

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

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

OTHERS PRESENT: Greta Brunswick (NRP) & Sara Rainville, Secretary.

Clark called the meeting to order at 7:04 p.m.

APPROVAL OF MINUTES-

Motion was made by Gerard/Judith to approve the minutes from October 18, 2011. Clark asked if there was any further discussion. All voted in favor of accepting minutes as read; motion passed 8-0.

OLD BUSINESS-

Greta Brunswick from NRP was welcomed to the meeting.

Zoning Updates:

Clark has reviewed past meeting minutes and would like to discuss some changes that he does not see in the 11/9/11 *Town of Franklin Development Regulation's* draft. Clark stated that the definition for a lot is the same in the draft (page 70) as it is in the current zoning publication; the PC agreed at the April 1, 2011 meeting that they wanted changes made. Greta stated this was an oversight and she will shorten the definition; she will also correct the wording to allow a lot to be divided by a road and that each deed will constitute a lot even if in common ownership.

Dan entered the meeting at 7:14 p.m.

The definition of a subdivision (page 24) was reviewed. All members agreed that terminology was fine, no changes needed to be made. PC clarified that the PC was going to review subdivisions of 3 lots or more and that the Zoning Administrator would review less than that.

Article 7 Specific use Standards, section 7.2 Campers (page 44) reviewed. David/Clark made motion to remove **7.2B-1:** *Parked behind the building front line of the principal structure* and **7.2B-2:** *Not located within the required setbacks for the district in which it is located.* Judith wondered why this section was needed at all; Greta noted she thought it was to discourage people living in campers year round. Vote taken: Judith & Doug did not vote, remaining 6 voted in favor. Motion passed.

Judith/Clark made motion to change **7.2A** to read as follows: *It shall be unlawful for any person to park a camper except in an approved campground, an approved camper sales lot, or on private property with the owner's consent* and **7.2B** to read as follows: *The owner of a camper may park on private property with the owner's consent provided it is not occupied.* All in favor, motion passed 8-0.

Peter commented that on the current draft there are not any zoning maps; Greta will attach the map for the next draft as no changes were made to it and she will also reference that there are more maps at the Town Clerk's Office for review.

Greta reviewed Article 2 Administrative Enforcement, Section 2.3 Zoning Permits, C: Application Requirements (page 4) with the PC. She stated that she has added some statutory language to this section. Section 2.3 Zoning Permits, D: Zoning Permit Requirements (page 4-5) has been updated with legal terms after Greta's contact with VLCT. Greta advised that the Town has no control over septic, it's all in the State's hands; the PC would like it written some place in the regulations that they have the right to review all approved State Waste Water permits with regards to seasonal to year round conversion and the ability to appeal them to the State. Clark would like to know where this wording could

be added that would fit appropriately. Greta stated it would fit best in the Conditional Use section or the nonconforming lot section. Peter stated the key point with the seasonal dwellings converting to year round is that most of the existing waste water systems are not meant for year round use, they would like to see them upgraded, not just "Approved" by the state because they met the days occupied guidelines by the State. Greta reminded the PC again that the Town has no authority over septic. PC agreed that language will be inserted allowing the PC the right to review and appeal to the State if they deem necessary; Greta will make changes.

Table 3.4 Other Uses: Parking Facility (page 15) was discussed. PC questioned why it is shown as not allowed in any district and what the definition is; no definition listed. PC agreed that they would like it as a Conditional use in the Village District and the Rural Residential/Ag District; no allowed in Shoreland/Recreation, Flood Overlay or Conservation. Greta will draft a definition and make changes to table as advised by the PC.

Greta wanted to bring to the attention of the PC the wording in Article 5 Subdivision Approval, Section 5.4H Open Land (page 32) in regards to PUD's. PC agreed to leave the language as is in the current draft.

PC would like all DRB references in Article 6 Land Development Review Standards, Section 6.8 Road, Driveways, and Access, A2 (page 36) changed to Planning Commission.

Article 7 Specific Use Standards, Section 7.7 Home Based Business', A3 (page 47): Home Occupations was discussed. PC agreed to leave as is.

Article 8 Nonconformities, Section 8.2 Non-Conforming Structures (page 51) discussed. PC agreed leave as is in current draft.

Article 8 Nonconformities, Section 8.3 Non-Conforming Uses (page 52-53) discussed. PC agreed leave as is in current draft.

Greta advised that if the PC wants to take this document to the voters at Town Meeting for their approval, there needs to be a public hearing in December on it. PC agreed that the public hearing review of the Town of Franklin Development Regulations draft will be on January 11, 2012 at 7:00 p.m.in the FELCO Room. PC will have their regular meeting on January 17, 2012 as scheduled.

Greta will get updated drafts of the Development Regulations and Municipal Plan to all PC members via USPS mail. That draft will have all of the tracking changes as well as supervisor review.

NEW BUSINESS & MEMBER CONCERNS-

PC's next meeting will be on December 13, 2011, not December 20, 2011. PC would like Sara to send an email to all members with this new meeting date.

Motion made by Gerard/Dan to adjourn the meeting. All members in favor, meeting adjourned at 9:00 p.m.

Respectfully submitted,
November 16, 2011
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 on December 13, 2011.