

TOWN OF FRANKLIN  
7 Meetinghouse Hill Rd., Franklin, CT 06254

SUB-DIVISION / RE-SUBDIVISION APPLICATION for PLANNING & ZONING COMMISSION

APPLICATION NO. PZC # 20-04 (Assigned by Admin upon receipt of application fees) DATE: 12-1-2020  
TOTAL APPLICATION FEES PAID \$ 300+70=370 (all "fees" determined by Zoning Enforcement Officer (see below)  
APPLICANT: JERREY A. COIT APPLICANT STATUS (circle): OWNER / AGENT OF OWNER / POTENTIAL BUYER  
ADDRESS OF APPLICANT: 201 CHAMPION ROAD, FRANKLIN, CT  
E-MAIL ADDRESS OF APPLICANT: JACOIT@YAHOO.COM TELEPHONE NO.: 860-917-8332  
PROPERTY LOCATION: 201 CHAMPION ROAD FRANKLIN, CT  
ASSESSOR'S MAP# 35 LOT # 15 ZONE DISTRICT: R-80  
PROPERTY OWNER: SAME  
ADDRESS OF PROPERTY OWNER SAME  
E-MAIL ADDRESS OF OWNER: SAME TELEPHONE NO.: SAME  
EXISTING USE OF PROPERTY: EXISTING RESIDENTIAL HOME

DESCRIPTION OF PROPOSED ACTIVITY: CREATION OF 1 RESIDENTIAL LOT

IS PROPERTY LOCATED W/ 500 FT OF ADJOINING MUNICIPALITY? NO TOWNS: \_\_\_\_\_  
ARE ALL PROPERTY TAXES PAID TO DATE ON THIS PROPERTY? YES

THE TOWN OF FRANKLIN STRONGLY RECOMMENDS APPLICANT REQUEST A PRE-APPLICATION MEETING

\*\* PROPOSED ACTIVITY & FEES \*\*

- \* Pre-application Meeting with Town Staff (Town Planner and Town Engineer or Zoning Enforcement Officer) \$100 per hour (1<sup>st</sup> HOUR NO CHARGE)
- Public Hearing: (may be required and determined at a later date) \$250
- New Subdivision or Re-Subdivision Plans, without roads, (1 to 3 Lots) \$100 plus \$200 per proposed lots created
- New Subdivision or Re-Subdivision Plans, without roads, (4 or more Lots) \$500 plus \$200 per proposed lots created
- New Subdivision or Re-Subdivision Plans, with road lots \$500 plus \$200 per proposed lots created and \$2.00 per linear foot of road
- Revised Subdivision or Resubdivision plans, with or without roads and/or public improvements \$100 - \$200 per proposed lots created
- Supervision and inspection of new or rebuilt roads, drainage, and other public improvement construction ((unless otherwise specified by commission) 5% of estimated costs (\$200 minimum)

TOWN APPLICATION FEE \$ 300

- ADD Town Administrative fee \$ 10.00 (current) With Application
- ADD State Administrative fee \$ 60.00 (current) With Application

TOTAL APPLICATION FEE \$ 370.00 (enter under "TOTAL FEES PAID" top of page)

**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](mailto:franklinzeo@99main.com) & [franlinlanduse@99main.com](mailto:franlinlanduse@99main.com)
4. Approval of this application by the Planning & Zoning Commission indicates approval of the "site plan" **ONLY** and does not act 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 APPLICATION & Administrative 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.

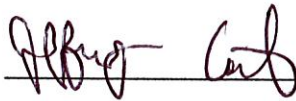
**Checks:** Payable to "The Town of Franklin": **\*\*FEES ARE NON-REFUNDABLE\*\*** (Includes State, Town, & Application Fees)

**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:** In accordance with the Town of Franklin Fee Ordinance on the 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:  Date: 12-1-20 ✓

APPLICANT SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_ ✓  
 (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: \_\_\_\_\_

\_\_\_\_\_

## TOWN OF FRANKLIN

7 Meetinghouse Hill Road  
Franklin, CT 06254

### PLANNING & ZONING SITE PLAN / SUB-DIVISION APPLICATION CHECKLIST

The following items provide a listing for the Applicant, Zoning Enforcement Officer, Town Planner, and Planning & Zoning Commission of requirements of a site plan.

Check each item as applicable to ensure required information is completed.

#### SITE PLANS NOT CONTAINING REQUIREMENTS ON CHECKLIST MAY BE DEEMED "INCOMPLETE" BY COMMISSION

- Site Plan Application Form fully completed
- Written Statement of Use
- Application Fee (Paid in Full)
- Six (6) copies of all maps, plans, and profiles conforming to Class A-2 Standards for surveys and Maps in the State of Connecticut. The Site Plan Map shall be drawn at a scale of more than one inch equals 50 feet, showing the following:
  - The name of the site plan and the words "Franklin, Connecticut"
  - North arrow, scale, date of survey and legend with description of symbols and abbreviations
  - Designation of zoning district
  - Zoning compliance table
  - Locational key map at a scale no smaller than one inch equals 2000 feet
  - Approval block for the Franklin Planning & Zoning Commission
  - Approval block for the Franklin Board of Selectmen (where applicable)
  - Approval block for the Franklin Inland and Wetlands Commission (where applicable)
  - Approval block for "date of Completion of all Work:"
- A statement subscribed by the site plan preparer that such preparer has read the Franklin Zoning Regulations, and that a site plan, in the preparer's opinion, meets requirements of these regulations
- Name of record owner
- Name of site plan applicant (if different from record owner)
- Licensed Professional Engineer and/or Licensed Land Surveyor with seal, signature, and registration number
- Soil scientist report and signature (where applicable)
- Property boundaries, dimensions, angles, bearings, and area (acres and square footage)
- Existing and proposed buildings (with dimensions)
- Building set-back lines based on appropriate zoning designation

- Driveways and sight lines demonstrations (including surface type and slope)
- Parking areas
- Wetlands and watercourses
- Tree lines and limits of clearing
- Stone walls
- Walkways and sidewalks
- Landscaping
- Buffer strips
- Water supply location
- Sewage disposal facilities
- Drainage features and structures
- Signs and lighting
- Existing and proposed grades. Contour lines at two foot intervals for sites 80,000 square feet or larger
- Flood zone limit
- Erosion and sediment control plan
- Footing drain for each proposed building
- Construction details for public improvements
- Impervious area coverage (commercial and industrial zoned parcels)

**The following written statement shall accompany the site plan application**

- Approval letter from Uncas Health District or their Designee that the proposed improvement is acceptable
- For a site plan fronting on Franklin roads, evidence that the applicant has submitted the proposed site plan to the Franklin Board of Selectmen for their review and comment
- For a site plan fronting on a State Highway, evidence that the applicant has submitted the proposed site plan to the Connecticut Department of Transportation, District II Office in Norwich for their review and comment
- Two copies of all storm drainage computations and supporting maps and charts
- Bond estimate for erosion control measures
- For a special exception on a list of all property owners within 500 feet of the area of the application

**Jeffrey A. Coit  
201 Champion Road  
Franklin, CT**

**Area to be deed to The Town of Franklin for road purposes**

Beginning at an iron pin set in the easterly line of Champion Road, said iron pin being the southwesterly corner of the herein described parcel and also being the northwesterly corner of land now or formerly of Scott R. Dorsey; thence running along the existing easterly line of Champion Road  $N08^{\circ}54'48''W$  278.14' to a point in the face of the southerly end of a stone wall; thence following the face of said stone wall  $N08^{\circ}51'57''W$  94.06' to a point; thence  $N07^{\circ}22'22''W$  85.89' to an iron pin at the northwesterly corner of the herein described parcel; thence  $S86^{\circ}09'38''E$  10.15' to a monument, the last course bounded northerly by remaining land of Jeffrey A. Coit; thence running along the new street line of Champion Road  $S08^{\circ}47'52''E$  456.36' to an iron pin; thence  $S83^{\circ}45'35''W$  11.38' to the iron pin set in the existing street line of Champion Road at the point of beginning, the last course bounded southerly by land now or formerly of Scott R. Dorsey.

Containing 5,302 square feet, more or less

Being shown on plan entitled "Subdivision Plan prepared for Jeffrey A. Coit, #201 Champion Road, Franklin, Connecticut, Scale: 1"=40', Date: 11/18/20, Prepared by Advanced Surveys, LLC.



December 3, 2020

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

Re: 201 Champion Road

Dear Mr. Chalecki:

The above property meets the requirements of Section 19-13-B100a of the CT Public Health Code. Therefore, the proposed 2 lot subdivision, as depicted on the plan for Jeffrey A. Coit by Advanced Surveys dated 11/18/20, is permissible.

Sincerely,

A handwritten signature in blue ink that reads "David Coughlin".

David Coughlin, R.S.  
Environmental Sanitarian