

**Minutes of the Franklin Planning Commission**  
**Tuesday, August 16, 2016**  
**Homestead Dining Room**

**Members Present:** Clark Hubbard, Dan Larivee, Judith McLaughlin, Rolland Rainville, Dave Bennion, Peter Kittell

**Guests:** Yvon Dandurand and Ed Rainville, Selectboard; Norman Kern, Taylor Newton, NRPC

**Meeting called to order at 7:03 pm**

**Approval of Minutes:** Clark asked if members had any questions/comments about the July minutes. Dan made the motion to approve the minutes, Rolland seconded the motion. All members approved the motion.

**Mail Folder:** no mail

**Old Business:** none

**New Business:**

Taylor Newton from NRPC was present to review updates to the town plan. Clark reviewed the old info that has track changes on the side with new info changed by Taylor. Chapter 1-4, 6-7 were reviewed for changes and the requirements of why the changes were made by statute.

- Discussed the population of Franklin by the Federal census and how that was done and what the margin of error can be.
- The board needs to make a list of the protected areas (scenic views) to be included in the plan, this would prevent development of wind farms/solar or such in these areas but could still fit into residential development. Questions of whether these areas are to be public or private.
- Taylor reviewed the Franklin Fire District regarding the moratorium on hook-ups. Clark advised that the water district is now operated by the Town; the Fire District has dissolved and it is believed the moratorium is still present. Discussed the protection area of the water district; Ed advised that the protection area is being discussed for expansion due to land clearing for meadow.
- Taylor will work on plan updates for chapters 5, 10-11 for the next meeting in September and update/wordsmith the chapters discussed today as well.
- There is a new requirement as of July 1, 2017 for forestry management; Taylor will have to review what is needed. This is new to him as well.
- Discussed solar and renewable energy requirements that are being set by the regions for the State of VT.
- For a full version of the changes for this meeting a track copy of the plan can be viewed at the town clerk's office.

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Norm Kern asked about the rules to subdivide his lot; not sure what he will do yet. Clark advised Mr. Irish can approve a two lot subdivision; if three lots are made the Planning Commission has to approve. Mr. Kern advised there are two lots that were made years ago when the town had single lot approval; may divide the large lot again.

**Public Comments:** none

Peter made the motion to adjourn the meeting, seconded by Dan. All were in favor of adjourning the meeting. Meeting adjourned at 8:45 pm.

The next regular meeting of the Franklin Planning Commission will be held on September 20, 2016 at 7:00 in the Homestead Dining Room.

Respectfully Submitted,  
August 19, 2016  
Lisa Larivee, Acting Secretary

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