

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, SEPTEMBER 16, 2008, AT 7:00 P. M.
FRANKLIN HOMESTEAD DINING ROOM**

PRESENT: David Lucey, John Giroux, Doug Clark, Dan Larivee, Doug Bradford, Clark Hubbard, and Bill Mayo

MEMBERS OF THE PUBLIC: Claudette and Daniel Carswell, Enosburg Falls, Vermont

Doug Clark, Acting Chairman, called the meeting to order at 7:01 p. m.

LAROSE SUBDIVISION:

Claudette and Daniel Carswell appeared before the Planning Commission for approval of the mylar of the Larose Subdivision. Mrs. Carswell informed the Commission that the surveyor who did the original work for them has left the State and, therefore, it was necessary for them to obtain another to complete the work. She advised that when he started to do the “pinning”, he realized that the original survey was done using a stone wall which was not straight. The surveyor, therefore, straightened up the boundary lines. She noted that it doesn’t change the acreage and makes only a slight change in boundary lines. She showed the board a mylar made to scale which she placed over the original so members were able to clearly see the boundary change. It was pointed out that there is no change in the right-of-way.

Motion by Clark/Dan Larivee to approve the mylar. Doug asked if there were any further questions. John asked about a second smaller mylar and was told that the small one is the one sent to the town clerk. It is smaller so that it will fit into the town record book. Doug questioned the need for the second surveyor and was told that the original survey was completed except for the pinning which was to be done after everything was approved. The process took a long time and by the time it was complete, the original surveyor had left the state, therefore, the second surveyor had to be called in to complete the pinning and it was at that time that it was found that the stone wall was not straight. Doug Clark commented that at some point abutting landowners may question the boundary lines at which time they would have to hire their own surveyor. Mr. & Mrs. Carswell explained steps that were taken to ensure that will not happen.

Doug asked if there was further discussion and there was none. All members voted in favor/motion passed. Doug signed the mylars on behalf of the Planning Commission.

Bill Mayo, Vice Chair, entered the meeting at this point and apologized to members stating he had been unavoidably detained in Burlington. Bill reviewed the maps which had just been approved and Mrs. Carswell explained changes, etc., to him.

The Carswells thanked the Commission and exited the meeting.

MINUTES OF JULY MEETING:

Doug asked members if they had read the minutes of the July meeting. Motion by Clark/Dan Larivee to approve the minutes. Doug asked if there were any discussion or changes and there were none. All members voted in favor/minutes approved as presented.

CORRESPONDENCE:

Vermont League of Cities and Towns - Regarding seminars, The Dynamics of Group Consensus Building and Decision Making, to be held in three locations 9/16 - Bennington; 9/17 Middlesex and 9/18 at the Milton Town Office. Doug noted that members should have received individual copies. No member showed interest in attending.

State of Vermont - Agency of Natural Resources - Draft of General Permit for Indirect Discharges of Sewage. Public comment period is from September 2, 2008 until 4:30 p.m. on October 1, 2008. Members reviewed and discussed draft.

State of Vermont - Wastewater System and Potable Water Supply Permit - Issued to Roger and Paula Corey on Brown's Corner Road.

Agency of Commerce & Community Development, Department of Housing & Community Affairs - Information regarding available grants. Bill noted there is a deadline for on-line training (September) and submission of the grant by October 31, 2008. Bill noted that since we will not meet again until October 21st, he will contact Dick regarding these grants and then contact Catherine Dimitruk for information and/or assistance. Doug pointed out we will meet again before the deadline, but Bill pointed out that it would not give us enough time to complete any grant applications if we determine we want to apply.

DISCUSSION:

Members discussed action needed by the Planning Commission. Members noted that as mentioned by Peter Kittell at our last meeting, the zoning ordinance needs to be revised so that the town can retain some overview of septic. It was noted that the Selectboard needs to do that, but Bill Mayo noted that it has always been up to the Planning Commission to write/revise the ordinance and for the Selectboard to approve it. He suggested we get together with Peter Kittell and come up with the appropriate verbiage to revise the ordinance.

Doug Clark noted that at last meeting, Bill brought up the fact that when more than four dwellings are erected on a road, the road must be brought up to town standards. Members were not sure of the section and Bill was supposed to look it up and let members know. Bill stated that it was looked up, however, he did not get that information out to members. He outlined the wording of the section and advised that although this has been part of our zoning, it is not enforced. Discussion was held on town liability for not enforcing this ordinance. Right after the

meeting, Bill will send the information giving the exact section to members. Members felt that we should take action to ensure that the ordinance is explicit and that the town enforces this section. Discussion was held on liability and the fact that emergency vehicles need to be able to access areas. Recent situation where the ambulance had difficulty exiting a road was discussed.

Enforcement is the other issue on which the Commission needs to work. All members will be ready to work on these issues next meeting.

Motion by David Lucey/Clark Hubbard, Jr. to adjourn. All members in favor/meeting adjourned at 8:31 p.m.

Respectfully submitted,

September 17, 2008

Barbara M. Varin

NOTE: These minutes are not official until approved by the Planning Commission at their next regular meeting which is presently scheduled for October 21, 2008.