

**MINUTES OF FRANKLIN PLANNING COMMISSION**  
**TUESDAY, APRIL 19, 2011**  
**HOMESTEAD DINNING ROOM**

**COMMISSION MEMBERS PRESENT:** Clark Hubbard, Gerard Tremblay, Judith McLaughlin, Brooks Sturtevant, and Doug Clark.

**OTHERS PRESENT:** Sara Rainville (Secretary) and Greta Brunswick (NRP).

Clark called the meeting to order at 7:00 p.m.

**APPROVAL OF MINUTES:**

Motion was made by Gerard/Judy to approve the minutes from March 15, 2011. Clark asked if there was any further discussion, none had. All voted in favor 5-0, minutes accepted as read.

**Planning Commission Folder:**

**MAIL:**

-Letter from VCDP for *Removing Barriers to Strengthen Communities: Affirmatively Furthering Fair Housing at the Local Level* training.

-Agreement for planning services between the Town of Franklin and NRP, PC Chair signed.

-Wastewater system and potable water supply permits: Tim West, Messier Road  
Roger Gagne, Hanna Road

-Public hearing notice: Town of Highgate, Proposed Zoning Bylaw Amendments

**OLD BUSINESS:**

**Zoning Update:**

Greta from NRP was welcomed to the meeting. She proposed putting all the permitted and conditional uses as well as all the districts into one table to make it more user friendly. The PC members agreed. Greta will have ready for next month's meeting.

Doug reviewed some of the definitions that he had issues with wording on for Greta to update for next meeting; suggested for review were: building, structure construction, essential public safety services, family, light industry, lot, public facilities, residential use, retail establishments, junkyard and substantial improvements. Greta believes that lot definition may have to be discussed with the Lister's and she will look into it.

Judy questioned Greta on the difference between PUD and PRD, Greta explained.

Greta reviewed chapter 117 updates with the PC; these updates included: Section 200, 210.1, 290.1, 240, 290, 405, 406, 409, and 415.1. Greta further commented that the Town cannot regulate Agricultural Permits within the Town if it is already an accepted Ag. Practice, they can only require that the Town be notified. Greta will also look into section 406, #IV to make sure that it is still accurate. She would also like to the Town to consider the possibility of having an Assistant Zoning Administrator; if this was to occur the PC would need to be sure to have a personnel policy/job description for the acting ZA as well as the Assistant ZA.

Doug would like section 409 to also reference underground storage tank regulations.

Greta reviewed the proposed Table of Contents with the PC. Judy suggested that all the administrative items be together in the beginning, the PC agreed, Greta will make the changes for next month's meeting.

Greta will send tonight's changes to all PC members for next month's meeting.

Judy noted that when members review the district uses that are permitted and conditional, they will see that most have the same lot sizes. She feels that this should also be addressed.

The PC will have the first couple Article's reviewed again for next month's meeting.

**NEW BUSINESS:**

None

Clark thanked the PC for their work tonight and felt that the PC was making great progress on the updates. Next Planning Commission meeting is scheduled for May 17, 2011.

Motion made by Gerard/Doug to adjourn the meeting. All members in favor, meeting adjourned at 8:40 p.m.

Respectfully submitted,  
April 20, 2011  
Sara Rainville, Secretary

**Note: These minutes are not final until approved by the Planning Commission at their next regular meeting.**  
These minutes were approved on May 17, 2011.