

Minutes of Planning Commission
Tuesday, January 21, 2014
Homestead Dining Room

Members Present: Clark Hubbard, Peter T. Kittell, Dan Larivee, Brooks Sturtevant, Greg P. Bouchard, Howard Deuso, John Ho

Others Present: Maureen Sodaro

Guests: Mark Labrie

Meeting called to order at 7:00 by Clark Hubbard.

Minutes: Motion to approve the minutes for the December 17, 2013 meeting made by Howard Deuso, second by Brooks Sturtevant. All approved.

Mail Folder: The Commission reviewed mail from the Vermont Natural Resource Counsel (Community Strategies for Vermont Forests and Wildlife), The Army Corps of Engineers (waterway and wetland regulations)

Old Business: Clark spoke to the Commission members about the fact that he feels the secretary should be paid for meeting time (two hours) for meetings even when a meeting is canceled. He asked the PC members for approval. Clark made the motion, and Brooks seconded. Clark will bring his request to the Selectboard.

Clark brought up the importance of all PC members to familiarize themselves with the Municipal Plan. He suggested that all members read the Plan and make notes/comments for areas that they feel need to be changed/updated. Clark will also bring in map samples for members so they are aware of what a map/plan should look like and what should be on the maps for building plans.

John Ho also brought up a past concern of his regarding the need for a cell tower in Franklin. Various locations were discussed, as well as the process for obtaining one.

New Business: Mark Labrie presented his plan for a 3 lot subdivision off the Hanna Road. He has all the necessary State Permits. There will be three lots, with two septic systems on the center lot. Clark went through the list of requirements that Mr. Labrie would have to meet for approval. The PC reviewed and approved the Sketch Plan which met the requirements for such a plan. Mr. Labrie did not bring his Mylar, which is needed. He has not yet made sure letters to the neighbors regarding his plan be sent. An application for review process needs to be completed within 60 days. Mr. Labrie does have section 5.4 of the PC rules for building plans. Clark suggested he review such paperwork. Before final approval of his plan, Mr. Labrie needs to go through the notification process. He needs to ask the Town Clerk to mail letters to the neighbors of the proposed building site, and take care of any expenses for that process. He also needs to have the Mylar ready for approval at the next meeting. If Mr. Labrie can get everything in place

before the next PC meeting, the plan can then be reviewed for approval or disapproval at the February meeting.

The PC reviewed the next step in the applicant's process for approval. Clark reminded the PC that any member can ask for a closed door vote if that member chooses. John and Howard felt that for consistency, all votes of pertinent developments be closed door. All members agreed.

The PC members discussed the need for a laptop or notebook be made available for meetings. It would help the PC access information for meetings, as well as allow the secretary to use it for notes/minutes.

John Ho stated that he is unable to find the Municipal Plan for Franklin on the Town Web page. The Commission would like the Town Clerk to see if the Regional board can send to her so it can be put up on the town site.

The PC members would like the Town Clerk to email minutes to all members of the PC for review before meetings.

Member Concerns: Greg is glad that people are making progress with digesters on their farms. As stated above, John Ho would like minutes emailed to all members by the Town Clerk. He would also like the Town Clerk to obtain the Municipal Plan electronically from the Regional Board and have the plan available on the Town Website.

The next PC meeting is scheduled for 7:00 pm on February 18, 2014 in the Homestead Dining Room.

Howard made a motion to adjourn the meeting at 8:05, seconded by Clark. All in favor, meeting adjourned at 8:05 pm.

Respectfully submitted
January 22, 2014
Maureen Sodaro, Secretary

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