

Franklin Planning Commission
FELCO Room@Franklin Homestead
April 25, 2017

Members Present: Clark Hubbard, Dave Bennion, Peter Kittell, Judith McLaughin, Rolland Rainville, Cyrus Grennon, Dan Larivee

Members Absent:

Guests: Kim Gates Maynard, Yvon Dandurand, Ed Rainville

Meeting called to order at 7:00 pm

Approval of Minutes: Motion to approve the March 2017 minutes was made by Cyrus, seconded by Dave.

Mail Folder:

Old Business:

New Business: Tonight's goal is to review Town Plan with the updates that have been placed as advised by Taylor as well as suggested updates by those in attendance. Kim Gates Maynard thanked the Planning Commission for all their work with the plan. Kim had several helpful comments: The first was regarding page 4, policy 3G, standards for building on lands. Clark answered that the standards are set by the zoning commission. Kim also asked for clarification regarding new building and scenic vistas. She would like to see language added to the statement to better identify protected areas. Kim felt the current wording is vague. Clark told Kim that development regulations and Town Plan are two different entities. Kim further wondered why pages 6, 7 and 8 are not one chapter. Dave answered that the Regional Planning Commission dictates the chapters as well as what is included in each chapter. Kim also stated that on page 6, section 7-b should not have the word "for" in the statement. Kim further stated that natural features are described, but "view" is not. Kim suggested that view should be described in more detail.

On page 7, section 6-e- Kim suggested to add "and zoning" to the statement. On Page 10, section 12-E, Kim wondered if landowners have any responsibility regarding runoff. Clark clarified that the town plan does speak to runoff. Judith stated that page 11, sections 12 covers that concern. Kim also wondered if there should be a change to section 12-d that include "all" people who use the lake and not just Franklin residents. This would include campers at the State Park. It was noted to change wording from only residents to "all residents and visitors to employ steps they can take to improve water quality."

Kim also noted that there are issues in town with residents improperly creating ditches that affect neighbors. She would like to see something written in the plan to deal with improper ditching. The PC stated that ditches can be dug, but such ditching cannot affect the other properties. Judith wondered if everyone has to go with the Ag department when

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digging ditches. The PC stated that changing ditches is not permitted. Residents can take measures only to maintain them. Clark noted her concern, and the PC will look into where to place future regulations regarding ditching. Kim also spoke of page 31, chapter 5, third line down which mentions loss of “some of our farms” She commented that we have lost most of our farms, not just some. Also, on page 32, Kim spoke of the fact that the Telephone Company is running fiber optic cable. She would like the addition of fiber optic cable added to broadband and wireless telecommunication access. Kim stated that there is not a huge obstacle for internet access due to the addition of fiber optic cable. Kim also spoke of a concern on page 44, paragraph 3. She does not feel the statement regarding “large amount farmers” is accurate. Kim also spoke to paragraph 4 on page 44. She stated that the paragraph is missing words. The PC corrected the paragraph. Kim went on to page 45, under Renewable Energy, the third line. There is a missing word in the second sentence. The PC corrected that sentence. Kim stated that the paragraph speaks of solar proposals in neighboring towns, but does not mention wind proposals. The PC made a notation to the paragraph. Kim also stated that there are existing solar developments in other towns.

Kim commented to the Selectboard about a statement on page 48 regarding the “Better Roads Program”. She asked if that is something that the Selectboard can obtain money for that program. Yvon Dandurand responded by saying that the State is making new requirements regarding roads/ culverts/ and maintenance for towns. However, that will cost the town money. The state is requiring towns to pay \$2500 dollars to participate in the program. If towns do not pay, they cannot get permits for maintenance. That includes maintenance of class 4 roads. The Selectboard member also spoke about the State budget regarding water quality, and the percentage of funds various departments are receiving.

Kim spoke of a concern on page 64, second paragraph. The last sentence regards the fact that the digital version is not being used for regulatory rulings. The PC will add that it is out of date, thus not being used. Kim continued with page 73, under energy- there is no mention of wind. Judith stated that it is being encouraged to use solar due to the fact that it is difficult to screen wind facilities. Kim would like to see something added to the statement regarding screening wind. It was explained to Kim that the PC will make amendments to the plan, as the items are dealt with. Kim spoke of page 75- a listing of Historic Structures. She feels that some items on the list are not historic. The PC discussed the possible need for amending the list. Kim Gates Maynard has offered to review the list as a member of the Historical Society.

Clark stated that the PC will work on the updates to wording and spelling. The PC will forward all comments to Taylor for updating. The PC will leave out all Wind/solar changes for the current document. Those changes will be made after the plan is approved. The PC will then amend the plan following proper procedure. Clark made a motion that after the suggested changes are made, the Town Plan is approved. The motion was seconded by Dave Bennion. The PC approved the motion.

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The PC has approved the plan with the suggested changes. Once the final draft is completed, the plan will be sent to the Selectboard.

A discussion regarding the reservoirs followed. Judith will research whether or not there are protections in place for the reservoirs in the event that landowners make changes to their land that may affect the quality of the town water source. The Town owns an acre of land around the reservoir.

Dan wondered if it be prudent of the Town to purchase more land around the reservoir to protect the quality of the water? Clark feels it is a discussion the water Commission needs to have with adjoining landowners to the reservoir. Kim agreed that an open conversation with landowners would be prudent. If changes happen to the land, such as clearing of trees, water flow changes.

Public Comments:

Concerns:

Judith made a motion to adjourn the meeting, seconded by Dan. The meeting was adjourned at 8:22 pm

The next regular meeting of the Franklin Planning Commission will be May 16, 2017 in the Franklin Homestead Dining Room.

Respectfully Submitted,
April 26, 2017
Maureen Sodaro, Secretary

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