

**FRANKLIN PLANNING BOARD
PUBLIC HEARING MEETING
December 13, 2017
7:00 p.m.**

Minutes

Call to Order: 7:03 PM

- ❑ **Pledge of Allegiance**
- ❑ **Roll Call - Present:** Scott Clarenbach, Jim Wells, Tim Flaherty, Michael Freeman, Jo Brown, Ted Starkweather, David Veysey, Tim Stangroom. **Absent:** Brian Sullivan, Brian Colburn, Tony Giunta, and David Testerman. Mayor Clarenbach seated Jim Wells for Tony Giunta
- ❑ **Approval of Minutes from November 8, 2017 Meeting**
Following a statement made by Member Stangroom that he did not second a motion to approve the continuation of P17-06 to the December 3rd meeting, the correction was noted and the Minutes were approved by a vote of 8-0-0.

Old Business:

- ❑ **P 17-06: Community Action Program**, 82 Elkins Street project, is requesting a continuation to the January 24, 2018 meeting. The revised plan demanded a variance for setback. An application was submitted for the January 3, 2018 meeting of the Zoning Board. **Member Brown / Member Veysey motioned / seconded the request for a continuation. Member Stangroom recused himself from voting. Motion passed by a vote of 7-0-1.**

New Business:

- ❑ **P 17-08: Carolyn Hurst Revocable Trust 1994**, owner/applicant is seeking approval for the subdivision of parcel 137-004 [Map sheet P9, 15.19 acres] on Pleasant Street into three lots meeting the lot and yard requirements for the RR [Rural Residential] zoning district.

Motion to accept application by Member Veysey/ seconded by Member Starkweather. All were in favor.

Planner Lewis reminded the board of the previous subdivision that established a single lot containing the house. Now the rest of the parcel is being subdivided into three other lots that meet the lot and yard requirements. The remaining acreage will be merged with the owner's other property [Map/Lot 137-403-00] at a later date.

Stephen Adams resides at 312 Prospect Street. He said that a while back the Hursts clear cut acreage near his house and the runoff came into his yard and driveway. Mayor Clarenbach stated that the property being subdivided is not the property directly behind the Adams house.

Approved Jan. 24, 2018

There was no further public comment or questions from the Board. Mayor Clarenbach called for a motion. **Member Brown motioned / Member Starkweather seconded the approval of the subdivision.** Planner Lewis asked if a condition might be added that required the merger of parcel A with the abutting lot 137-403-00. **The amended approval passed by a vote of 8-0-0.**

Public Comment: None

Other Business: None

Planner's Update: Planner Lewis handed out the most recent version of the Master Plan that was reformatted and edited after the comments made at the October 11th meeting of the Planning Board. He asked that the members review this version and email him with any suggestions or questions. More bullet points and listings of responsible parties have been added to the Land Use section. Changes since the October 11th version are printed in bold. Mr. Lewis suggested the January or February meeting of the Board to finalize and vote on accepting the Master Plan.

Member Freeman asked what the process was after the board reviewed the Master Plan and Mr. Lewis said that after the Board votes on it, the document will be turned over to Colby Sawyer College to format with photographs from around the city. Then it will be posted on the website. It doesn't need to go before the City Council for approval.

Mayor Clarenbach added that it is crucial to convey the Planning Board's vision to the City Council so there is a joint effort to get projects done.

Planner Lewis said that there is a lot of activity going on in Franklin with PermaCityLife, the Buell Block project and the White Water Park. The City Council will be called upon to have economic meetings relating to these projects. This would be a good opportunity to get the Master Plan goals to the council. Mr. Lewis reminded the Board that a copy of the Oct. 11th minutes were included in their packets, and asked if they wanted to approve those minutes tonight or next time. No one motioned to approve the October 11th minutes at this time. Also included were the materials related to the CATCH Riverview Mill project and section 8 housing. He added that it appeared to him that CATCH made a fair and accurate representation to whichever board they were addressing.

Member Brown asked if the old Ciao Pasta site was a brownfield cleanup and Mr. Lewis said that Nobis did some testing and removed a couple underground storage tanks and two hydraulic lifts. Although more excavation and detection work is necessary the budget cap for the project has been reached. The testing of soils in front of and behind Al's Pizza needs to be reviewed by EPA. New testing work will be covered by LRPC. Member Brown then asked if Cumberland Farms purchased the Elks former building and Mr. Lewis said that although there may be a signed agreement, nothing has been finalized at this time.

Adjournment: Members Starkweather / Brown moved to adjourn the meeting at 7:30 pm. All were in favor.