

**MINUTES OF FRANKLIN PLANNING COMMISSION  
TUESDAY, MARCH 15, 2011  
HOMESTEAD DINNING ROOM**

**COMMISSION MEMBERS PRESENT:** Clark Hubbard, Gerard Tremblay, Dan Larivee, Judith McLaughlin, Greg Bouchard, Peter Kittell and Doug Clark.

**OTHERS PRESENT:** Sara Rainville (Secretary), Robert Irish (ZA), and Heidi Britch-Valenta (Franklin Watershed).

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

**WATERSHED:**

Heidi Britch-Valenta was welcomed to the meeting. Heidi informed the PC that the Town in conjunction with the Franklin Watershed Committee has received funding for a Septic Feasibility Study through the State of Vermont. There will be a subcommittee of the Watershed formed and it will consist of Select Board, PC, LCCA, FWC and community members. The committee wishes to draft a scope of work, RFP and hire a consultant to oversee the study. The group's first meeting will be Wednesday, March 16, 2011 at 6:00 p.m. at the Town Clerk's Office. The study will focus on the Lake District & the Village District and the possible solutions to the inadequate septic systems that it finds. Judy McLaughlin volunteered to represent the PC on the committee.

The PC thanked Heidi and she exited the meeting.

**CHAIRMAN'S REPORT:**

**Board Reorganization:**

Clark informed the PC that Chairman, Richard Gadbois has resigned/retired effective March 11, 2011.

Peter/Judith made motion nominating Clark Hubbard as Chairperson. No other nominations made, nominations closed. All in favor, motion passed 7-0.

Greg/Dan made motion nominating Judith McLaughlin as Vice Chairperson. No other nominations made, nominations closed. All in favor, motion passed 7-0.

**MAIL:**

-Letter for VT Department of Environmental Conservation RE: Franklin Foods discharge permits @ Ronald Paradis Farm

**OLD BUSINESS:**

**Zoning Update:**

Clark reminded all members to check their email's for the fee schedule/work plan and the 2006 Zoning Bylaw draft from Greta at NRP.

Clark stated that one of his concerns in the current zoning is the wording/process for 4-lot subdivisions. Robert stated that this issue needs to be carefully looked at and that the Town's Zoning Bylaws can be stricter than the States, but not less. Some of the definitions that should be reviewed are lease, parcel, seasonal dwelling, lot and subdivision.

Doug questioned what would happen if Franklin got rid of the Town Plan. Robert advised that there would be no guidance; could cause more contention amongst people and that it currently helps Robert resolve issues.

Discussed undeveloped versus developed subdivisions and reviewing all or none.

The PC was reminded that Greta from NRP will be attending the April 19, 2011 PC meeting.

Robert passed around a sheet of suggested changes/updates to the current Zoning Bylaws.

Clark would like all members have Articles I-III and section 710 reviewed with suggested changes written down for the April meeting with Greta.

Robert suggested that the PC put on their monthly agenda what sections they will be working on the encourage the public to attend for input. He also suggested that perhaps the PC split into groups and take sections of the Zoning Bylaws for review/comment.

Doug reminded all members that this is a volunteer position. He also gave a list of potential PC candidates to Peter to pass to the Select board for the opening created by Richard's resignation.

Brooks Sturtevant was appointed by the Select Board to the fill the expired term of Kyle Lothian.

**NEW BUSINESS:**

None

**APPROVAL OF MINUTES:**

Motion was made by Gerard/Greg to approve the minutes from February 15, 2011. Clark asked if there was any further discussion, none had. All voted in favor 7-0, minutes accepted as read.

Next Planning Commission meeting is scheduled for April 19, 2011 and will start at 6:30 p.m.

Motion made by Gerard/Dan to adjourn the meeting. All members in favor, meeting adjourned at 9:05 p.m.

Respectfully submitted,

March 16, 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 April 19, 2011.