

**MINUTES OF FRANKLIN PLANNING COMMISSION**  
**TUESDAY, JULY 17, 2012**  
**HOMESTEAD DINNING ROOM**

**Members present:** Clark Hubbard, Dan Larivee, Brooks Sturtevant, Greg Bouchard, David Lucey and Peter Kittell.

**Others present:** Sara Rainville (Secretary).

Meeting called to order at 7:00 p.m. by Clark Hubbard.

**Minutes:** David/Dan made the motion to approve the June 19, 2012 minutes. No discussion had; all in favor, motion passed

**Planning Commission Mail Folder:**

Mike & Dena Benjamin methane digester at Lake & State Park Road; all PC members support the proposed project.

**Old Business:**

July 26, 2012 Select board Public Hearing at the Town Hall on the Development Regulations, May 2012 Draft. Clark encouraged all PC members to attend; NRPC will also be there answering questions from the board and public.

Seasonal to year-round conversion was discussed. PC would like to add "Septic must be certified for year round use; certificate must be from an engineer with a Vermont PE License or stamp; must have potable water from a well or spring, not lake water; enough parking for 2 vehicles. If all of the above have been satisfied and the applicant does not meet the 40,000'sq lot size, a waiver may be obtained from the ZBA, who will review on a case by case basis".

**New/Other/Member Business:**

Clark thanked all the PC members for their hard work and dedication on updating the Town Plan as well as the Development Regulations over the past 15 months and brought pizza for everyone; very proud of the work the PC has accomplished in that time.

Peter stated that enforcement of the Zoning Regulations is still an issue in regards to seasonal camps being used year round for living in the Shoreland/Recreation District.

Clark stated that PC members have been attending the NRPC meetings.

Next Planning Commission meeting is scheduled for August 21, 2012.

David/Brooks made motion to adjourn the meeting. All in favor, meeting adjourned at 7:45 p.m.

Respectfully submitted,  
July 18, 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 August 21, 2012.