

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, OCTOBER 20, 2009
HOMESTEAD FELCO ROOM**

PRESENT: William Mayo, Greg Bouchard, Clark Hubbard, Dan Larivee, David Lucey, Richard Gadbois, Gerard Tremblay, Jennifer Charbonneau and Sara Rainville, Secretary.

MEMBERS OF PUBLIC:

Craig, Adams, Justin Rainville and Scott Choiniere

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

CRAIG ADAMS SUBDIVISION:

Mr. Mayo stated that the P. C. had done a site visit and that Mr. Adam's has satisfied all of the P. C. requirements. The State of Vermont issues will be up to the Zoning Administrator to review.

Mr. Mayo informed the P. C. that they had received a letter from Ms. McLaughlin regarding the Adam's ROW change. She stated that the P. C. should not have made the change after the public hearing was closed and the public had left. Mr. Mayo stated he had spoken to Gretta at Northwest Regional Planning and she advised that the P. C. could do a revote with any public present. Mr. Larivee/Mr. Lucey made the motion to approve Mr. Adam's 50' ROW based on design. All members in favor.

Mr. Mayo asked if there were any more concerns on this project, none were had. Mr. Mayo closed the Adam's hearing. Mr. Mayo/Mr. Hubbard made the motion to approve Mr. Adam's subdivision. All members in favor.

Mr. Mayo signed the Adam's subdivision mylar and Ms. Rainville will deliver it to the Town Clerk's office Wednesday for recording. The P. C. thanked Mr. Adam's and he exited the meeting.

APPROVAL OF MINUTES:

Minutes from September 15, 2009 presented. Motion was made by Mr. Lucey/Mr. Hubbard to approve the minutes from September 15, 2009. Bill asked if there was any further discussion or changes and there was none. All members present voted in favor, minutes accepted as read.

RAINVILLE ROW:

Justin and Sara Rainville presented an updated ROW map to the P. C. They informed the P. C. that their current driveway was found not to be in the approved ROW. They have since had the ROW map updated and would like the P. C. to approve this updated ROW. Mr. Hubbard/Mr. Bouchard made the motion to approve the updated ROW for the Rainville's. All members in favor. Mr. Mayo will sign approved ROW as soon as The Rainville's get a mylar to the Town Clerk's office.

The P. C. noted that both approved ROW maps should remain on file at the Town Clerk's office for searching purposes.

ZONING BYLAWS CHANGES:

Mr. Gadbois stated that because this was not on tonight's agenda that nothing can be voted on.

The P. C. invited Scott Choiniere, Selectboard Chair to speak with them on behalf of the Selectboard regarding possible zoning bylaw amendments.

The following changes were discussed:

Section 320 **District Land Use Control**

C) 3) Uses not listed as Permitted or Conditional in any district may be considered by the Zoning Board of Adjustment as a Conditional Use, if the proposed use is of the same general character as those Permitted or Conditional in the district in which the use is proposed. This section shall not be construed to allow a use to be considered in a district, when it is clear that the use is Permitted or Conditional in a different district.

Section 330 **District Objectives, Allowable Uses, & Dimensional Requirements**

B) Rural Residential/Agriculture District:

1) Permitted Uses: Also Seasonal Recreational structures

Section 417 **Mobile Home Parks and Mobile Homes**

All mobile homes erected in the Town of Franklin must be placed on a non-porous pad being at least 4 inches thick.

Mr. Choiniere would like both boards to set a time frame/goal of when all zoning changes shall be completed by. Would the P. C. like to review bylaws section by section or have special working sessions to work on numerous changes at once? Mr. Mayo stated having special work sessions would work best then having those changes voted on at its monthly meetings.

Mr. Gadbois suggested that the Town contact their attorney to see what authority it will have in enforcing year round use in the Shoreland/Recreation District.

Mr. Gadbois also stated that the Town's Municipal plan needs to be redone every 5 years. The current Town Plan was adopted in 2007; it should be redone in 2012. All P. C. members were encouraged to read over the current plan and it was also asked that the Selectboard do the same.

Mr. Mayo would like to have Zoning Bylaw changes put on November's P. C. meeting agenda and all further agendas until further notice. Also, Municipal Plan updates will be on further agendas. All work sessions need to be public.

OTHER BUSINESS:

Mr. Choiniere commented that the Selectboard had appointed Ed Rainville to fill a vacant P. C. seat but that he has not shown up to any meetings nor has he returned any messages. Mr. Mayo will contact Mr. Rainville to see if he is still interested in serving on the P. C.

Mr. Larivee would like to know if the Town or Franklin Fire & Rescue can be held liable for not providing services to campers who choose to live at the lake year round and do not have maintained roads. Mr. Choiniere advised that we would have to check the town's attorney on that matter.

The P. C. thanked Mr. Choiniere and he exited the meeting.

Mr. Mayo advised the P. C. that the Selectboard had adopted a *Junk Yard Ordinance*. It is needs to be posted around town for 60 days and posted in the local paper before it become effective. Those things are currently being done.

Mr. Mayo stated Gretta from NRP offered her services to the P. C. and would be here for the January 2010 P. C. meeting. She will educate the P. C. about procedural aspects of their meetings.

Mr. Gadbois noted that there is no time constraint for zoning bylaw changes. Mr. Mayo suggested that the Selectboard give the P. C. ideas for zoning changes before the P. C. gets started. It was noted that last time changes were made by the P. C., the Selectboard made there own changes after all the work was already done.

Next Planning Commission meeting is scheduled for November 17, 2009.

Motion made by Mr. Hubbard/Mr. Lucey to adjourn. All members voted in favor/meeting adjourned at 8:05 p.m.

Respectfully submitted,

October 22, 2009

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 November 17, 2009 by the Planning Commission.