

Minutes of the Franklin Planning Commission
Tuesday, June 21, 2016
Homestead Dining Room

Members Present: Clark Hubbard, Roland Rainville, Dave Bennion, Judith McLaughin, Dan Larivee, Peter Kittell, Maureen Sodaro, Secretary

Members Absent:

Guests: Heath Wright, Jim Piviroto, Carolyn Kittell, Chris O'Shea, Amanda St. Pierre, Robert Irish, Ed Rainville, Brooks Sturtevant, Peter Magnant, Yvon Dandurand, Greta Brunswick (NRPC), and unknown (could not read signature)

Meeting called to order at 7:05

Approval of Minutes: Motion to approve the May, 2016 minutes made by Dan Larivee, seconded by Judith McLaughin. All approved the minutes.

Mail Folder: Handouts for PC members for future reference when working on town plan.

Old Business:

New Business: Amanda St. Pierre subdivision proposal: The purpose of the meeting is to see if the initial step for the plan matches the town plan and requirements of the PC. If the PC has no issue, the plan will then continue with the Zoning Administrator. The PC reviewed the map depicting the proposed subdivision. Lot 1- sugarbush, Lot 2-stand alone lot that could go with the Homestead property, Lot 3- the Hull family wants to keep land in the family. The PC approved the preliminary plan. The plan will move on to the Zoning Administrator.

Amanda St. Pierre exited the meeting at 7:20 pm.

7:20 pm-The selectboard came to discuss the development of a DRB. (Development Review Board) This would not replace the Planning Commission. It would take away some of the responsibilities of the PC regarding approval of projects such as subdivisions and development. Members of a DRB can be made up of members of other boards. The PC would no longer review development, and the Zoning Board would cease to exist. All Development reviews would be handled by a DRB.

Greta Brunswick, of the NRPC went over handouts which explained the impact (advantages and disadvantages) and changes that would occur if the town selectboard decided to go with a DRB.

Carolyn Kittell stated that she has been on Zoning Board for many years and likes the way the zoning board currently operates. She is not sure if she would serve on a DRB. Clark feels that if the PC only worked on legislation and rules for the town, the PC would no longer have a connection with community members regarding development issues. His other thought was whether or not serving on two boards would involve more monthly meetings for the board members.

The Selectboard stated that they were reviewing this option of going with a DRB partially due to the difficulty in filling board positions. Greta explained that many towns have decided to go with a DRB. She has not heard negative feedback from the towns that have changed over to a DRB. Judith told the selectboard that she feels that it would be

Franklin Planning Commission

June 21, 2016

Homestead Dining Room

p.2

difficult for her to attend another meeting, and that adding meetings would make it difficult for people to be recruited to become part of a board. David B. stated that the DRB does not have to include members of both the zoning and PC. Chris O'Shea expressed his opinion that the ZBA runs very smoothly, and wondered why change something that is working. Peter wondered if some PC members who would miss the process of reviewing plans would want to serve on the DRB as well. Clark explained the PC works well because of the individual interests and strengths the members possess. It was explained that it is difficult to find members to be willing to serve on town boards. The ZBA has had difficulty in recruiting members and currently has members who are not residents of Franklin. The selectboard feels that a DRB might help alleviate the problem of finding members.

The discussion also involved deciding what would constitute a quorum (should boards have 5 or 7 members).

Judith stated that she likes the idea of splitting responsibility, just wondered if it would be hard to find members. Clark feels it is a good idea as well, but would like to see members of the town volunteer for town boards. Chris stated that the way things are working is more personal.

Peter asked the PC members how they felt, and the members expressed their opinions. Dave would go with a DRB as a member, not remain on the PC. Peter needs to think about the idea further. Bob feels that it would be one to two year project for the development of a DRB.

Clark said that if a change were to occur, it should happen sooner than later, since the PC is involved in the 5 year rewrite of the plan, Roland repeated Clark's previous comment regarding the strengths of the members of the PC. He stated that if he were to make a choice, he would go with a DRB because he likes the planning, and not the paperwork/research work of the PC. The group in the meeting also discussed how to recruit members of the current boards in Franklin.

Selectboard and other guests (with exception of Bob Irish) exited the meeting at 8:10 pm.

Bob Irish handed out paperwork for the PC to consider involving the current wording in our plan involving travel trailers/campers. He stated that the manner in which the regulations are written are done so in such a way that he cannot enforce the existence of travel trailers. He would like a differentiation between temporary sited camper and permanently sited campers be placed in the regulations. He also would like to see it written in the regulations the process that would need to be followed for a permanently sited camper. Bob exited the meeting at 8:20

Franklin Planning Commission
June 21, 2016
Homestead Dining Room
p.3

The PC reviewed and discussed the subdivision proposal that Amanda St. Pierre has planned in order to be prepared for the July meeting. Judith wants the PC to consider long term impacts of approving subdivisions such as this. Amanda St. Pierre will be on the July agenda to seek approval of the subdivision.

Member Concerns: Judith expressed concerns regarding the meeting process of the PC. She would like to see changes such as a more detailed agenda previous to all meetings. She would also like to see the PC meetings be run more professionally.

Judith requested an adjournment at 8:35 pm, seconded by Clark. PC members all approved adjournment. The meeting was adjourned at 8:40 pm.

The next regular meeting of the Franklin Planning Commission will be held on July 19, 2016, at 7:00 pm in the Homestead Dining Room.

Respectfully Submitted;
June 22, 2016
Maureen Sodaro, Secretary

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