

TOWN OF FRANKLIN
PLANNING & ZONING COMMISSION (PZC)
FRANKLIN TOWN HALL
7 Meetinghouse Hill Rd.
Franklin, CT 06254
REGULAR MEETING MINUTES
Tuesday, February 20, 2024 -- 7:30 p.m.

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

Members Present: Josh Gagnon, Patrick McCarthy, Chairman John McGuire III, Thomas Miner.

Members Absent: Secretary Matt Calvert. **Alternate Members Absent:** Tammi Avery.

Alternate Members Present: Christopher Meyer. **Alternate Members Absent:** Leo Bienvenue.

Also Present: Ron Chalecki, Zoning Enforcement Officer, Nicole Haggerty, Town Planner, SECCOG.

Chairman McGuire seated Chris Meyer for absent member Matt Calvert.

Recognition of Visitors: Attendance sheet provided.

Additions to Agenda: None

Approval of Minutes: December 19, 2023

MOTION 1: Josh Gagnon made a motion to approve *December 19, 2023 Meeting Minutes* as presented Patrick McCarthy seconded. Motion Passed Unanimously.

Correspondence / Commission Matters:

PZC Budget Approval FY 24-25:

MOTION 2: Josh Gagnon made a motion to approve FY 24-25 PZC Budget as follows. Patrick McCarthy seconded. Motion Passed Unanimously. 1) 1200.10 Advertising \$2,000 AND 2) 1200.40 Planner \$15,000

CT Federation of Planning & Zoning Agencies Newsletter Winter 2024 reviewed as submitted.

Report of Wetlands Official: Ron Chalecki reported IWWC Adopted Annual By-Laws January 2024. Draft Regulations changes sent to Town Attorney for review.

Report of Building Official: N/A

Report of Zoning Enforcement Officer: Ron Chalecki:

MYRON CAMOZZI 604 RT 32: As of this meeting, Mr. Camozzi has shown progress in cleaning the site and has been communicating with Mr. Chalecki.

DOG SHELTER COMPLAINT 102 Meetinghouse Hill: It has been alleged a dog shelter is being run out of this address. It appears there are 5 to 10 dogs on this property and dog crates are being used. Mr. Chalecki visited the home and spoke with partner of owner. It was noted owner works for a non-profit rescue. Property owner intends to come to the PZC march meeting to discuss.

395 RT 32 FLEX CENTER: Mr. Chalecki explained property owner is permitted to run a business on this property for leasing of self-storage. However, it appears owner is renting out sea containers as equipment storage. This type of business activity has not been approved and is non-compliant with approved site plan. Property owner intends to come to PZC March meeting.

DAVE PERRONE - LINDEMANN – 32 AUDETT RD: David Perrone provided pictures and site plan showing history of beginning proposed phases, areas of work performed throughout project, and future outline of intended activity. Essentially a before, current, and future picture of entire project. Percentage of project completion = 1/3 to ½. State dictates no more than 1 acre at a time can be disturbed as defined by an agricultural restoration project. Mr. Perrone and Mr. Chalecki to do site walk in October 2024.

Additionally, Mr. Chalecki indicated Mr. Perrone is to notify the Town of Franklin and the Planning & Zoning Commission, in writing, with a Project Status Report, after the completion of each phase or annually, whichever comes first – as defined in Condition of Approval as stated in PZC Decision Notice dated March 27, 2008:

Report of Town Planner: Nicole Haggerty indicated PZC Members are compliant with PA 21-29 Municipal Land Use Officials Training.

Unfinished Business:

PZC #23-06 NOG REALTY HOLDINGS LLC: Revised Commercial Site Plan; property located on 82 New Park Ave; Map 45, Lot 30; Zoned Industrial. Existing Use is medical offices. Proposed use is expansion of existing parking facility.

APPLICANT / PRESENTATION: Darren Hayward, P.E., CLA Engineers, was present to represent applicant. He is in receipt of Towne Engineering Peer Review letters dated December 1, 2023, January 11, 2024, February 2, 2024, and February 15, 2024. Reviewed January 3, 2024 CLA Response letter. Submitted Revised Site Plan & Drainage Report dated January 24, 2024

TOWN PLANNER: Nicole Haggerty submitted February 14, 2024 Staff Report. After review of application materials, she recommended approval with conditions as written with the removal of condition #1.

MOTION 3: Josh Gagnon made a motion to approve **PZC #23-06 NOG REALTY HOLDINGS** as presented and with the following conditions. Tim Miner seconded. Motion Passed Unanimously:

1. An Erosion and Sediment Control bond be provided for this project in the amount of \$35,000. \$10,000.00 of the bond be presented in some form of check, passbook, or readily accessible form that is acceptable to the Town Treasurer and that the balance of \$25,000 can be provided in commercial surety or letter of credit, again in a form acceptable to the Town Treasurer.
2. The limits of disturbance as shown on the approved plans shall be staked in the field by a Connecticut Licensed Land Surveyor to A-2 Horizontal Accuracy Standards at a maximum of 50-foot intervals prior to any site disturbance. A letter from the Surveyor should be provided to the Zoning Enforcement Officer certifying that the stakes were set by the Surveyor in accordance with said standards. The stakes shall be placed before the preconstruction meeting and shall remain undisturbed until the site is fully stabilized and be replaced as necessary by the Surveyor if they are lost or disturbed.
3. If blasting is found to be necessary, separate permits will be required to be issued by the Fire Marshal.
4. If the approved plans are not those issued for actual construction and Construction Documents (CDs) are prepared, then three (3) sets of the signed and sealed paper prints are to be provided to the Zoning Enforcement Officer for approval prior to commencing construction.
5. The applicant shall contact the Zoning Enforcement Officer, Inland Wetlands Agent and/or any other Town staff to attend a preconstruction meeting held onsite with the contractor and design engineer.
6. The applicant shall provide the location of any proposed construction trailer to the Zoning Enforcement Officer for approval prior to the installation of any such unit.
7. That the applicant contacts the Zoning Enforcement Officer and Inland Wetlands Agent for a final site inspection once the site is fully stabilized and that all temporary erosion and sediment control devices be removed within 30 days following the site inspection or as directed by Town Staff.
8. Three (3) sets of the approved plans be provided to the Zoning Officer bearing the signatures and seals of all responsible professionals.
9. As-built plans shall be submitted to the Zoning Enforcement Officer prior to issuance of the final Certificate of Zoning Compliance.
10. Site Plan Mylars are to be filed on Town Land Records in Town Clerks Office within 90 days after appeal period ends.

New Business: N/A

Public Comments:

- a. Franklin Hills Estates Informal Presentation: Attorney Bill Sweeney was present to represent Franklin Hills Estates and provided a complete presentation of conceptual plans and proposed regulations amendments associated to intentions of his clients.

Submitted & reviewed *Conceptual* Documentation: 1) Final Master Plan Model, 2) Site Plan, 3) Unit Plans, 4) Building Plans, 5) Building Elevation Plans, 6) Draft Zoning Text Amendments.

Chairman McGuire talked about how residents of Franklin might perceive this presentation considering results of the recent affordable housing residential survey for this Town and time spent over the years talking about proposals on this property during regular meetings and public hearings. More specifically, what would residents think of this presentation proposing construction of 400 living units with only a 9-hole golf course. It is likely this project now looks like a housing project with a small golf course attached.

PZC members referenced and discussed the Town of Franklin POCD, current regulations as applied to affordable housing, and results of the Franklin Affordable Housing Survey. It was noted the survey clearly indicates multi-family is not the way Franklin residents want to go

Public Comments:

Stori Beckwith thanked Commission members for responding to Franklin Hills Estates in consideration of Town resident's concerns and what they have been saying over the years regarding this golf course/housing project. Overall, this project is not what most residents want especially considering the concept proposal this evening including a 400-unit housing component.

Adjournment:

MOTION 3: Josh Gagnon made a motion to adjourn at 8:50 pm. Tom Miner seconded. Motion Passed Unanimously.

Respectfully submitted,
Sherry Pollard
Administrative Assistant to the Commission