

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, FEBRUARY 21, 2012
HOMESTEAD DINNING ROOM**

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

OTHERS PRESENT: Lucille Rainville, Greta Brunswick (Northwest Regional Planning), Peter Magnant (select board), Kyle Lothian (select board), Yvon Dandurand (select board), Sara Rainville (secretary).

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

PLANNING COMMISSION MAIL-

- Methane Digester: Mike & Denna Benjamin
- Judith McLaughlin PC resignation
- Training in Swanton, February 29, 2012

APPROVAL OF MINUTES-

Motion was made by David/Clark to approve the minutes from December 13, 2011. Clark asked if there was any further discussion. All voted in favor of accepting minutes as read; motion passed 7-0.

OLD BUSINESS-

Town Plan:

Clark welcomed Lucille Rainville and the Select Board to the meeting. Lucille would like to clarify the size of the Shoreland/Recreation District and buffer zone around Lake Carmi. Some places in Town documents state 500' and other places states 750'. Greta also inquired to whether Mill Pond should be included in this buffer zone. PC agreed it should also include Mill Pond. Lucille handed out copies of maps and zoning documents to all present for review, one map was an aerial of Franklin and she pointed out where her property is. She is very concerned about having her land potentially be labeled by the Town as in the Shoreland/Recreation District.

Dan entered the meeting at 7:05 p.m.

Clark noted that current zoning bylaws state the buffer zone is currently 500' but that the draft Town Plan states 750'. Lucille stated that she has been in contact with legal counsel to discuss the above issue and how it would affect her land and the cropping that she does. Greta informed everyone that accepted agricultural practices are exempt from zoning; landowners only have to notify the Town when building. She further stated that agriculture has been removed from the working draft as permitted use and has been addressed under exemptions.

Peter K/Dan made motion to leave the Shoreland/Recreation District buffer zone as 500' and that this buffer zone also continues around Mill Pond. Peter M questioned if farmers are allowed to graze their cows right up to the lake. Clark replied that cattle cannot have access to water ways. Greta stated that is part of the accepted agricultural practices through the State. Lucille stated that the Rock River Group has fences, gates, bridges, etc. to keep cows away from the river.

Doug asked about the State owning Lake Carmi. Clark stated yes the State does but not the land around it.

Yvon wondered if changes with the buffer zone would affect anyone's current land use plans. Greta advised that zoning districts are not relevant in those plans.

Vote was had; all in favor of Shoreland/Recreation District buffer zone being at 500' around Lake Carmi and Mill pond. Motion passed 7-0. Greta will update maps in draft Town Plan.

NEW BUSINESS-

Selectboard Concerns:

Peter M has noticed that PC membership seems to be declining; since he has been on the select board there has been at least 3 members resign. A nine member board seems to be hard to keep filled with active members; he has checked with other towns and most PC's have five or seven members. The select board would like the PC's opinion on changing board size from nine to possibly seven. Dan stated that January 2012 was the most recent time that there was not a quorum, otherwise there has been enough members every month. Clark voiced his concern with having a select board member on the PC as a voting member, nothing personal towards Peter K; Clark has been approached by people outside meetings and members of the select board have as well about the same thing. It was discussed that the select board is already part of the PC but without voting authority. It was agreed that Peter K has been a huge asset to the PC since being on both boards. Clark stated that the PC has been working for months with only seven or eight members. Sara stated with the exception of November and December 2011, the rest of 2011 meetings had six or seven members at each meeting.

Peter M noted that currently Doug and Clark are the Town's representatives on the Northwest Regional Planning Board, do they wish to remain in this position? Clark stated he does, Doug stated he does not want to be reappointed to the PC when his term is up at Town meeting, so no. Grete reminded everyone that the PC is not the only people that can be on the board, the select board can be as well.

Clark stated that the PC will discuss the PC size again.

OLD BUSINESS Continued-

Greta stated she has sent the PC the revised Town Plan with the updates from the public hearing.

Seasonal conversions were discussed. The PC would really like to have a way to enforce illegal conversions of season camps to year round residences. Greta reminded everyone that all waste water and potable water permitting went to the State as of July 2007; the Town has not say; chapter 117, title 24 sets out all the rules and Towns cannot make any changes or requirements of their own. Greta stated that the current section regarding the waiver needs to be more specific. Peter K and PC agreed to remove that section from the draft. The PC was trying to address conversions and enforcement with this section.

Greta stated that almost all camp lots are fully in the Shoreland/Recreation District but that some may cross into the Agricultural District as well.

Peter K stated that in the current draft of the Town Plan, page 32, line 34 in regards to ancient roads: ancient road have been addressed by the Select board and that line can be removed. Discussion had.

Lucille questioned page 53 in regards to the Franklin Watershed; PC agreed to leave as is, the Select board can change that section if they see fit once it goes to them for review.

Greta will update Town Plan draft and send copies to PC and Selectboard with tracked changes showing.

Greta stated the next step with the Development Regulations draft is to hold a public hearing. She will make copies and also show tracked changes. Greta noted that the grant funding ends in May 2012. PC agreed that they would like the public hearing for the Development Regulations to be March 20, 2012 which is the next regular scheduled meeting for the PC; then the PC will set another meeting date later in March to meet about changes. Greta will warn and send postcards to registered voters.

MEMBER CONERNS-

Doug brought up the size of the planning commission to be discussed again. Gerard/Brooks made the motion to leave the PC with nine members. Doug stated that it hard to find volunteers to fill seats on this board and it seems like we always have to find new members, maybe it would be better to change to a seven member board. Doug noted again

that he does not wish to be reelected to the PC in March when his term is up. Peter K advised that he would like to see the PC, select board and ZBA meet yearly to discuss Town business. Kyle noted that once he was elected to the select board he resigned from the PC, he did not feel comfortable being on both boards. Dan stated that by having a nine member PC there would be more voices but by having seven members the quorum would be smaller, only four. Vote taken, 3/2, 1 abstain. Motion failed.

Gerard/Brooks made motion to change planning commission members to seven. Vote taken, 3/2, 1 abstain. Motion failed. PC opinion to leave PC membership at nine, Select board will have ultimate decision and let the PC know.

Public hearing on March 20, 2012 for review of Franklin Development Regulations, meeting to be held in the FELCO Room at Franklin Homestead.

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

Respectfully submitted,
February 22, 2012
Sara Rainville, Acting Secretary

Note: These minutes are not final until approved by the Planning Commission at their next regular meeting.
These minutes were approved March 21, 2012.