

**TOWN OF FRANKLIN**  
**PLANNING & ZONING COMMISSION (PZC)**  
**FRANKLIN TOWN HALL**  
**7 Meetinghouse Hill Rd.**  
**Franklin, CT 06254**  
**REGULAR MEETING MINUTES**  
**Tuesday, November 21, 2023, 7:30 p.m.**

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

**Members Present:** Secretary Matt Calvert, Josh Gagnon, Patrick McCarthy, Chairman John McGuire III, Thomas Miner. **Alternate Members Present:** Tammi Avery, Christopher Meyer. **Alternate Members Absent:** Leo Bienvenue. **Also Present:** Ron Chalecki, Zoning Enforcement Officer.

**Recognition of Visitors:** Attendance sheet provided

**Election of Officers:**

**CHAIRMAN:** Chairman McGuire opened the floor for nominations:

Patrick McLaughlin nominated John McGuire as Chairman. Matt Calvert seconded. Chairman McGuire asked for more nominations. There were none.

Tom Miner moved to make a MOTION to close nominations for Chairman. Matt Calvert seconded. Motion Passed Unanimously.

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**SECRETARY:** Chairman McGuire opened the floor for nominations:

Chairman McGuire nominated Matt Calvert as Secretary. Josh Gagnon seconded. Chairman McGuire asked for more nominations. There were none.

Tom Miner moved to make a MOTION to close nominations for Secretary. Patrick McLaughlin seconded. Motion Passed Unanimously.

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Matt Calvert moved to make a MOTION to approve PZC slate of officers as follows:  
Chairman John McGuire and Secretary Matt Calvert. Josh Gagnon seconded. Motion Passed Unanimously.

**Additions to Agenda:** None

**Approval of Minutes – October 17, 2023:**

Matt Calvert moved to make a MOTION to approve minutes of *October 17, 2023* as presented. Josh Gagnon seconded the motion. Motion Passed Unanimously.

**Correspondence / Commission Matters:**

2024 Meeting Schedule:

Matt Calvert moved to make MOTION to approve 2024 Meeting Schedule as presented.  
Patrick McLaughlin seconded. Motion Passed Unanimously.

**American Tower Permitting Authorization Letter – 89 Dr. Nott Road:**

American Tower Corporation (ATC) currently maintains an existing Cell Tower Facility at 89 Dr. Nott Road. ATC intends to install an 80 KW Diesel Generator within leased and fenced ground space.

Franklin Building Inspector, Doug Colter, has concerns regarding close location of generator to residential properties and noise that may be created by generator. Noise is created during start-up and test cycles on a regular maintenance schedule. He will do a staff review on this project for further information.

Franklin Zoning Enforcement Officer, Ron Chalecki, indicated the Town can negotiate with the contractor/company in management of generator. The Town can create standards for generation noise production, such as, deeming the maintenance exercise cycle to occur during late night hours – say 10 PM and 3 AM.

Public Act No. 23-142 - An Act Concerning Protections for Group & Family Child Care Homes:

Town Planner submitted Staff Report for PA 21-20. Contains 1) new requirements for training of municipal land use officials; 2) establishment of land use training guidelines, 3) reporting on training compliance. Review continues to the December 19, 2023 meeting.

Norwich Notice-Abutting Municipalities Text Amendments. Public Act 23-142 Act Concerning Protections for Group & Family Child Care Homes: .....(SAA - Norwich is notifying Franklin as abutting municipality)

Windham Notice-Abutting Municipality Text Amendments – Various/ General: Reviewed as submitted.

CT Federation Planning & Zoning Agencies Newsletter – Fall 2023: Reviewed as submitted.

**Report of Wetlands Official: Ron Chalecki reported:** No November IWWC meeting.

**Report of Building Official:** See above.

**Report of Zoning Enforcement Officer: Ron Chalecki:**

**LYNDERMAN – 32 AUDETT RD:** David Perrone. PZC previously approved contractor to blast ledge, bring in fill, and plant evergreen trees. Approval had conditions. One was that he come back to PZC for annually approval. He has not met this condition. Mr. Chalecki performed recent site visit. He is still blasting and removing material and there are no evergreen trees planted. Mr. Chalecki sent violation notice. Contractor and Estate received stop work order. State of CT was under impression he was doing restoration of agricultural land associated to planting evergreen trees. Mr. Perrone was asked to submit PZC Application.

**79 ROUTE 32 (FORMER DAY CARE HOUSE):** Cease & Desist Order sent. Performed site visit and found someone was living in house. Property owner knew persons could not live in this house due to a past denial by Zoning Board of Appeals in that no persons could reside in this house. Regulations do not allow residential use in C2 zone. Once house was approved for day care use in the past - it became a business. Once it became a business - residential use was abandoned.

**MYRON CAMOZZI:** Notice of Violation issued. Mr. Camozzi is responsible for corrective measures. Called Mr. Camozzi with no answer and no return call. Performed site walk and inspected property last week. Appears he moved debris away from front site line to middle and back of property. Additionally, it appears he has moved debris from this property to his home property. Cease and Desist order to be issues on both properties.

**Report of Town Planner: Nicole Haggerty:** PZC reviewed of upcoming Land Use Training Schedules associated to overall land use & affordable housing – as submitted.

**Unfinished Business:** None.

**New 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, provided review of Site Plan Set - October 18, 2023. Proposed project activities do not pose impact on wetlands or upland review area. Wetland to west of existing development is delineated on plans. Submitted for review were Drainage Report, Site Plan Check List, Statement of Use, and Bond Estimate. Use of site will remain the same. There was review of impervious surface area as referenced in regulations. There was review of proposed parking spaces including requirement to comply with ADA. New proposed lighting will match existing lighting systems. No new utilities proposed. Storm water development plan meets CT DEEP stormwater quality specifications. Storm water will operate as it does today with expansion of system management of increase water flow.

**ZONING ENFORCEMENT OFFICER:** Ron Chalecki reviewed plans – October 18, 2023. He recommended Towne Engineering provide peer review of site plans related to drainage calculations and storm water management plans.

PZC reached consensus to accept application and forward peer review to Towne Engineering.

**Public Comments:**

Connie Sharp & Stori Beckwith are interested in participating in reviewing and amending current zoning regulations with a focus on north side of Town. Residents are interested in protecting farmland and maintaining the rural feel and sense of community in Franklin.

Chairman McGuire noted PZC has been discussing zoning regulations over the past year in association with various regulation amendments in terms of zoning and The Plan of Conservation & Development (PODC). Items of interest include, but are not limited to, existing and new/proposed water and sewer line along southern section of Route 32, potential for increased commercial development, expanding on definitions in regulations, special exception criteria, zoning designations on the north side of town in and along route 32 in keeping with the rural nature of Franklin.

**Adjournment:**

Matt Calvert moved to make a MOTION to adjourn the meeting at 8:34 PM. Josh Gagnon seconded the motion. Motion Passed Unanimously.

Respectfully submitted,  
*Sherry Pollard*  
Administrative Assistant to the Commission