

**Minutes of Franklin Planning Commission**  
**Tuesday, November 18, 2014**  
**Homestead Dining Room**

**Members Present:** Dave Bennion, Judith McLaughlin, Clark Hubbard, Peter Kittell, Dan Larivee,

**Others Present:** Maureen Sodaro, Secretary

**Guests:** Roland Rainville

Meeting called to order at 7:11 pm by Clark Hubbard.

**Minutes:** There was no meeting last month to approve.

**Mail Folder:** There were letters regarding a replacement well as well as septic system replacements.

**Old Business:** The PC discussed comparing the town plan to the Shoreland Protection Act. Clark would like the same definition of “impervious” in our plan as the state Act. There was discussion regarding whether or not to adopt the State wording into the Town plan. Clark would like the Town of Franklin web site to have a live link to the State Website that would guide people and educate them about the State requirements. Dan and Peter would like more information regarding what is involved in the process and see if it is something that our Town Clerk feels can be done. Dave feels the PC should have the State of Vermont handle all applications instead of the Town of Franklin. There was also discussion regarding the reason for the Shoreland Protection Act. Judith said it is basically to improve water quality over time. At Clark’s request, Dan will get the information regarding the process for Mike and Tracy Hemond’s application for the next meeting of the PC.

**New Business:** none

**Other:** There was general discussion about Planned Unit Developments as well as the impact of such developments on the school. Discussion also was concerning how many approved building lots are in Franklin and not yet been built upon. The PC would like Bob Irish to give us information regarding that number.

**Member Concerns:** Dave was welcomed to the PC. Dan would like Clark recommend to the selectboard that Roland Rainville be a new member of the PC. All approved Dan’s motion. Roland is willing to be a member.

The next regular meeting of the PC will be Tuesday, December 16, 2014 at 7:00 pm in the Homestead Dining Room. Motion to adjourn the meeting made by Dan, seconded by Peter. Meeting adjourned at 8:27 pm

Respectfully Submitted,  
November 19, 2014  
Maureen Sodaro, Secretary