

**Minutes of the Planning Commission**  
**Tuesday, February 17, 2015**  
**Homestead Dining Room**

**Members Present:** Clark Hubbard, Dave Bennion, Judith McLaughlin, Peter Kittell, Roland Rainville, Dan Larivee

**Others:** Maureen Sodaro, Secretary

**Guests:** Brooks Sturtevant, Yvon Dandurand, Andrew Godin, Peter Mangant (Selectboard members)

Meeting called to order at 7:04 by Clark Hubbard

**Minutes:** Motion to approve the January, 2015 minutes made by Peter Kittell, seconded by Roland Rainville. All approved the minutes.

**Mail Folder:** Mail Folder was reviewed by the PC.

**Old Business:** Clark read to the PC and guests a draft of a letter that might enable the Town of Franklin to look into a solar project. This letter is directed to the parties involved in the Right of Way to town land near the Town Garage that Sun Solar is interested in leasing. The PC would like consent to use of the right of way before any further investigation is pursued regarding the possible use of solar panels for town use. There was further discussion regarding the feasibility of use of that land, the right of way, and the steps involved in pursuing the process for the town of Franklin to use solar panels. There was also discussion about another right of way or other access points to the land that the town owns.

It was also mentioned that it is possible that other landowners would be willing to lease their land for a solar project.

Judith made a motion, seconded by Dan Larivee, that a letter be sent to all parties involved in the right of way to the town property near the Town Garage, all in favor; Clark will see to it that the letter is sent.

**Public Comments:** The Selectboard was present at this meeting to discuss concerns regarding the possible change of lake frontage from 500 feet to 250 feet. Judith had written a letter to the Selectboard expressing her concerns regarding such a change. Clark explained that the PC was responding to Bob Irish's request to make the change in order to match that of the State regulations. Clark also explained that the PC would like a definition of "impervious" placed in the Franklin Development Regulations. Judith explained why she wrote her letter to the Selectboard stating her concerns regarding the lake frontage change. She is concerned that applications will be left up to the state of Vermont rather than a local appointed Zoning Administrator, thus losing local control.

The Shoreland Protection Act does not address all of the regulations that are in the Franklin Development Regulations. The group reviewed the process applicants would need to follow regarding state applications and town applications. Judith feels it is a confusing process. She brought examples of different applications for a project that had information that did not match. The PC discussed who is responsible for policing various zoning permits. The question arose regarding who specifically is responsible to review decisions made by the Zoning Administrator.

Peter Magnant brought the discussion back to the lake frontage measurements as stated in the Shoreland Protection Act. The PC feels that if landowners are within the Shoreland Protection guidelines, they have to follow the regulations stated in the Shoreland Protection Act.

The PC and Selectboard would like to look further into the issue of frontage, permitting processes, and matching town regulations to the Shoreland Protection Act. Judith disagrees with PC making changes to match the Shoreland Protection Act.

Judith made a motion that the PC make a study regarding the impact of any changes regarding frontage have on various permits required. There was no second to her motion.

Further discussion centered on the reasoning behind the possible change to frontage. Peter made a request that if and when the PC proposes changes to a plan, the reasoning behind the changes should be stated as well as the section of the plan involved in such changes.

The PC would like to add the word "impervious" as well as the state definition for that word into the Town Development Regulations. Judith volunteered to do the job of drafting such a change in the appropriate places in the Development Regulations.

Clark asked the Selectboard about who in town is responsible to enforce complaints regarding properties in the town that have trash and junk in view. The Selectboard is responsible for dealing with such complaints.

The Selectboard exited the meeting at 8:15 pm.

**Old Business continued:** Clark told the members of the PC where in the Franklin Development Regulations the additions and changes of concern would possibly occur. Judith is willing to review the Development Regulations and the Municipal Plan and produce a paper for the PC that would list every change that needs to occur if the PC decides to change the frontage from 500 feet to 250 feet.

Judith will also look at the permitting process for zoning applications including the checklist that is a guide for applicants.

In response to Judith's concern regarding a statement in the December 2014 minutes, it should be clarified that the PC is not changing the frontage regulations as of yet- it still under review.

**Member Concerns:** Roland was concerned about the Wastewater System and Potable Water permit by Jason Bessette and Jennifer Carey. There was discussion as to whether this was commercial or residential property, and whether changes of use need to be made. Judith feels that permits are public documents, and that they should be made into PDF document for review by those concerned. The need for informing landowners of permits needed for projects was also discussed. Roland also asked who is responsible to make sure measurements are correct on applications. The PC stated that the Zoning Board is responsible to make sure information is correct.

Judith asked about the two subdivisions that were approved in the Town Report. The PC said that one was the Labrie Property and the second was St. Pierre/Fortin Property.

No other member concerns.

The next regular meeting of the Planning Commission will be held on Tuesday, March 17, 2015 at 7:00 pm in the Homestead Dining Room.

Motion to adjourn the meeting made by Peter Kittell, seconded by Dave Bennion, all in favor.

Meeting adjourned at 9:00 pm

Respectfully Submitted,  
February 18, 2015  
Maureen Sodaro, Secretary

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