

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, DECEMBER 15, 2009, AT 7:00 P. M.
HOMESTEAD DINING ROOM**

PRESENT: David Lucey, Doug Clark, Richard Gadbois, Clark Hubbard and Gerard Tremblay.

Dick called the meeting to order at 7:00 p.m. It was noted that Dan Larivee cannot attend tonight as he is being inducted into the K of C. The resignation letter from Bill Mayo was discussed and circulated to members present. It was noted that First Vice-Chair Greg Bouchard was not able to attend tonight because he had to attend a wake, but he has indicated that he is not interested in being the Chair.

Dick stated the first thing we need to do is elect a new Chair and Second Vice-Chair.

Discussion was held on the events that led to Mr. Mayo's resignation. Doug Clark expressed his concerns that Mr. Mayo was driven out by a member(s) of the Selectboard. Doug nominated Bill for the position of Chairman. Dick informed him that it appears from Bill's letter that he not only resigned the Chairman position, but no longer wants to be part of the Planning Commission. Members also noted that Bill did not like being in contention with people in the community and on the Commission when he runs a business in the community. Dick questioned whether, under the existing circumstances, if Bill can even be considered for reappointment to the Chairmanship.

It was noted that Peter Kittell and Kyle Lothian have been appointed by the Selectboard to fill the positions vacated by Ms. Charbonneau and Mr. Mayo.

Doug noted there is a lot of work in being Chairman and he doesn't think anybody here, other than Dick or Bill, is qualified to be Chairman and willing to put in that amount of time. He stated he wants to be on the record as re-nominating Bill for the position even though he understands it cannot happen.

Clark stated that if Dick is interested in being Chairman again, he (Clark) really wants to get into the swing of things and learn so that he can be Chairman some day. Dick stated he would be willing to assume the job again for a short period of time to give Clark the time he needs. He stated he doesn't mean five years down the road, but sometime in 2010. Dick stated he realizes that he has a distinct advantage as he is in contention with people all day, every day; he knows the procedures and the rudiments of Roberts' Rules of Order.

It was noted that Bill may not have been as familiar with procedures and Roberts' Rules of Order and Sara, as a result, found it confusing and frustrating.

Motion made by David/Clark that Dick Gadbois be elected Chairman. Dick noted there are two nominations on the table. He asked if there was any further discussion and there was none.

He asked members if they preferred a paper ballot and they did not. Dick asked that members voting for Bill Mayo show hands and Doug Clark did so. Dick asked members voting for Dick Gadbois to show hands and David, Clark and Gerard did so. Dick Gadbois appointed Chairman by a vote of three to one.

Motion by Doug/David that Clark Hubbard be elected Second Vice-Chairman. Dick asked for any discussion and there was none. All members voted in favor/Clark Hubbard elected Second Vice-Chairman.

Dick noted that even though he is here, Clark can run a meeting so that he can learn the procedures.

Discussion was held on members of the Selectboard also serving as members of the Planning Commission. Questions arose when Jamie Boudreau served on both. Dick stated that some members of the community questioned it when Jamie served and Jamie did not like the controversy so he resigned from the Planning Commission. Dick stated he has discussed the matter with the Secretary of State. There are two ways that Selectboard members can participate in Planning Commission activities - the first is as an ex-officio member with no voting rights. Dick noted that all Selectboard members are ex-officio members. The second way is by being appointed to the Planning Commission and being a voting member. Some concern was expressed over the appointments and members noted there are other people in town who have also expressed an interest and it appears they were not considered. Judith McLaughlin had expressed interest and would make a good member and there was concern over whether or not she was considered. Concern was also expressed over Peter's involvement in septic issues which may not be compatible with duties on the Planning Commission. Dick will speak with Peter to express the Commission's concerns.

Doug stated that one of the things discussed last meeting was deer camps. Our regulations contain nothing on deer camps. Last meeting, it was decided that deer camps would be included under dwellings/seasonal recreation. Doug read the definitions of structure and seasonal dwellings. Discussion was held on septic systems for these dwellings. Dick stated he feels in a rural setting like this, the only important thing is septic and the rest means very little. It was noted that proper waste disposal is important and members agreed waste disposal should be in compliance with the minimum state mandates, possibly an out house, but complex systems should not be required for these dwellings which are mostly used six weeks or less a year. Dick stated that under the old regulations, only municipalities were allowed to use holding tanks, but under the new regulations they are allowed. Doug stated he feels that if there is no complaint made, then they should be left alone. The Planning Commission needs to keep it simple.

It was pointed out that we have similar problems right along Dewing Shore. If you ride along there, you see camper after camper and their waste is most likely not being pumped out for processing by a State approved pumping station. We need a way to verify/certify that they are being legally pumped.

Doug Clark stated you need only look at his brook to see where waste is going. He stated the cows used to drink from the brook, but now they don't. It is the brook that goes through town and most likely septic systems are leeching into it. The only solution would be a municipal septic system which will not happen because of the cost.

Dick will speak with the Selectboard regarding what it is they want the Planning Commission to examine and more or less bring himself up to speed. Dick will see what must be done to amend the ordinance. He will also go online to see how Colchester handled the conversion from seasonal camps to full-time dwellings. Dick informed members there is a lot of helpful information on the Vermont League of Cities and Towns website. He stated that the junkyard ordinance which the Selectboard recently adopted was taken from this site and tweaked to fit our needs.

Doug Clark stated that he would like to accompany Dick to the Selectboard meeting. He feels we need to speak with them about Mr. Mayo and the fact that he felt he had to resign over this. They were upset over something that didn't happen; we didn't act because we didn't have the proper definitions. They didn't get answers because we didn't have them. He feels we need to impress upon the Selectboard that we serve at their pleasure with no pay. Doug stated they might be looking for a whole new Board. He also questioned whether or not the newest members actually want to be members since they are not here tonight. He feels we don't need the Selectboard "looking over our shoulders". Dick and Doug will ask to be on the agenda for the next Selectboard meeting.

MINUTES OF NOVEMBER MEETING: Motion by David/Clark to approve the November minutes. Dick asked for any discussion or changes and there were none. All members voted in favor/minutes approved as submitted.

FUTURE MINUTES: Dick informed members that he spoke with Sara in an effort to find out what happened. What happened had to do with Bill's laid back handling of meetings and Sara was totally frustrated trying to do the minutes. She felt she wasn't able to do justice to the minutes. She has indicated she would be more than happy to come back.

ANNUAL REPORT OF THE PLANNING COMMISSION: Dick presented members with the proposed draft of the 2009 PC Report for inclusion in the Town Report. Members read it over and asked for the following changes - Mr. Tremblay's last name is spelled wrong and Doug asked that the first sentence of the second paragraph read "were appointed to the Commission" rather than joined the Commission. Motion by Dave/Clark to accept the report with the noted corrections. All members voted in favor/annual report with the requested corrections adopted.

BUDGET FOR 2010: Dick provided members with the proposed 2010 budget. He noted that he has again included money for books/education and hopes that we will be able to participate in some of the training. Clark commented that the training he took was helpful. Money is also included to pay for secretarial services. Motion to accept by David/Clark. All members voted in

favor/budget accepted and adopted. Dick stated he will send it over to the Selectboard which will be holding budget hearings some time in December.

MEMBER CONCERNS:

Doug: Doug informed members that regional meeting is tomorrow at 7:00 p.m. Doug will speak with Dan about attending. Doug stated he would attend if he is able to do so.

David: Questioned whether the Commission would go ahead and have two additional meetings in January for the bylaw revisions. Dick responded that he first wants to find out what the Selectboard is looking for and then he will report back to members.

Clark: Commented that it will be good to clarify some issues with the Selectboard so there is no confusion when telling people things. He feels residents should be getting everything they need through the Town Clerk's Office and should only be coming to the Commission for subdivision approval. Dick responded that the biggest problem is that small towns do not have full-time zoning administrators/offices (with the exception of St. Albans and Georgia). He noted that in one town, it has been impossible to get any information for over three weeks because their zoning administrator has not been available and keeps all the information to herself so it doesn't even do any good to go into the town offices.

Gerard: Nothing.

Doug stated that last meeting, if he recalls correctly, they were waiting on some definitions from the Selectboard. They also needed clarification on the size and thickness of slabs for mobile homes. Clark noted that when he put a double wide up, he was told by the Town Clerk that a pad was required.

CORRESPONDENCE:

Dick shared with members correspondence regarding two subdivisions, neither of which the Planning Commission knew about. Discussion was held on subdivisions and the counting of the mother lot. It was noted that the Selectboard ruled that the mother lot would be counted in all subdivisions.

Motion from Gerard/David that the meeting be adjourned. All members in favor/meeting adjourned at 8:20 p.m.

Respectfully submitted,

December 17, 2009

Barbara M. Varin

NOTE: These minutes are not official until approved by the Planning Commission at their next regular meeting presently scheduled for January 19, 2010.

