

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, FEBRUARY 16, 2010
HOMESTEAD DINNING ROOM**

PRESENT: Richard Gadbois, Dan Larivee, Gerard Tremblay, Doug Clark, Peter Kittell, Kyle Lothian, Greg Bouchard, Clark Hubbard, David Lucey and Sara Rainville, Secretary.

Dick called the meeting to order at 7:05 p.m.

CHAIRMAN'S REPORT:

Menard Project-

Dick asked Peter to update the PC on Bruce & Linda Menard's project on Lake Road. Peter advised that the Menard's have not yet gone to the ZA with a subdivision application. They have only done the Waste Water Permit with the State of Vermont. It is believed that the Menard's are doing this again because years ago, when the septic was in the Town's control, the test pits didn't perk and now with the septic in the State's hands the regulations/guidelines have changed and now they do pass. Peter handed out a Waster Water Permit map, from the State of Vermont, which showed where the septic, house and wells are to be located.

Labrie Application-

Peter advised the PC that the application for subdivision of property on the Hanna Road by Mr. Labrie has been taken back; they are waiting until they are closer to building and will submit them then.

VT Interactive Seminar, "The Data Resources Your Town Needs For Comprehensive Planning"-

Dick stated that the above seminar is scheduled for March 10, 2010 at BFA St. Albans starting at 7:00 p.m. He would like members to contact Lisa at the Town Clerk's office by March 1st if they want to attend.

Dick stated that the PC received a letter from the State that Dan & Pauline Favreau had a failed septic and it has been replaced/fixed.

Energy Audits-

Dick asked Peter if the Selectboard was going to participate in any of the Energy Audits. Peter advised that the Selectboard had not discussed yet.

Dick passed around a flyer the PC received on Interconnected Net Metered Power Systems.

APPROVAL OF MINUTES:

Minutes from January 19, 2010 presented. Motion was made by Clark/Dan to approve the minutes from January 19, 2010. Dick asked if there was any further discussion or changes and there was none. All voted in favor, minutes accepted as read.

CHAIRMAN'S REPORT cont'd:

Dick would like 3 volunteers to work on *Camp Conversion* guidelines. Dick has picked up some information from Colchester to use as a guide/information. Peter, Dan and Clark will be on this committee.

Dick would like 3 volunteers to work on updating *Building Permit Applications*. Dick has picked up some information from Colchester to use as a guide/information. Kyle, Gerard and David will be on this committee.

Dick gave Sara the papers to copy from Colchester for both Committees; they can pick them up at the Town Clerk's Office.

OLD BUSINESS:

NONE

NEW BUSINESS:

Member Concerns-

Dan- Can the Town regulate where the well head protection area so that it has to be 100% on the property owners land, not his neighbors? Kyle agreed, should not be allowed to have well on boundary line or within so many feet of the boundary line either. Dick stated it's up to the landowner and engineer to know and meet the State guidelines. We/Town can only say "We want the road here and the lot configured this way..." and if they do that and still meet the State guidelines of their permit then they are fine. Dick commented that many landowners are seasonal and are not around a majority of the time and are also not current on local/state regulations when it comes to waste water and construction guidelines.

Dick-The Selectboard sent "Thank You" notes to John Giroux and Bill Mayo for their service on the PC. Dick will bring more next month to send to David Lothian, Barb Varin, Doug Bradford, etc. that has served recently and is no longer serving.

Dick noted that the PC needs to start thinking seriously about the Town Plan and updating it, last adoption was November 2007. This needs to be updated every 5 years. Dick stated that if changes are made to the Town Plan then changes may also need to be made to the Town's Subdivision Regulations as well as Zoning Bylaws.

Doug wondered if we should write a plan for the property that the Town owns. This should be added to the next adoption of the Town Plan. Dick commented that the PC should keep in mind that whatever they do, the Selectboard has the final say in the adoption changes/revision.

Peter believes that the Town Plan has been updated and adopted more recently than November 2007. Sara will check into the last adoption date; if the cover page on the current Plan is not accurate then it needs to be updated to reflect the most recent information.

Doug- solar panels, windmills, hydro, methane digesters and other sources of renewal energy should be updated/addressed in the next update of the Town Plan. Doug feels that the Town should not be able to tell a property owner how long the arms on the windmill should be able to be, it's not there place. Dan/Kyle stated it takes many years for a property owner to see any return on their windmill investment.

PC discussed the status of the McLaughlin vs. Adam's case.

Next Planning Commission meeting is scheduled for March 16, 2010.

Motion made by Kyle/Gerard to adjourn the meeting. All members in favor, meeting adjourned at 8:00 p.m.

Respectfully submitted,
Sara Rainville, Acting Secretary

Note: These minutes are not final until approved by the Planning Commission at their next regular meeting.