

MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, MAY 19, 2009
HOMESTEAD DINING ROOM

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

MEMBERS OF PUBLIC:

Craig Adams, Mike Messier, Steve Ducham (representing Matt Rainville), Roy A. Hango, Heidi Britch-Valenta, Robert Cormier, Judith McLaughlin, Jason Paquette, Francis Hammond and Jacqueline Larivee

Bill Mayo called the meeting to order at 7:07 p.m..

APPROVAL OF MINUTES:

Motion was made by Greg Bouchard seconded by David Lucey to approve the minutes from March 17, 2009 and April 21, 2009. Bill asked if there was any further discussion or changes and there was none. All members present voted in favor/minutes accepted as presented.

LARIVEE SUBDIVISION:

Steve Ducham stated that Matt Rainville has concerns over the driveway being used as well as shared. Stated they never received notice of a "Public Hearing" Article IV, sec 401. Bill stated according to Franklin Subdivision regulations that a public meeting should have been warned following acceptance of the sketch plan and submission of an application for approval of a subdivision to the Zoning Administrator. Seeing that the only party with any concerns present since the beginning of the hearings on the Larivee subdivision were the Rainville's, Bill asked if the Larivee's and Rainvilles would work out the details. If the parties can not come to an agreement a Public Hearing will be scheduled and warned if requested. Steve Ducham questioned the 65' or 50' minimum ROW depending on if in the village or the town why they are both not 65'. Bill said that he would get clarification on required min for ROW and get back to Steve.

ADAMS SUBDIVISION:

There were some concerns at the last meeting about potable water. The creek bed/ditch needs to be addressed by Mr. Zablowksi from the State of Vermont. Francis Hammond stated it was a brook and Roy Hango responded that water, brooks and roads have all been OK'd by the state already. A question was asked if the town had to OK any of those things. Bill requested documentation be submitted by Adams/Hango that shows state approval. Furthermore, the documentation from the state must show approval based on the presents of the creek bed/ ditch that is not currently shown on the sketch plan mapping.

Mr. Hango stated the line for the proposed drilled wells showing the exclusion area extended onto the Hammond land as legal. Ms. Hammond would like to see the law and rulings on such. Adam's offered to move the proposed well further back so to not include Hammonds land. This prompted a response from the McLaughlin's was saying that any change to the initial permit would require a new submission. Mr Hango countered by saying that it would be considered a modification only and new new application would be warranted.

Jason Paquette is concerned over the Class 3 road being too narrow. This will be looked at during the Site visit scheduled for June 5th at 4:00pm.

Sketch Plan Review:

1. **Name & Address of the owner of record & applicant:** present
2. **Name of owners or record of contiguous properties, including owners of parcels across a common public right of way:** present
3. **Boundaries and area of all contiguous land, including land separated by a public right of way, belonging to owner of record, and proposed subdivision:** present
4. **Existing & proposed layout of property lines; type and location of existing and proposed restrictions on land, such as easements and covenants:** given to Planning Commission
5. **Provisions of the zoning regulations and any zoning district boundaries applicable to the proposed subdivision:** present
6. **Location of existing and proposed homes and home sites, well sites & septic systems:** present
7. **Location of existing and proposed drainage structures and drainage ways:** needs to be looked at
8. **Type of, location, and approximate size of existing and proposed streets, utilities & open space:** There is no open space
9. **Natural Features such as wetlands, shore lands, water courses, rock outcroppings, rare/threatened plant or animal species, geological sites and historic sites:** questionable
10. **Location map showing relation of proposed subdivision to adjacent property and surrounding area:** present
11. **Date, true north and scale (numerical & graphic):** present

A site visit will be done on June 5, 2009 at 4 p.m. at the end of Kennison Road.

WATERSHED:

Heidi Britch-Valenta stated that in August there will be a meeting with Millia (spelling ??) Archer from VLCT.

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

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

Respectfully submitted,

May 4, 2009 Clark Hubbard, Acting Secretary

Note: These minutes are not final until approved by the Planning Commission at their next regular meeting. These minutes were approved at the June 16, 2009 meeting.