

MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, JANUARY 18, 2011
HOMESTEAD DINNING ROOM

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

OTHERS PRESENT: Sara Rainville, Secretary.

Dick called the meeting to order at 7:05 p.m.

CHAIRMAN'S REPORT:

Camp Conversion Committee:

Peter informed the PC that the Selectboard felt the proposed checklist for conversion from seasonal to year round use was too long and confusing. Peter believes adding potable water and waiving lot size if all other requirements are met to the current section 330, (1), would simplify things.

Clark is concerned that if we removed Section 330 (C)(1)(A) that Franklin Fire and Rescue could be liable if they were not able to get to an emergency scene.

Peter stated that the Selectboard liked the one page form/requirements that the Town of Colchester uses for seasonal to year round conversions.

Judy questioned if the Town wants more year round homes around the lake or do they want to leave it as is, mostly seasonal. Peter advised the Town discourages year round living of camps in its Town Plan.

Dick stated that property owners don't have to prove anything to the Town since the State took over there septic regulating. Peter believes that existing seasonal dwellings were grandfathered when the State took over Franklin's septic he does not think that there would be many seasonal converting to year round use. Judy stated it would only be beneficial to a seasonal property owner to have an approved, year round septic, especially if they ever planned to sell the property.

Dan stated that there will always be people out there that try to find the loop holes in the system to use to their benefit.

Dick commented that it would be quite a process to have someone removed from their seasonal residence if they were living there against Town zoning regulations.

Motion made by Judy/Kyle to add to section 330 (C)(1) to the approved amended bylaws from January 2010:
D. The property must have year round access to potable water that meets all current State guidelines
E. For lot sizes less than 40,000 feet, a waiver may be obtained from the ZBA if all other conditional use requirements have been met.

Discussion had on current motion. All members in favor 8-0, motion passed.
Peter would also like to have the ZBA do site visits for all applications that come before them.

Dick turned the meeting over to vice chair, Clark; Dick exited the meeting at 7:30 p.m.

Motion made by Doug/Kyle to removed Section 330 (C)(1)(A) from the bylaws. Discussion had.

Doug feels that this should already be a Town policy and is not needed in the Zoning bylaws. Kyle is concerned that they Fire & Rescue squads would be held liable if they could not reach an emergency scene. Members felt that this would fall under the Good Samaritan laws for fire & rescue personnel. Judy felt that it should be spelled out as it currently is to avoid future issues.

One member in favor and 7 members opposed, motion failed.

FY11 Planning Grants:

Peter informed the PC that they did receive funding to assist them in updating the Town Plan as well as the Town Zoning Regulations. NWRP will come and assist the PC with this process. Peter stated that the current Zoning Regulations for the Town are outdated. Peter wondered if we do both, Town Plan and Zoning Regulation, update at the same time. He further stated there have to be public meetings and warnings once we start work sessions.

Judy/Dan made the motion to invited NWRP to the next meeting to start the update process for the Town Plan and Zoning Regulations. Discussion had. All members in favor 8-0, motion passed. Clark will contact NWRP about them attending next month's meeting.

Annual Report/Annual Budget:

The chair/vice chair needs to get these reports to the Town to be included in the Town Report as well as to approve next year's funding request.

Doug/Dan made the motion to request a budget of \$3,000 for 2011, same breakdown as 2010 approved request. The budget includes money for education/training, NWRP and secretarial services. All members in favor, motion passed 8-0.

APPROVAL OF MINUTES:

Motion was made by Gerard/Judy to approve the minutes from November 17, 2010. Clark asked if there was any further discussion, none had. All voted in favor 8-0, minutes accepted as read.

OLD BUSINESS:

None

NEW BUSINESS:

Judy spoke to the PC on Development Review Boards vs Planning Commissions; handouts given to all members present. Peter stated that the Town has looked at this option before and decided against it. All members were encouraged to read and have comments/questions for next month's meeting.

Kyle stated that Judy and he attended the December Selectboard meeting. Kyle and Judy both feel that there needs more communication between the two boards when working on projects so that valuable time is not wasted.

Doug/Dan felt that we need to keep things simple and easy for the public to understand when writing regulations. Judy agrees that things need to be concise and that information needs to be readily accessible to the public when they have questions.

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

Sara will warn next month's meeting so that the zoning amendment addition that was voted on can be formally approved by the PC then passed on to the Selectboard for their discussion/approval.

Motion made by Kyle/Doug to adjourn the meeting. All members in favor, meeting adjourned at 8:20 p.m.

Respectfully submitted,

January 19, 2011

Sara Rainville, Secretary

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

These minutes were approved on February 15, 2011.