

**FRANKLIN PLANNING BOARD
PUBLIC HEARING
October 25, 2023 6:00 p.m.
Franklin Public Library – 310 Central Street**

Minutes

Call to Order: 6:01 p.m.

Attendance: Chairman Dave Liberatore, Christine Dzujna, Councilor Valerie Blake, Tim Flaherty, Ernesto Gonzalez, Kathy Rago, Rob Sargent, Christine Sheedy, Alternate Councilor Ted Starkweather (seated for Mayor Jo Brown), James DeBernardo (not seated). Absent: Jo Brown, Donna Tully

Staff present: Planning Director Seth Creighton; Planning and Zoning Administrative Assistant Judy Bibbins

☐ **Pledge of Allegiance**

☐ **Approval of Minutes from 08/23/2023.**

Member Flaherty made a motion to approve the minutes, seconded by Member Dzujna. **Motion carried 8-0-1 with Rob Sargent abstaining as he was not at that meeting.**

☐ **New Business:**

- Amendment to Chapter 170 “Floodplain Management” of the General Ordinances of the City of Franklin; proposed amendments are necessary to continue as a National Flood Insurance Program community.
- Amendment to Site Plan Review Regulations, Section 402-5, “Site Plan Requirements and Design Specifications”; proposed amendments are necessary to continue as a National Flood Insurance Program community.
- Amendment to Planning Board Subdivision Regulations, Section 403-5, “Subdivision Plan Requirements and Design Specifications”; proposed amendments are necessary to continue as a National Flood Insurance Program community

Director Creighton spoke to the suggested amendments and explained the requirements of the National Flood Insurance Program (NFIP) per FEMA and the State of NH. He explained the necessity of membership in the flood program and the impact it has on residents of the City and their ability to obtain affordable flood insurance if necessary. He also explained that the recommended changes are standard language. Chairman Liberatore attested to the financial savings for NFIP communities as he’s seen throughout his real estate career.

Member Dzujna made a motion to adopt the changes as recommended; seconded by Councilor Blake. **Motion carried 9-0-0.**

☐ **Other Business:**

- **LRPC Prospective Appointees**

Director Creighton presented the memo to nominate residents to the Lakes Region Planning Commission “Commissioners”. The City is permitted 3 representatives (2 regular members and 1 alternate). Based on Prospective Profile Appointee forms received, the following motions were made:

Member Lauer-Rago made a motion, “I nominate Chip Ach to serve a 4-year term as Commissioner to the Lakes Region Planning Commission.” Motion was seconded by Chairman Liberatore. **Motion carried 9-0-0.**

APPROVED 11/08/2023

Member Sheedy made a motion, "I nominate Jo Brown to serve a 2-year term as Commissioner to the Lakes Region Planning Commission." Motion was seconded by Councilor Blake. **Motion carried 9-0-0.**

Member Lauer-Rago made a motion, "I nominate Dave Liberatore to serve a 3-year term as Alternate Commissioner to the Lakes Region Planning Commission." Motion was seconded by Member Dzujna. **Motion carried 8-0-1 with Chairman Liberatore abstaining from the vote.**

Director Creighton explained the next steps are the recommendations would go to City Council for approval.

☐ **Planner's Update:**

Director Creighton gave updates on the following properties:

Chinburg/Stevens Mill Development
Irving Gas Station
221 South Main Street/Tetal Gas Station
Easter Seals Campus on Holy Cross Road
Stanley Mill Demolition
Former Citizens Bank property
Cumberland Farms
174 North Main Street
436 Central Street/formerly Dan's Pharmacy
Former Regal Cinema

☐ **Adjournment:**

Member Dzujna made a motion to adjourn, seconded by Councilor Blake. **Motion carried 9-0-0. Meeting adjourned at 6:31 p.m.**

- The next Planning Board regular meeting is scheduled for November 8, 2023 at 6:00 p.m. and the application dead line date was October 18, 2023.

Respectfully submitted,

Judy Bibbins
Planning and Zoning Administrative Assistant