

**Franklin Planning Commission
Homestead Dining Room
February 21, 2017**

Members Present: Dave Bennion, Judith McLaughlin, Cyrus Grennon, Dan Larivee, Rolland Rainville, Maureen Sodaro (Secretary)

Members Absent: Clark Hubbard, Peter Kittell

Guests: Taylor Newton, (NWPC)

Meeting Called to order at 7:07

Approval of Minutes: Dave Bennion made a motion to approve the January 2017 minutes, and the motion was seconded Cyrus Grennon.

Mail Folder: No mail

Old Business:

New Business: Taylor gave sections of the Municipal Plan that have been worked on to the PC members. The sections are titled: Energy, Land Use, Goals and Policies. The PC reviewed those sections with Taylor.

* Energy. It was noted that Franklin's energy usage has gone down from the use in 2010. Taylor felt it showed that people are conserving energy use. Taylor reviewed other sections such as Transportation, Energy Conservation, and Energy-Renewable Energy Resources. Taylor noted that Franklin should consider developing and adopting a solar siting ordinance or bylaw to guide future development of solar generation facilities in town.

Judith asked Taylor about the process involved for the PC if the Franklin Town Meeting shows that the people in town want to go forward with alternative energy sources. The screening bylaw can be put in the plan if we want. Fairfax is working on it-Taylor will give us a copy of the Fairfax document.

*Land Use-There are not many changes in the Land Use section. Taylor updated the proposed Land Use map. Taylor made stronger language changes in the Village District and Rural Residential/Agricultural District sections.

Taylor added language to the Conservation District regarding protecting the scenic and natural resource value of lands.

Implementing the Plan- The language is basically the same.

Dan brought the idea that a landowner rent land to people who want to erect solar panels rather than sell to a facility. The PC and Taylor thought such an idea has been tossed around in other towns. The PC is looking forward to hear what the voters think about solar energy at Town Meeting.

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*Plan Goals, Policies, and Objectives-It was noted that prehistoric and historic sites should be identified as well as specific scenic viewsheds. Taylor stated that page 12, chapter 12(Fragile, Unique, and Sensitive areas goals and policies) is new to meet State policies. The PC discussed how to identify vista views, and that it is a difficult process. Taylor explained the reasons why other towns in the area are going forward with the Energy Planning. Some towns are concerned about wind and while other towns are moving forward as they are due to update their plans.

Taylor will give the PC more material to look at including a clean copy of the changes to the Town Plan. Cyrus asked Taylor what the next step is for implementation of plan. Taylor said the PC needs to warn a public hearing, make any changes—then give plan to Selectboard. The Selectboard will then need to warn at least one public meeting, where the final changes can be made. Plan goes into effect after final meeting and changes.

Judith asked Taylor for a short handout on enhances energy planning to have at Town Meeting. He will have that for Selectboard and PC for voters to examine.

Judith is asking whether or not more people can be added to town water system. She wondered if the fact that lot size affecting water/septic for development need to be put in the new regulations? The Water Commission is going to determine how much water is available for new development once the flow meter is added to the system. Technically the town of Franklin has a second water source that is currently unusable as it has not been used in many years.

Comments or Concerns: no comments or concerns

Motion to adjourn the meeting was made by Dan, and seconded by Judith.
The meeting adjourned at 8:32 pm.

The next regular meeting of the Franklin Planning Commission will be held at 7:00 pm on Tuesday, March 21, 2017 at the Homestead Dining Room.

Respectfully Submitted,
February 23, 2017
Maureen Sodaro, Secretary

Note: These minutes are not final until approved by the Planning Commission at the next regular meeting.