

**FRANKLIN PLANNING BOARD
PUBLIC MEETING
June 22, 2022 6:00 p.m.
City Hall, Council chambers**

Minutes

Call to Order: 6:00 p.m.

Attendance: Chairman Dave Liberatore, Mayor Jo Brown, Councilor Valerie Blake, Christine Dzujna, Tim Flaherty, Christine Sheedy, Rob Sargent, Kathy Lauer-Rago, Alternate Donna Tully, Planning Director Seth Creighton. (Absent: Alternate James DeBernardo; Alternate Councilor Ted Starkweather).

☐ **Pledge of Allegiance**

☐ **Approval of Minutes from 5/25/2021.**

Motion to approve the minutes by Mayor Brown, seconded by Member Dzujna. **Motion carried 9-0-0.**

☐ **New Business:**

1) Discussion regarding possible Drinking Water Protection Project

Director Creighton gave an overview of this project and the grant that is funding it. One of Franklin's drinking water wells is actually in Sanbornton so we were chosen for the grant because it will work with both municipalities, which is a unique situation. They will make recommendations and assist with enacting protection regulations around the aquifer to keep the water safe. The Sanbornton Planning Board has already approved participation. The Franklin City Council is looking for a recommendation from the Planning Board to approve participation. The general agreement was that it seemed like a very good idea and Director Creighton could present a recommendation to City Council.

2) Brainstorming session regarding potential zoning changes for campgrounds, parking, etc.

Director Creighton began the discussion around parking by sharing a comparison to the City of Rochester's parking regulations. He explained that the Chinberg/Stevens Mill project brought to light how confusing the parking regulations are in Franklin. He shared some background on how Rochester's ordinance was created as he was a part of that project. He also explained the merits of moving the parking ordinance from Zoning Board jurisdiction to Planning Board. Several members of the Board spoke favorably towards that as they get to know developers and work with them on projects so it made sense to keep it all together. They also recognized that unreasonable/confusing parking requirements can be a deterrent to developers and that is counter-productive to the revitalization we are working towards. There was general support given to Director Creighton to begin working on rewriting the ordinance, moving it to Planning Board jurisdiction and simplifying the standards. There was also discussion about the list of uses in downtown requiring a Special Use Permit. Some of them are outdated and very unlikely options so Director Creighton will work on streamlining the list.

The discussion then moved to considerations of zoning for campgrounds. Director Creighton explained that the first step is to determine which districts might make sense. Rural Residential is a possibility but not really big enough for a campground, which leaves the Conservation district. Some Board members expressed concerns that Mill City Park is approved to be used for camping but is actually downtown. Director Creighton explained that is on City property. By state law, the City is exempt from its own rules. He then pointed out a couple of areas that could work. Chairman Liberatore said he represents several properties in those areas that he could easily sell if it was zoned for camping. Other Board members expressed concerns about campgrounds

APPROVED 7/27/2022

attracting homeless encampments. Director Creighton explained that the more likely concern should be for seasonal campers getting parked there and not leaving at the end of the season, but there are regulations around that which can be enforced by Franklin Police Department. Director Creighton explained that options to regulate include storage, forced clean-out, etc. There can also be regulations around bathhouses and restroom facilities.

Some of the Board members suggested reaching out to places like KOA campgrounds to learn best practices and what they look for in a campground. Questions were brought up about number of campgrounds they could allow, different areas within the Conservation District including the former Thousand Acres Campground property which is now owned by Eversource. It was agreed that more discussion was needed but that Director Creighton could start drafting some rules for the Board to consider.

❑ Old Business:

The Board asked for updates on some of the prior projects going on around the City so Director Creighton provided the following:

Cumberland Farms – The State had required certain documentation which they have so they plan to break ground August/September. It was suggested by the Board to ask them to put up a “Coming Soon” sign to improve the image of the property.

Tetal Station at 221 South Main St. – The Planning Board conditions had not been met but they have now so they should begin moving forward.

Dillon Custom Cabinetry – The owner is looking for a different location for the shop but has decided against putting it next to his house on Kenrick Farm Road. He is considering some properties in the Industrial Park as well as other towns.

Black Fly Canoe – he has all his permits now and expects to start within the next year. Director Creighton explained that he has to two years to make adequate progress to not lose his vesting on the approval.

The Board shared some thoughts and updates they have observed on Peabody Place and the Chinburg project and some of the challenges around those projects.

❑ Adjournment: Member Lauer-Rago made a motion to adjourn, seconded by Member Sheedy. **Motion carried 9-0-0.** Meeting adjourned at 7:06 p.m.

- The next Planning Board regular meeting is scheduled for July 27, 2022 at 6:00 p.m. and the application dead line date is July 6, 2022.

Respectfully submitted,

Judy Bibbins
Planning & Zoning Administrative Assistant