

Minutes of the Franklin Planning Commission
Tuesday, August 18, 2015
Homestead Dining Room

Members Present: Clark Hubbard, David Bennion, Judith McLaughlin

Members Absent: Dan Larivee, Roland Rainville, Peter Kittell

Others: Maureen Sodaro, Secretary

Guests: Peter Magnant, Jes Alexant

Public Comments: Jes Alexant is the new water commissioner and spoke to those present regarding issues of the Franklin water system. Peter Magnant clarified reasons why the Selectboard is concerned as well. Mr. Alexant will be working on an outline for the new Source Protection plan. He is beginning to look at the current system to determine what is working well and what needs updating. He will send copies of the old Source Protection Plan to the members of both boards. The Department of Environmental Conservation is advising and involved in the development of a new Source Protection Plan. Mr. Alexant has invited members of the Selectboard and Planning Commission to take a walk through the town reservoir on Monday, September 14. He will send out an official invite for members to tour the area. Peter told the members that the State of Vermont has dictated that the town of Franklin needs a second water source in the event that something happens to the current source to the reservoir.

Clark mentioned to Mr. Alexant that he has a concern regarding high ice on the Webster Road and whether or not it is the result of leaking pipes. Mr. Alexant took note of Clark's concern. Mr. Alexant said that the State of Vermont has required that the town place a water flow meter system to determine how much water is flowing out of the reservoir. Phelps Engineering is going to assist in the development of the system which will help in determining whether or not there are major leaks in the current water system to the Town of Franklin.

Clark also mentioned that he is concerned about leaks from a house next door to the house he purchased in town. At the end of the spring of this year, there was a serious leak from the neighboring house. Mr. Alexant took note of the concern and will look into the issue. Peter thought that the water to the house of concern has been turned off. When Mr. Alexant has his draft completed, he will forward it to the Town Clerk, Lisa Larivee to print out for board members. He will be invited to a future meeting at his convenience. Judith asked what happens if the town does not obtain a second water source. Mr. Alexant was not sure, but the group discussed possibly drilling for sources. Judith also asked if the Town Plan needs to be changed, and it was determined that nothing can be changed until more information is gathered. The board will need more information and a plan from Mr. Alexant.

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Clark mentioned to Peter Magnant the concern of the Planning Commission regarding subdivision of leased land. He read to Peter information that Judith found (Agency of Natural Resources/Department of Environmental Conservation/Wastewater Management Division) regarding mortgaged deeds and subdivisions. Because Franklin has mortgaged deeds on leased land, it is an issue that the Planning Commission is working on. Clark wanted Peter to be aware of the concern. Mr. Alexant talked about class 4 roads in Franklin, and whether or not all class 4 roads were mapped. He had heard that the State was mapping all class 4 roads in the state.

Call to Order: Clark called meeting to order at 7:22 pm. There are not enough members for an official meeting.

Approval of Minutes:

Mail Folder: There was a letter from the Franklin Homestead regarding the investigation into a Solar Project. The Homestead would like more information on such a project. There was a correspondence from Howard Gates regarding his application for a Certificate of Public Good. Howard is applying to put up solar panels on his property. The Town Municipal plan supports alternative energy sources that do not have a negative effect on neighbors. Chapter 9, 9-1 9-2 and 9-C. Clark will draft a letter to Howard Gates in response to the request stating that the town encourages alternative and renewable energy.

Old Business: no old business

New Business: no new business

Member Concerns: no member concerns

The next regular meeting of the Planning Commission will be held on Tuesday, September 15, at 7:00 pm in the Homestead Dining Room. Motion to adjourn the meeting was made by Clark, seconded by Judith. Meeting adjourned at 8:35 pm.

Respectfully Submitted,
August 19, 2015
Maureen Sodaro, Secretary

Note: These minutes are not final until approved by the Planning Commission at the next regular meeting.