlin".

David Coughlin, R.S.
Environmental Sanitarian