

Minutes of Planning Commission
Tuesday, February 18, 2014
Homestead Dining Room

Members Present: Clark Hubbard, Dan Larivee, Brooks Sturtevant, Greg P. Bouchard, Howard Deuso

Others Present: Maureen Sodaro

Guests: Mark Labrie, Peter Magnant, Yvon Dandurand

Meeting called to order at 7:04 by Clark Hubbard.

Minutes: Motion to approve the minutes for the January 21, 2014 meeting made by Brooks Sturtevant, second by Dan Larivee. All Approved

Mail Folder: No mail to review

Old Business: The Selectboard approved Clark's request that the secretary be paid every month whether there is a meeting or not. Also payment will be made for special meetings held.

New Business: Mark Labrie brought maps of his plan for the proposed subdivision off the Hanna Road. Clark went through the list of requirements from the Municipal Plan book to make sure Mr. Labrie has done all he needed to do.

He did not bring in a Mylar for the PC to review, and the letters to notify neighbors of the proposed subdivision were not sent via certified mail as he was asked to do in the January meeting. Therefore the PC could not approve the plan. The PC has no concerns about the map, just the fact that the other requirements were not met. (Mylar, certified letters) Mr. Labrie was asked to inform the Town Clerk that he be placed on the agenda for the March 18 meeting.

Greg Bouchard had a question regarding a notice on the map. A pin is going to be moved per lot change from the map the PC saw in January.

Clark later said that in the bylaws 2.5, the need for certified letter is not actually stated, but he and the other PC members feel that it is important that certified letters be sent. The PC agreed and the wording will change to "notification shall be made in certified form to abutting landowners".

Bob Irish had a question for Clark to bring up to the PC regarding lot size in the development regulations for Seasonal to year round camps. He wondered why it was listed as one acre and not half acre with 100 feet road frontage. The PC discussion that followed was that when working on the development regulations, they thought they had already made that change from one acre to half acre (40,000 to 20,000 sq. feet) with 100 feet road frontage. The description in the regs is an error as it is the original size, and was never changed by the printer when the PC made the new regs. Clark Hubbard made a motion for the change in size and Dan Larivee seconded the motion. The amendment will be submitted to the selectboard to determine if they are in favor of the change. All approved.

Clark Hubbard has arranged for the PC members to have training in reading maps for future meetings.

The Town Clerk informed Clark that the development regulations are on the town website- in two places.

There was discussion between Clark H. and Peter Magnant regarding the need for a laptop for PC meetings. That led to further discussion regarding improved technology and cell service for the town

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of Franklin. Discussion also continued as to appropriate locations for a cell tower. Yvon Dandurand said that the selectboard is working on the issue, but there are many requirements to go through.

Clark H. also said that he would like the PC to work with Peter Magnant, Yvon Dandurand and other members of the selectboard regarding the development regulations and any other concerns or discussion items that the selectboard and PC may have.

Member Concerns:

Members reminded the PC that March 4 is Town Meeting, Peter Magnant said there will be one possibly two openings on the Selectboard. The Franklin Fire Department Pancake Breakfast is March 9, 2014.

The next PC meeting is scheduled for March 18, 2014 at 7:00 pm in the Homestead Dining Room. Howard Deuso made the motion to adjourn the meeting, seconded by Dan Larivee. All in favor. Meeting adjourned at 8:12 pm.

Respectfully submitted,
February 20, 2014
Maureen Sodaro, Secretary

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