

**Franklin Planning Commission
Homestead Dining Room
January 17, 2017**

Members Present: Clark Hubbard, Dan Larivee, Cyrus Grennon, Dave Bennion, Maureen Sodaro, (Secretary)

Members Absent: Judith McLaughlin, Rolland Rainville, Peter Kittell

Guests: Peter Magnant (Selectboard), Yvon Dandurand (Selectboard), Brooks Sturtevant (Selectboard), Taylor Newton(NWPC), Jess Alexant (Chairman of Water Commission)

Meeting called to order at 7:04

Approval of Minutes: Dan made a motion to accept the December 2016 minutes. The motion was seconded by Dave Bennion. All members voted to approve the minutes.

Mail Folder: No mail to review

Old Business:

New Business: Jess Alexant spoke to the PC about source protection plan being presented to the state of Vermont. Mr. Alexant updated the PC about the water supply including a flow meter, and quality. The Webster source is currently an excellent water supply for the town. Clark asked about the potential for increased population and how that would affect the extent of the current water system. Mr. Alexant stated that there is not plan to increase the extent of the water system. The water meter that is going to be used will give information as to use, overflow, and capacity of the Webster source. Clark wanted the Water Commission to be open to the idea that if building lots are set at half acre, future homeowners outside of the current system would not be able to dig their own wells due to septic/well regulations.

Mr. Alexant suggested that at some point, perhaps an additional water source be sought out in case of an emergency or need. Clark also stated that it would be something worth looking into. The data from the flow meter of the current source will provide a great deal of information, including any leaks in the system that may occur. Mr. Alexant described the workings of the flow meter and how it will provide data.

Peter Magnant stated that the PC and Jess Alexant were present at the meeting because they would like the PC to be aware of the importance of water provision to the town. Most homeowners do not own lots large enough to drill wells. The discussion included funding sources such as grants or other to fund action needed to find a second water source.

TaylorNewton talked about the town map and where alternative energy sources could be placed. He wondered if the Selectboard would like to see source protection area on the map for future use.

Mr. Alexant presented a Groundwater Protection Handbook for Local Officials to the PC for consideration.

Taylor explained the time frame for the Town Plan to the Selectboard and Jess Alexant. Clark explained the process including public meetings, and presentation to the Selectboard- as well as the process the Selectboard has to follow. Taylor said that it would not really matter if the Town Plan expired. He said to just keep working on it until it is completed.

Peter asked if the Town Plan needs to include water protection or not. Taylor explained that Act 250 covers compliance with water source protection. Taylor read to the Selectboard the Well head protection section in the current Town Plan.

Clark told the Selectboard and Jess Alexant that he would like them to attend meetings in the future when we would need their input for certain sections of the Plan and Zoning Regulations. Peter would like the Webster Spring named as the main water source in the Town Plan. The PC agreed that that can be done as well as language regarding water source protection. Taylor will email Jess Alexant copies of the current draft that the PC is working on. Taylor can get copies of the current Town Regulations and Town Plan from the Clerk's office. The PC told Jess Alexant that they would need measurements at some point in the future for Water Source protection.

Jess Alexant talked to the members about the state regulations regarding the search for a supplemental alternative water source which are extremely expensive and extensive. Taylor said that the language regarding boundaries is important. Jess wondered if the town received copies of information when individuals drill wells. The information goes to the state if the flow is above a certain amount, but not required to be given to the Town of Franklin. He suggested that the PC require such information, as it provides geological information about water sources. If Jess Alexant could receive information from the state or town records he could plot locations of wells in town and study the groundwater activity. Jess said a Geologist would help with such a study of activity.

Taylor would like current source protection area information. He said that if there are changes in the future, documents can be amended to meet any need. Taylor will provide a listserve of potential funding sources to Jess Alexant. Jess will send the state regulations regarding searches for alternative ground water sources. He told the PC that such a search costs 150,000 dollars or greater. Dave will assist Jess in getting information from well drillers and the state regarding wells that have been dug in Franklin. Clark can contact local well drillers for information. The PC and other members of the meeting discussed potential future development in the town and the impact on the water supply.

Taylor discussed the important of boundary language in the Town Plan. Clark feels that the municipal regulations state that development should occur on one half acre of land the buyer needs to be aware of the state regulations for both sewer and water. If building were to occur on an acre, a well can then be drilled. Clark feels no one else should be added to the current well head unless we either have an alternative water source or the lot is at least one acre so the builder can drill a well.

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It was clarified that the Town had jurisdiction over sales of lot for development, but the state has jurisdiction over wastewater and well water.

The rest of the discussion on this matter was tabled due to time constraints of the meeting.

Mr. Alexant has one other concern he would like to bring up to the PC. At some point he would like to put up a Cross Country Ski Trail in Town. He asked if anyone on the PC would be interested in assisting him with the project. Clark mentioned the new Recreation Department might be interested in assistance.

The PC and Taylor discussed the questions that were presented to him. Taylor stated that a great deal of information from the State would not be available until April. He also explained to the group information about enhanced energy planning. The benefit would be that the town would receive substantial deference rather than due consideration from the state. Taylor told the Selectboard that the PC has been wrestling with this issue for months and that the commission is divided on the issue of pursuing an enhanced energy plan. The advantage of developing our own enhanced energy plan can prevent the state from dictating that alternative sources must go in certain places that are deemed as positive places on the map. The rules regarding the town saying no to certain energy sources, would prevent development from occurring as well.

Peter feels that the time frame (3 months) is too tight to include an enhanced energy plan in the Town Plan. There is not enough time to fully study the impact of such a plan.

The members of the meeting looked at the maps of the Town of Franklin. Taylor explained the designated areas to the members (prime solar, wetland, wind, etc).

Taylor presented the group with options and a timeline regarding working or not working on an enhanced energy plan.

The time concern was again brought up, the group discussed presenting the public with information regarding alternative energy sources and the requirements for developing such sources at Town Meeting. The PC asked Taylor to make up an informational paper for use at Town Meeting.

Dan had to leave the meeting at 8:45.

The Selectboard members left the meeting at 8:50.

Taylor went over proposed amendments and changes to Chapter 14 and 15 of the current town plan. There are very few in chapter 14.

Chapter 15 had more proposed changes and amendments that Taylor has suggested.

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Comments or Concerns: No Comments or concerns

Motion to adjourn the meeting was made by Clark at 9:00 pm and seconded by David.

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Meeting was adjourned at 9:00 pm.

The next regular meeting of the Franklin Planning Commission will be held on
February 21, 2017 at the Homestead Dining Room.

Respectfully Submitted,
January 19, 2017
Maureen Sodaro, Secretary

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