

**Minutes of Franklin Planning Commission**  
**Tuesday, May 21, 2013 @ 7:00**  
**Homestead Dining Room**

**Members present:** Clark Hubbard, Dan Larivee, John Ho, Greg Bouchard and Peter Kittell.

**Guests:** Michael Gervais, Representative for Ernest & Rolande Fortin, June Morgan, Secretary

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

**Minutes** from April 16 and 24: Dan/Peter made a motion to approve the minutes. Three members voted in favor, motion passed and minutes accepted.

Greg Bouchard entered the meeting.

Final plan approval for a proposed subdivision of the 256 acre farm of Ernest Fortin, parcel #293 located at 1050 Kendall Rd in accordance with section 5.4 of the development regulations. Mike presented the final mylar map and summarized changes from the sketch plan review: the 30 ft ROW was change to a 50 ft as requested by the board. The streams were put on the map; the boundaries were adjusted slightly to be more accurate to the acreage measurements. The two existing lots (1&2) with the current homes will be supplied with off sight wastewater easement areas on lot #3 due to the fact that they would not fit a wastewater system on the current lots. Lot #1 has an easement for the existing septic on the opposite side of road on lot #8; the backup system will be on lot #3. The proposed buildings and septics were added from the sketch plan review hearing on this final. Greg asks about the water/stream and where it originates; Mr. Gervais states it runs off the hill through lot #4 into the culvert and under the road to the other side. Mr. Gervais has received two phone calls; Simone Columbe and she supported the project, the other was a neighbor who was inquiring about the location of the nine lots.

Clark reads through the checklist of items needed for the final plat approval of the subdivision. All easements and ROW are listed on the current mylar as found and known by Mr. Gervais. All items were present as necessary. Dan/Peter make a motion to approve the final plat mylar as presented. All members voted in favor of approving plans, motion passed.

**Mail folder:** Regarding a wetlands permit for Peter Kittell and Chad Spooner for separate homes with shared mounds. The systems pipes will pass through a wetlands and a permit is needed from the state. Board reviewed the information as submitted by the engineer. All members voted in support of the proposal for Kittell and Spooner.

John/Greg made the motion to adjourn the meeting. All in favor, meeting adjourned at 7:33 p.m.

Respectfully submitted,  
May 23, 2013  
Lisa Larivee, Acting Secretary

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

Approved October 15, 2013