

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, MARCH 17, 2009, AT 7:00 P. M.
HOMESTEAD DINING ROOM**

PRESENT: William Mayo, Dan Larivee, Clark Hubbard, Jr., Doug Bradford, Greg Bouchard, and Doug Clark.

MEMBERS OF PUBLIC: Jacqueline Larivee, Franklin, VT (Larivee Subdivision)
Peter Mazurak, Cross Consulting, St. Albans, VT (Larivee Subd.)
Amy Harrison, Franklin, VT (Corey ROW)

Judith McLaughlin, Robert Cormier and Jason Paquette entered the meeting and were informed by Mr. Mayo that the Adams Subdivision was not on tonight's agenda and would be on the agenda for the April meeting. They thanked Mr. Mayo and exited the meeting. Bill called the meeting to order at 7:12 p.m.

COREY ROW:

As requested at the last meeting, Ms. Harrison provided the Commission with a copy of the wastewater permit which covered the septic for two structures. She noted a copy is on file with the town. It was noted that the current driveway which will become the right-of-way to both homes and to the shared septic system is 50 feet wide. It is Ms. Harrison's intention, once the right-of-way is approved, to request a subdivision through Mr. Irish. Motion by Clark Hubbard/Dan Larivee that the right-of-way be approved. Bill asked if there was any further discussion and there was none. All members voted in favor (except Mr. Clark who was not yet present). Motion passed/right-of-way granted. The Commission thanked Ms. Harrison and she thanked the Commission and exited the meeting.

MINUTES OF THE FEBRUARY MEETING:

Motion by Clark Hubbard/Doug Bradford to accept the minutes. Bill asked if there was any discussion or changes and there was none. All members voted in favor/minutes accepted as presented.

LARIVEE SUBDIVISION:

Mr. Larivee stated they have discussed some options regarding the performance bond and have come up with what they feel is an equitable solution. Mr. Mazurak spoke on behalf of the Larivees. He provided Commission members with a copy of the proposed deeds which contains language regarding shared maintenance of the driveway and a map of the plan showing the gravel driveway. Mr. Mazurak informed the Commission that they will be using woven geo-tech fabric with two layers of crushed stone each five inches and then 3/4 inch stone. Mr. Mazurak will monitor every step of the driveway construction and will provide the Town of Franklin with a certification that the driveway was constructed according to the approved plan and specifications.

Mr. Mazurak provided Commission members with specifications regarding the fabric that will be used and noted that it can be used with as little as seven inches of cover and there will be 13 inches including the top course. Commission members asked for Greg Bouchard's opinion regarding the proposed driveway and he felt it meets driveway standards. It was noted that it certainly will be a big improvement over the current driveway and Mr. Rainville will still have access to his property. Mr. Larivee and Mr. Mazurak both pointed out that it is going to be a strong driveway with 10,000 pound wheel load capacity. The Commission asked about contact with Mr. Rainville and the Larivees advised that their attorney has been communicating through the Rainville's attorney. Bill Mayo questioned what stage they are at with the wetlands and was advised that they need approval from the town following which they will seek the CUD and wastewater permits from the State. Discussion was held on the turn arounds and their location. It was noted that the size was increased from the original proposal because of concerns expressed by the Fire Department and they are now 60 feet long with a 15 foot radius so that there will be no problem for either a fire truck or ambulance to turn around.

Discussion was held on the culverts and Mr. Mazurak went over locations of new and current culverts. It was also noted there will be ditching along the driveway. Gregg asked about erosion control and was advised that it is low risk and appropriate paperwork will be done and permits obtained. Discussion was held on permits and what is considered low risk. Discussion was held on seeding and mulching. Greg expressed his concern over erosion as it will run off into the big swamp. Dan noted that it is dry except in the spring or after a really heavy rain. Mr. Mazurak noted that AOT permits have certain specifications that must be followed and any work done in the State right-of-way has to conform to state standards. Bill questioned if the requested statement on how the proposal conforms to the Town Plan and was advised it had been provided at a prior meeting. Motion by Clark/Greg that the proposed sub-division be approved contingent upon the CUD and septic (wastewater) permits being obtained. Bill asked if there was any further discussion and there was none. All members voted in favor/motion passed. Mr. Larivee recused himself.

The Larivees were advised that approval is contingent upon them obtaining all state and local permits. They must notify the Planning Commission when all permits are in place and provide the mylars in compliance with the subdivision ordinance and the mylar must include the signature of the surveyor.

MEMBER CONCERNS:

Doug Clark stated as he had mentioned previously he wonders if we should begin to consider carbon neutral projects when dealing with future subdivisions. He noted that the town now has acreage and that is something that should be looked at when a decision is made regarding use of that land. Doug feels we should also look at the restrictions we placed upon wind mills as they may limit the capacity to generate sufficient energy in this area. Doug feels we need to look at the Town Plan with a view towards amending it to make it more eco-friendly. Discussion was held on some wind mills in the area that are not providing sufficient power because they need to be higher in this area because of the wind patterns.

Discussion was also held on cluster development which is being utilized in some areas. It was noted that it provides housing while maintaining portion of the property as community land which remains undeveloped.

Motion by Clark/Greg to adjourn. All members voted in favor/meeting adjourned at 7:55 p.m.

Respectfully submitted,

March 17, 2009 Barbara M. Varin

NOTE: These minutes are not official until approved by the Planning Commission at their next regular meeting. These minutes were approved at the May 19, 2009 Planning Commission meeting.