

**Minutes of the Franklin Planning Commission**  
**Tuesday, March 17, 2015**  
**Homestead Dining Room**

**Members Present:** Clark Hubbard, Dan Larivee, Rolland Rainville, David Bennion

**Members Absent:** Judith McLaughlin, Peter Kittell, Greg Bouchard

**Others:** Maureen Sodaro, Secretary

**Guests:** No guests present

**Approval of minutes:** Motion to approve February minutes made by Dan Larivee, seconded by David Bennion. All approved.

**Mail Folder:** The PC reviewed letter to Polly Gadbois regarding boundary adjustment, replacement mound on land that was owned by Geraldine Wright.

**Old Business:** There was a short discussion regarding right of ways to the town land by Town Garage. Clark reminded the members of the Commission that if they have a personal concern, they can write letters to any group in town as a concerned citizen. However, he said that if they put “member of the PC” by their name, they are representing the view of the Planning Commission.

**New Business:** The PC went over items for discussion with the Franklin Selectboard regarding wording changes in the Town of Franklin Development Regulations, and the Town Plan. Several items have to do with the Shoreland Protection Act. Items for discussion are:

1. The PC would like the Shoreland Protection Act definition of “impervious” be placed into the Town of Franklin Development Regulations. The placement should be on page 78 after the words “home occupant” and before “interested person”.

State of Vermont definition of “impervious”- those manmade surfaces, including paved and unpaved roads, parking areas, roofs, driveways and walkways, from which precipitation runs off rather than infiltrates.

2. In Town of Franklin Development Regulations under Administration and enforcement- The responsibility of each appointed official/board/commission is clearly stated. It is also stated who is responsible to oversee which board/commission/official. The PC would like to review this section to make each person aware of the responsibilities of their job.
3. On page 9, section 2 of the FDR, the PC had added the words, “written notification, certified form” (by person wanting subdivision or lot change). This was never formally added. The PC would like to discuss with the Selectboard the importance of approving such a change.
4. On pages 12-13, section 3 of the FDR, in the Shoreland Protection section, the PC reviewed the current wording and would like to change 500 feet to 250 feet to match that of the state. The PC would like to discuss such a change and approval from the Franklin Selectboard.

5. Section 5-22, 26 b and 26 c- The PC would like to discuss the wording of 3 lots and over.
6. section 5.3 A- The PC would like to discuss changing wording of responsibility for approval of subdivisions - for PC to be 3 lots or more, and Zoning Administrator 2 lots or less.
7. Page 161 of Town Plan- the PC would like to discuss changing 500 feet to 250 feet.
8. page 36, Article 6 in Town Plan- Rolland raised a question regarding the word Abandoned – the PC would like to discuss with the Selectboard adding wording that would indicate abandoned as a danger or hazard to the community.

The PC thanked Clark Hubbard for his hard work with the documents. The PC would like to discuss the items of concern at either a Selectboard meeting, or at a PC meeting. Clark Hubbard made a proposal that the Secretary type up the notes for discussion, and send to the Selectboard. The PC would like to either attend a Selectboard to discuss the items or have Selectboard members attend a PC meeting for same purpose. Motion was seconded by Dave Bennion. The PC agreed.

**Election of Officers:** Dan Larivee nominated Clark Hubbard as chairman, seconded by Rolland Rainville. Peter Kittell was nominated as Vice-Chair by Dan Larivee, seconded by Clark Hubbard. All approved both nominations.

**Public comments:** No Public Comments

**Member Concerns:** Dan Larivee had a concern regarding the voting process at Town Meeting. He wondered about the process to have high cost items such as Franklin School Budget become paper ballot. He feels “big ticket” items should not be by voice vote. Clark advised Dan speak to the Town Clerk regarding what is involved in such a process.

The next regular meeting of the Planning Commission will be held on Tuesday, April 21, 2015.

Dan Larivee made a motion to adjourn the meeting at 8:15, seconded by Clark Hubbard. Meeting adjourned at 8:15.

Respectfully Submitted,  
February 18, 2015  
Maureen Sodaro, Secretary

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

**Items to discuss with Franklin Selectboard  
Town Plan, Town of Franklin Development Regulations  
Shoreland Protection Act**

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