

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, FEBRUARY 15, 2011
HOMESTEAD DINNING ROOM**

COMMISSION MEMBERS PRESENT: Clark Hubbard, Gerard Tremblay, Dan Larivee, Judith McLaughlin, Greg Bouchard, Peter Kittell and Kyle Lothian.

OTHERS PRESENT: Peter Magnant (Selectboard), Sara Rainville (Secretary), Robert Irish (ZA), Kim Gates-Maynard, Greta Brunswick(sp?)(NRP).

Clark called the meeting to order at 7:02 p.m.

CHAIRMAN'S REPORT:

Zoning-

Motion made by Kyle/Judith to approve adding to section 330 (C)(1) of the Town of Franklin Zoning Bylaws:

D. The property must have year round access to potable water that meets all current State guidelines

E. For lot sizes less than 40,000sq. feet, a waiver may be obtained from the ZBA if all other conditional use requirements have been met.

Regional Planning-

Clark welcomed/introduced Greta from Northwest Regional Planning to the meeting. Greta reiterated to the PC that they had a Planning Grant to assist them in updating the Town Zoning Regulations; the grant funding expires May 2012. By the May 2012 date, there should be a draft of the proposed Zoning Bylaw changes/updates to present to the public.

Greta also advised all members to go through the Town Plan and mark it up with suggestion/changes/deletions and that NRP can also help them update that as well, separate from the Planning Grant; the more concise the Plan, the more useful to the public.

Peter Magnant questioned how the Selectboard will now what changes have been made to the Zoning Bylaw document once it has been completed, other than comparing every page of the old with the new. Greta advised that they can do a summary report and that she usually uses the tracking feature in WORD to markup the document as changes are made. Bob felt that it would be best once a draft goes to the public to have a summary with it and make drafts available with the markups for people that want to see that part also.

Greta also suggested to the PC that they do a Facilities & Utilities update.

Greta informed the PC that the Town Clerk's Office will be responsible to the financial part of the grant. She also advised that a contract will need to be signed stating that NRP is assisting the Town. She will forward a copy of the work plan schedule to the Clerk's office to send to all PC members.

Bob asked Greta is NRP can also do the maps for the Zoning Bylaws or if someone else would have to be contacted to do those. She advised that NRP can do them.

Greta asked the PC if they would like to have her reorganize the table of contents of the Zoning Bylaws so that they have a better flow. All members agreed with having her do that.

Greta noted that she has a draft of the Zoning Bylaws with changes from 2006 that was never approved, wondering why it was never approved. Bob stated that the grant funding at the time ran out and that the focus switched to completing the Town Plan.

Dan/Peter made a motion to enter into a contract with NRP for the purpose of updating the Town Zoning Bylaws. All members in favor, motion passed 7-0. A contract will be sent to the Town for the Selectboard to sign on behalf of the PC.

Greta will be back in April with Title 24 section 117 updates. Next month Bob will attend the PC meeting to help create a laundry list of possible zoning bylaw changes/updates. For the May meeting, Greta advised the PC she would return to review that list as well as work on the revised table of contents. She also noted that in the approved grant documents it states that the Town will hold a public meeting specifically for the Shoreland District.

The PC thanked Greta and she exited the meeting.

Bob stressed the importance of the PC having goals about where they want the Zoning Bylaws to be once this project is complete. He emphasized the importance of having a flexible and adaptable plan.

Some keys points that Bob feels should be addressed in the update are:

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| -permit process | -subdivision process |
| -set backs-especially for accessory structures | -retaining walls at Lake Carmi, shoreline alteration |
| -travel trailers-prolonged living | -what powers the ZBA should have |
| -shoreline district-what the ZA can approve | -definitions |
| -Junk cars | |

Bob reminded the PC that zoning bylaws need to be enforceable. He will get a more complete list of suggested changes to the PC before the next meeting.

Building Permit-

Kyle/Peter K advised the PC that the Selectboard approved of the new building permit application. Sara will make the changes at the Clerk's Office and online.

MAIL:

-Craig Adams updated WWPE from State of Vermont

APPROVAL OF MINUTES:

Motion was made by Gerard/Judith to approve the minutes from January 18 2011. Clark asked if there was any further discussion, none had. All voted in favor 7-0, minutes accepted as read.

OLD BUSINESS:

None

NEW BUSINESS:

None

Next Planning Commission meeting is scheduled for March 15, 2011.

Sara will make sure that "Zoning Updates" is added to each months meeting agenda so that the public is aware that the PC is working updating them.

Motion made by Kyle/Gerard to adjourn the meeting. All members in favor, meeting adjourned at 8:28 p.m.

Respectfully submitted,
February 16, 2011
Sara Rainville, Secretary

**Note: These minutes are not final until approved by the Planning Commission at their next regular meeting.
Approved March 15, 2011.**