

**Town of Franklin
Planning Commission
Franklin Homestead Dining Room
May 18, 2010**

MEMBERS PRESENT: Richard Gadbois, Clark Hubbard, Greg Bouchard, Dan Larivière, Peter Kittell, Gerard Tremblay, Kyle Lothian, Judith McLaughlin and Sara Rainville, secretary. Doug Clark was absent.

GUESTS: Roy Hango, Robert Irish and Alan Brouillette.

Meeting called to order by Richard Gadbois at 7:05 p.m.

Dick introduced and welcomed Judith McLaughlin to the members present; she is filling David Lucey's unexpired term on the Planning Commission.

CHAIRMAN'S REPORT:

Camp conversion sub- committee:

Dick welcomed Roy Hango to the meeting.

Roy is at the meeting to answer questions in regards to septic and water around the lake.

Dick stated that a single family dwelling is permitted in the Shoreland/Recreating District per the Town's current zoning regulations. Dick asked Roy if the person meets all of the requirements in Town zoning, should the PC be concerned with the water and septic compliance with the State. Roy stated that the septic must be at least 100' from the lake but the State of Vermont says that only 50' from the water is sufficient. Septic systems that were in existence on January 1, 2007 are all considered legal as long as it doesn't fail; once it fails then a best fix solutions comes in to play which could be a add-on treatment system with a mound.

Question: What would the requirements be if someone wishes to convert their seasonal dwelling to a year round dwelling in regards to septic and water? Roy advised that the lot would need to have onsite potable water and that most camps only have lake water feeding their camps. The lot would need to comply with current State regulations on septic.

Roy advised that a holding tank can replace an existing failed system but a new camp cannot have a holding tank. Dick asked if there are State regulations on the pumping of holding tanks. Roy advised that there is, the company must be certified with the State. He also noted that the largest holding tank you can get is 2000 gallons.

Question: How far does a well have to be from a holding tank and leach field? Roy answered that it must be 50' from a holding tank and 100' from a leach field.

Question: If a building has no water but sewer, is it considered a camp? Roy stated yes.

Roy restated that in order to be a year round dwelling, it must meet all current State guidelines. He noted that he puts in a lot of pre-treatment systems with monitoring systems. The size of the mound ends up being about half the size of a traditional mound. Clark noted that some seasonal dwellings wished to convert to year round use may need to get septic easements from neighbors/lease holders as the existing lots may be too small.

Dick asked Robert how many buildings people may want to convert to year round dwellings from seasonal. Robert said maybe 10, excluding the Blackwood's; it would be very expensive to convert the dwellings themselves to year round livable spaces. He does not see a huge surge of seasonal dwellings being converted to year round in the future.

Dan is concerned about parking as some of the existing lots currently do not have any off street parking. See sections 502 in Town of Franklin zoning for information on parking requirements. Parking guidelines should be made more concise for seasonal dwellings.

Robert inquired as to if shared wells are allowed. Roy answered that they are as long as you can prove capacity.

Dick thanked Roy and he exited the meeting.

Peter stated that they Selectboard would like to have a form that the office can give out when people inquire about converting from seasonal use to year round use. Judy agreed and she will work up a form to send to all members.

Building permit application sub-committee:

Gerard passed around a draft of the new building permit application for all to review. Dick would like a draft from the committee's to vote on by the July meeting.

Dick noted that on the ANR website you can download a Project Review Sheet that tells you what State permits you need for a project.

Planning Grant:

Sara advised that the Clerk's Office had not heard back on the Planning Grant yet.

Municipal Education Grant:

Dick would like all members to contact the Clerk's Office with their available dates in June and July for a training session.

MEMBER CONCERNS:

Gerard: Does the PC have any say on what is going on at the Moses Line Border Crossing in regards to the land and building issues?? Dick stated they do not. Robert noted that he had spoken to VLCT and the Town has little power to prevent it, but they can require that they follow all Town zoning requirements.

APPROVAL OF MINUTES:

Motion made by Clark/Gerard to approve the minutes from March 16, 2010. No discussion had, all in favor. Motion passed.

Motion made by Clark/Dan to approve the minutes from April 27, 2010. No discussion had, all in favor. Motion passed.

Next planning commission meeting is June 15, 2010.

Motion made by Gerard/Dan to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 8:05 p.m.

May 19, 2010

Sara Rainville

Secretary, Franklin Planning Commission

These minutes are not final until approved at the next regular meeting on June 15, 2010.

These minutes were approved on June 15, 2010.