

MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, DECEMBER 13, 2011
HOMESTEAD DINNING ROOM

MEMBERS PRESENT: Doug Clark, Clark Hubbard, Gerard Tremblay, Dan Larivee, David Lucey, Greg Bouchard, Brooks Sturtevant and Peter Kittell.

OTHERS PRESENT: Sara Rainville, Secretary.

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

OLD BUSINESS-

Public hearing on January 11, 2012 for review of Franklin Municipal Plan and Franklin Development Regulations at the FELCO Room at 7:00 p.m. Notices to be posted at Town Clerk's Office, Store, Post Office, website and local paper(s). Clark reminded everyone that their attendance is crucial as there needs to be a quorum.

"Report on Franklin Town Plan Revision, December 9, 2011" reviewed. The PC agreed that they would like all changes that have been made to remain in red for the public to see.

Gerard entered the meeting at 7:10 p.m.

All maps were reviewed. Peter challenged the conservation map areas on page 63. Map #13.2. The PC would like to know the source for the map. He noted that the land in conservation across from Riley Road on North Sheldon Road is not accurate, the conservation area should be moved west on the map. Greg would like brought to Greta's attention.

Also, Doug questioned the map on page 48 and where the data comes from. PC reviewed and OK with map. Greg questioned having the VT Land Trust map included in this document as well and that the Current Land use map on page 61 needs to be updated.

"Town of Franklin Bylaw Amendment Report, December 9, 2011" reviewed. Doug noted that on page 2, section 3, hydro should be added. Greg also noted that digesters should be added. PC agreed to both and will have Greta add.

Page 40-41 Height Limits was reviewed; PC agreed to leave as is.

Peter stated that he could not find the section about seasonal conversions and septic is the December 2011 draft that Greta sent to the PC. PC agreed. Sara found a document dated 10/18/2011 that Greta had given the PC. PC would like the following added to Article 4, section 4.1, F:

"Specific Standard for Development in the Shoreland/Recreation District- All development in the Shoreland/Recreation District must demonstrate adequate wastewater management and potable water supply before the PC can issue a favorable decision. This shall be demonstrated through submission of a valid wastewater and potable water supply permit issued by the Vermont Department of Environmental Conservation or proof that such a permit is not required.

- 1- *Seasonal Dwellings that request approval for conversion to year-round use may claim they are grandfathered as a year-round residence according to Section 1-315 of the Wastewater and Potable Water Supply Rules. In these instances, the PC may challenge their claim and request that the DEC require a permit if the property has been listed as seasonal on the Town's Grand List **and/or** the property has a wastewater permit from the Town of Franklin for seasonal use."*

PC would like F changed to G in same section.

PC would like listed in the table of contents were each definition first occurs in the document.

APPROVAL OF MINUTES-

Motion was made by Greg/David to approve the minutes from November 15, 2011. Clark asked if there was any further discussion. All voted in favor of accepting minutes as read; motion passed 8-0.

NEW BUSINESS & MEMBER CONCERNS-

Clark will contact Greta to see if the PC needs to hold another meeting before the public meeting in January since some changes have been made to the current draft. He will contact all the members to let them know the outcome.

PC agreed to leave 2012 budget the same as in 2011. Sara will get a copy to Selectboard. Clark is working on report for the Town Report.

Public hearing on January 11, 2012 for review of Franklin Municipal Plan and Franklin Development Regulations; Doug does not believe he will be in attendance.

PC next regular meeting will be on January 17, 2012.

Motion made by Gerard/David to adjourn the meeting. All members in favor, meeting adjourned at 8:30 p.m.

Respectfully submitted,
December 14, 2011
Sara Rainville, Acting Secretary

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

Minutes were approved February 21, 2012.