

MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, APRIL 17, 2012
HOMESTEAD DINNING ROOM

Members present: Clark Hubbard, Dan Larivee, Gerard Tremblay, David Lucey and Peter Kittell.

Others present: Sara Rainville (Secretary), and Greta Brunswick (Northwest Regional Planning),

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

Minutes: Dan/Peter made the motion to approve the March 21, 2012 minutes. No discussion had; all in favor, motion passed

Planning Commission Mail Folder:

- Calvin & Janice McCurley (Beaver Meadow & Browns Corner Road) notification of application to State of Vermont for subdivision, wastewater system & potable water supply permit
- Thomas & Debra Martin (Scott Road) notification of application to State of Vermont for subdivision, wastewater system & potable water supply permit
- Carole Richard (Richard Road) copy of subdivision wastewater system & potable water supply permit from State of Vermont
- Cory & Erin Martin (Riley Road) copy of wastewater system & potable water supply permit from State of Vermont
- Pauline Gadbois & Geraldine Wright (Browns Corner Road) copy of subdivision, wastewater system & potable water supply permit from State of Vermont
- Richard & Darlene Cooper (Hanna Road) copy of wastewater system & potable water supply permit from State of Vermont

Development Regulations

Changes that were suggested at the March public hearing were discussed as follows:

Page 15, Shoreland District uses was reviewed. Peter thinks that all the not allowed uses in the charts should be changed to conditional.

PC agreed to change Personal/Professional Services/Business' in the Shoreland/Recreation District from not allowed to a conditional use. Greta will make change.

PC agreed to change Retail Establishments in the Shoreland/Recreation District from not allowed to a conditional use. Greta will make change.

PC agreed to change Earth Extraction in the Conservation District from not allowed to a conditional use. Greta will make change.

PC agreed that all community facilities are required to apply for a permit; leave as current draft is.

PC agreed to change Public Parking Lots in the Shoreland/Recreation District from not allowed to a conditional use. Greta will make change.

PC agreed that if no zoning permit is needed then you can't enforce setbacks; leave as current draft is.

Page 17, table 3.4, Recreation Facility/Outdoor lot size 2 acres was discussed by PC. Clark stated that many things like ball fields, tracks, etc. would take a lot of space to build and it would be best to leave at two acres. Greta replied that there are many other uses that would not require that much acreage. PC agreed to leave as is with two acre minimum.

Page 20, #6, "Emergency Access: Fire and Rescue must have year round access with an adequate and safe turn-around location" PC agreed that this has already been removed; Greta will make change.

PC agreed to add "If a zoning permit is not issued or required then the applicant will be advised of this in writing" in the permit section 2.4. Greta will add.

PC agreed to add the definition of a salvage yard to the definitions. Greta will make change.

PC agreed that salvage yards are not allowed in the Recreation/Shoreland, Conservation and Village Districts; they will be a conditional use in the Rural Residential/Agricultural District. Greta will add to the charts on page 15-18.

Page 52, line 37: PC agreed to remove "No Zoning Permit is Required". Greta will make change.

Definitions were reviewed.

Greta questioned adding a section about lake access structures and setbacks. PC agreed that they would like it added, she will draft a memo and attach it to the update.

PC agreed to have Greta make all discussed changes and send a copy to the Select board as well as the PC.

Town Plan:

Clark questioned the Capital Budget line that is in the Town Plan; Greta explained it's a five year plan for large capital expenses using budgets and inventories.

Greta was thanked for all her work and wished well with the upcoming birth of her baby; she exited the meeting.

New/Other/Member Business:

Town Plan Public Hearing with the Select board is April 24, 2012 at the Franklin Central School at 7:00 p.m.

Next Planning Commission meeting is scheduled for May 15, 2012.

David/Gerard made motion to adjourn the meeting. All in favor, meeting adjourned at 8:20 p.m.

Respectfully submitted,

April 18, 2012

Sara Rainville, Acting Secretary

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

These minutes were approved by the Planning Commission on June 19, 2012.