

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, AUGUST 18, 2009
HOMESTEAD FELCO ROOM**

PRESENT: William Mayo, Clark Hubbard, Jr., Dan Larivee, Greg Bouchard, David Lucey, Doug Clark and Gerard Trombley.

MEMBERS OF PUBLIC:

Jacqueline Larivee

Bill Mayo called the meeting to order at 7:04 p.m.

The P.C. welcomed its newest member, Gerard Trombley.

APPROVAL OF MINUTES:

Motion was made by Mr. Lucey/Mr. Clark to approve the minutes from June 16, 2009 and July 28, 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.

LARIVEE SUBDIVISION:

Dan & Jackie Larivee provided the P. C. with an updated plat. The new plat reflects all culverts and there sizes. The Larivee's also noted that they have received their approved wetlands permit. The 24" culvert change has been approved by the Wetlands office as well.

Mr. Mayo asked if there were any other questions or concerns about the updated plans. The P.C. had none.

Motion made by Mr. Hubbard/Mr. Lucey to approve the plat as submitted and authorized the P.C. chair to sign the plat on the boards behalf. Motion passed 6 in favor, Mr. Larivee did not vote.

WATERSHED:

Heidi Valenta introduced Milly Archer who is a Water Quality Coordinator with VLCT. Ms. Archer gave a presentation to the board on *Managing Storm water Through Low Impact Developments and Creating an Effective Riparian Buffer Ordinance*.

7:20 p.m. -Mr. Craig Adams entered the meeting. Mr. Mayo informed him that his hearing was tonight. Mr. Mayo noted that Judith McLaughlin and Robert Cormier had already entered/exited the meeting and it would not be proper to hold the hearing on the Adams project without them present as they are concerned citizens. Mr. Adams exited the meeting.

Mr. Mayo commented that in the near future the Town will be updating some of its Zoning Bylaws and possibly adding a Conservation District.

Ms. Archer also brought some examples of Agriculture Forms/regulations at Mr. Robert Irish's (Z.A.) request for the P.C. to review and use to fit their needs.

Ms. Archer informed the P. C. that she would be willing to provide her services if they are needed/requested at a later date by the board.

Mr. Mayo noted that the watershed has been very active in the community especially with the area farmers.

The P.C. thanked Ms. Archer and Ms. Valenta and they exited the meeting.

ZONING BYLAWS:

Mr. Mayo gave all members a handout from the ZA showing concerns and key points to address when reviewing the zoning bylaws for possible changes. Mr. Mayo also noted that he will get in touch with the selectboard to invite them to the September meeting to discuss possible zoning changes/concerns. Mr. Mayo would like all members to review the handout and bylaws and come to the next meeting with ideas on changes/additions.

OTHER BUSINESS:

Mr. Mayo will be on contact with Mr. Adams to see what the status is of his project and when he will be ready to present to the P.C.

Bill asked if members had any further matters to be discussed and there was nothing else.

Next Planning Commission meeting is scheduled for September 15, 2009.

Motion made by Mr. Hubbard/Mr. Lucey to adjourn. All members voted in favor/meeting adjourned at 8:25 p.m.

Respectfully submitted,

August 18, 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 by the Planning Commission on September 15, 2009.