

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, SEPTEMBER 15, 2009
HOMESTEAD FELCO ROOM**

PRESENT: William Mayo, Dan Larivee, Greg Bouchard, David Lucey, Doug Clark, Gerard Tremblay and Sara Rainville, Secretary.

MEMBERS OF PUBLIC:

Robert Cormier, Judith McLaughlin

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

APPROVAL OF MINUTES:

Minutes from August 18, 2009 presented. Motion was made by Mr. Lucey/Mr. Larivee to approve the minutes from August 18, 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.

CRAIG ADAMS SUBDIVISION:

Ms. McLaughlin stated that she is going through ANR and seeking revocation of the first permits that were issued to Mr. Adams. This is still pending with the State. She noted she had also been in touch with an environmental attorney.

Mr. Mayo advised her that the ROW was approved at 50' and that the only thing left for the P. C. is to review the final mylar. Mr. Adams would need to be present and to provide the final mylar for this to happen.

Mr. Mayo has spoken with Greta @ Northwest Regional Planning and she stated that if the mylar meets town guidelines, then that P. C. can approve it. Once this occurs then the land owner would submit the approved mylar/paperwork to the ZA. It is up to the ZA to determine if all of the State of Vermont permits are in place.

Mr. Mayo advised that if all permits are not in place then the owner would not be able to get a Certificate of Occupancy from the town to sell the lots.

Ms. McLaughlin informed the P. C. that there is still an environmental issue in regards to storm water that has not been properly permitted with the state. The TMDL acknowledges the creek on the Adams property, therefore Ms. McLaughlin stated he needs to get this permitted before construction begins and ZA approval. She just wanted to make the P. C. aware of this permit because Mr. Hango and Mr. Adams' stated that they did not need any storm water permits at an earlier P. C. meeting.

Mr. Larivee commented that all Mr. Adams is doing is putting a culvert across the creek; Ms. McLaughlin restated that the State of Vermont says this still needs to be permitted. Mr. Larivee stated that The State of Vermont now wants a permit for everything. Ms. McLaughlin stated she is learning about these new things and that the towns are educating themselves as well. Ms. McLaughlin noted that her environmental attorney is the person that made her aware of the TMDL storm water issue.

Ms. McLaughlin would like to be notified of the next Adams P. C meeting.

Mr. Mayo thanked Ms. McLaughlin and Mr. Cormier and they exited the meeting.

Mr. Mayo again welcomed Mr. Tremblay to the P. C. Mr. Tremblay gave the board some back ground on himself.

The P. C. gave Mr. Tremblay a history of the Adams project to get him up to speed.

Mr. Lucey/ Mr. Clark made the motion to send Mr. Adams a letter that the board met tonight for the final plat approval and that he was not in attendance. This is the second meeting for this that he has not been present for, when does he plan on being here and what is the status of his project. Also let him know that the next P. C. meeting is scheduled for October 20, 2009.

NORTHWEST REGIONAL PLANNING:

Mr. Mayo would like more member attendance at the monthly regional planning meetings. Members agreed that they would alternate attendance at the monthly meetings. Mr. Mayo feels that it could be very beneficial for the P. C. if they attended and reported back each time.

ZONING BYLAWS:

The P. C. discussed the following possible zoning bylaws changes: converting seasonal use camps to year round use, slabs required for mobile homes, allowing hunting camps and grandfathering existing lots that are less than one acre.

Discussion was also had on if leased land can be given the same treatment as owned land.

Mr. Clark commented that he wants to be sure that ALL changes made are very clear and are done thoroughly.

Mr. Lucey would like to see how other towns have handled the above zoning. Ms. Rainville will check online for copies of zoning bylaws for Fairfield, Highgate, Swanton, Georgia and Lake Eden. She will bring to the next meeting.

The P. C. would also like to view a copy of the previously adopted bylaws to compare. Ms. Rainville will get a copy for the next meeting.

Mr. Mayo will call the State of Vermont re: deer camps and out houses.

OTHER BUSINESS:

Bill asked if members had any further matters to be discussed and none was had.

Next Planning Commission meeting is scheduled for October 20, 2009.

Motion made by Mr. Lucey/Mr. Bouchard to adjourn. All members voted in favor/meeting adjourned at 8:35 p.m.

Respectfully submitted,

September 17, 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 on October 20, 2009.