

**Town of Franklin
Planning Commission
Franklin Homestead Dining Room
April 27, 2010**

MEMBERS PRESENT: Richard Gadbois, Clark Hubbard, Daniel Larivee, Gerard Tremblay, Doug Clark and Lisa Larivee, Secretary. Peter Kittell is out of town, Kyle Lothian & Greg Bouchard were absent.

GUESTS: Alan Broulette, Camp owner, Deb Perry, NWRP

Meeting called to order by Richard Gadbois at 7:08

Planning Grant: Dick welcomed Deb Perry from NWRP. Dick informed Ms. Perry that he had received an e-mail validating him as the grant administrator. The planning grant is due by the end of the week. Deb reviewed the grant process and application with the members. The board will be working on updating the zoning bylaws and subdivision rules as well as merging them into one document for consistency. Ms. Perry spoke of the state requirements that will need to be met. Clark inquired about writing the bylaws to be more user friendly and understandable.

- *Wastewater section can be removed as the State now handles this.
- * Seasonal conversion must be looked at.
- * Storm water runoff provisions should be considered and encouraged.
- * Potable water rules need to be incorporated.
- * Zoning map is dated 2001, should be up to date, Deb will review the districts.
- * Alternate Energy and technology projects review.
- * Campers on properties that are inhabited permanently by residents.
- *Enforcement issues need to be addressed to comply with zoning bylaws.

Deb reviewed the time line of work to be done. Two public forums will be held, one the first week of August regarding camp conversions so there may be campers input, the second in late October for general public input. The PC may want to do surveys in town for input as well. The plan is for adoption of the updated bylaws at Town Meeting 2011. Dick stated he would need a motion to accept the grant application and his authorization to sign. Deb advised that Peter Kittell will also need to sign by Friday as well as the majority of the Selectboard. Peter can call Deb on Friday to get together. Clark Hubbard/Dan Larivee made the motion to accept the grant application as discussed with Deb Perry and authorize Dick Gadbois to sign the grant. All members voted in favor.

Camp conversion sub committee: Dan Larivee advised he has concerns of the parking and septic. Need space for at least 2 cars and must be off the road. Review of the septic requirements with Mr. Hango. Clark Hubbard had concerns

with deer camps and wastewater/potable water compliance. Starksboro calls them get-a-ways with outhouses.

Building permit application sub committee: Doug Clark asked about the necessity of the grid paper. Advised that it will be more uniform for the applications and drawings to scale.

Northwest Regional Planning New board member training: There is a grant available for training through NWRP due My 15. If there is enough interest Dick may apply for, let him know.

Member resignation-Dick informed the members present that David Lucey has resigned from the PC. Dick advised he gave the name of Judy McLaughlin to the Selectboard for consideration. If anyone has any other names let the Selectboard know.

Land Trust- Greg Finch: Lisa advised that in October a letter had come before the board for their approval of Greg Finch enrolling his land in land trust. A letter was to be sent to land trust and was never acted on. The PC needs to do a letter that this action is following the town plan and approved by the board. Dick asked Lisa to forward a sample of what was done in the past to him. Motion made by Gerard Tremblay/Clark Hubbard authorizing Dick to do a letter to land trust. All members voted in favor.

Regional Planning representative: Discussion on the present members, Doug Clark and Dan Larivee. These members will stay on the board and attend meetings when the PC feels a necessity.

Guest: Alan Brouillette is present to get informed on the camp conversion rules and the time frames that will be allowed. Dick will speak with Peter Kittell about inviting Roy Hango to the next meeting to discuss conversion issues.

Next planning commission meeting is May 18, 2010.

Motion made by Gerard Tremblay/Dan Larivee to adjourn. All in favor, motion passed.

Meeting adjourned at 8:30

April 28, 2010

Lisa Larivee

Secretary, Franklin Planning Commission

These minutes are not final until approved at the next regular meeting on May 18, 2010.

These minutes were approved on May 18, 2010.