

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, SEPTEMBER 20, 2011
HOMESTEAD DINNING ROOM**

MEMBERS PRESENT: Doug Clark, Clark Hubbard, Judith McLaughlin, Brooks Sturtevant, David Lucey and Peter Kittell.

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

Clark called the meeting to order at 7:08 p.m.

APPROVAL OF MINUTES-

Motion was made by David/Brooks to approve the minutes from August 16, 2011. Clark asked if there was any further discussion, none had. All voted in favor, minutes accepted as read.

NEW BUSINESS-

MPG: The Tri-Town Recreation Committee is applying for a Municipal Planning Grant with support from Highgate, Swanton and Franklin. The MPG will enable a study to be done on the existing building in Highgate and possible options. Motion made by Judith/Peter to authorize PC Chair to sign the MPG for the Tri-Town Recreation Committee to continue exploration process, also Town of Franklin to pay an equal 1/3 of cost that is needed to match the grant with the Towns of Highgate and Swanton. Discussion was had. Doug felt that the 3 Towns involved should split the matched fees per capita, not just 3 equal parts. 5 in favor, Doug against, motion passed; PC Chair signed MPG.

OLD BUSINESS-

TOWN PLAN REVIEW: Greta Brunswick from NRP was welcomed to the meeting. Members reviewed the Town Plan Draft with Greta. Seasonal dwelling conversions and Town/Community property was discussed. The PC members will review chapters 3-6 and be ready for discussion at October's meeting.

Greta advised that some things in the Town Plan may have to be included due to VT State Statue.

Zoning Updates:

Motion made by Doug/Judith to open discussion on Shoreland Recreation District setbacks and all approved changes to section 330. C. Conditional uses, from August's meeting. Discussion was had. All in favor, motion passed.

Motion made by Doug/Judith to allow Greta to suggest changes to previous section 330. C. Conditional uses approvals to improve clarity and legality's for next meeting. Discussion had. All in favor, motion passed.

Greta passed out proposed Flood Hazard Regulations that should be included in the zoning update; by adopting these regulations, it would put the Town into compliance with FEMA. PC will review and be ready to discuss for October meeting.

MEMBER CONCERNS-

Next Planning Commission meeting is scheduled for October 18, 2011.

Motion made by Brooks/Judith to adjourn the meeting. All members in favor, meeting adjourned at 8:40 p.m.

Respectfully submitted,
September 21, 2011
Sara Rainville, Acting Secretary

Note: These minutes are not final until approved by the Planning Commission at their next regular meeting.
Minutes approved on October 18, 2011 with changes, changes noted in October 18, 2011 minutes.