

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, OCTOBER 18, 2011
HOMESTEAD DINNING ROOM**

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

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

Clark called the meeting to order at 7:02 p.m.

APPROVAL OF MINUTES-

Motion was made by Judith/Dan to approve the minutes from September 20, 2011. Clark asked if there was any further discussion. Doug would like added to the minutes under MPG that he made a motion for the MPG to be signed with the condition that the three towns pay the grant match fee on a per capita rate for each town, not a flat 3-way split. Doug's motion was seconded by David. Vote was taken on the motion at the September meeting; in favor: Doug, David & Brooks, opposed: Peter & Judith. Motion failed as it needed to have majority of PC in favor, not majority present. All voted in favor of accepting minutes as read and with above changes added. Motion passed 6-0.

MAIL-

-Planning & Zoning Forum I November 2, 2011 in Montpelier; David will be attending from PC, if anyone else would like to go let Sara at Clerk's office know and she will register you.

OLD BUSINESS-

Greta Brunswick from NRP was welcomed to the meeting.

Town Plan Review: Members reviewed the Town Plan Draft:

Section 3 Community Profile, Section 4 Historic & Archaeological Resources, Section 5 Economy, Section 6 Community facilities (add North Beach info), Section 7 Community Services (updated Franklin Rescue information), Section 8 Community Facilities, Section 9 Energy, Section 10 Transportation, Section 11 Education, Section 12 Natural Conditions & Features, Section 13 Land Use (Greta will updated proposed map to have more distinctive colors and also create a map showing development restricted areas ie. VT Land trust land's), Section 14 Compatibility with neighboring Towns and Section 15 Implementing the Plan. Motion made by Judy/Gerard to complete Town Plan Draft for PC review. All in favor, motion passed 6-0.

Zoning Updates:

Conditional Use- draft of some septic regulation wording was handed out to the PC by Greta for review. She has spoken to the State and is also going to contact VLCT about the legality of the wording.

Flood Hazard Regulations- PC reviewed with Greta. All agreed that they would like to allow new construction as conditional use for ZBA review.

Shoreland District regulations- PC reviewed with Greta.

The PC would like final draft copies of the Town Plan and Zoning Regulations before the next meeting. Greta will try to get out in next two weeks to all members. The PC would like to have the December meeting as the public comment meeting. Greta will have a draft postcard at the next meeting to send to all registered voters advising them on the minor Town Plan updates and that the Zoning Regulations & Subdivision Regulations has been combined into one document with changes. Greta offered to assist with the public meeting in any way that the PC would like, she just needs plenty of notice to prepare.

NEW BUSINESS-

None.

MEMBER CONCERNS-

Clark will make calls to absent members about their meeting attendance and the importance of them attending meetings during the update process.

Peter noted that the Select board is concerned with the lack of attendance by the PC at the NRPC monthly meetings. Clark advised that he has been attending for the last year or so.

Next Planning Commission meeting is scheduled for November 15, 2011.

Motion made by Gerard/Judith to adjourn the meeting. All members in favor, meeting adjourned at 8:38 p.m.

Respectfully submitted,

October 19, 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 November 16, 2011.