

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, JANUARY 20, 2009 AT 7:00 P. M.
HOMESTEAD DINING ROOM**

PRESENT: Richard Gadbois, David Lucey, Doug Bradford, Doug Clark, Clark Hubbard and Dan Larivee.

Dick called the meeting to order at 7:15 p.m.

MINUTES OF DECEMBER 2008 MEETING:

Motion by David/Doug Clark to approve. Dick asked for any discussion and there was none. All members voted in favor/minutes approved as presented.

LARIVEE SUBDIVISION UPDATE:

Dan updated members on the status of his subdivision. He advised he has received approval from the State for his curb cut, but needs to put in a bigger culvert. There are still a couple of things he needs added to the map, but he plans to be ready for the mylar by the February meeting. Dick advised they will be added to the February agenda.

DEVELOPMENT REVIEW BOARD:

Dick noted that Doug Clark wanted us to look into a Development Review Board for the Town of Franklin and asked Doug to begin the discussion. Doug stated he provided all members with material on the DRB. Dick stated a couple of concerns he would have is getting volunteers and attendance. He stated that for the most part the Planning Commission meetings are very well attended. The DRB is a melding of the Zoning Board of Adjustment and the Planning Commission. There might be times when members would need to attend two meetings per month. It was noted that establishing a DRB might bring broader input from the community when you are dealing with subdivision or conditional use; the more members you have the broader the input. The Planning Commission, however, would continue to function with its emphasis only on the Town Plan, drafting of ordinances and the like. Enforcement of the subdivision regulations and zoning ordinance would rest with the DRB. It was noted the DRB can consist of three to nine people which should ensure there are enough people who are willing to serve and attend meetings. The Planning Commission would then be able to concentrate on regulations. It was noted that the Selectboard can always change whatever the Planning Commission does without discussing it with them. Certainly, if this was the only function of the Planning Commission, they could devote whole meetings to particular sections of the town plan/zoning ordinance and invite people in which is something that has never really been done.

Doug questioned whether the "Town of Franklin" is just within the borders of the village.

Dick responded there is no village of Franklin, it is the Town of Franklin and entails all property from border to border. Someone pointed out it entails about 40, 000 acres, a large portion of which is Lake Carmi.

It was noted that there are approximately 294 parcels in Franklin that are classified as camps. It was noted that is a large number and they pay a good amount of taxes and use only a limited amount of town services/resources.

It was decided that Dick will contact some Chittenden County zoning offices to obtain information and possibly arrange for someone to come up to speak with us. He will also attempt to get a model of a DRB ordinance.

Motion by Clark/David to adjourn. All members in favor/meeting adjourned at 8:05 p.m.

Respectfully submitted,

January 21, 2009

Barbara M. Varin

NOTE: These minutes are not official until approved by the Planning Commission at their next regularly scheduled meeting. Note: These minutes were approved by the Planning Commission at their February 17, 2009 meeting.