

**FRANKLIN PLANNING BOARD
PUBLIC MEETING
September 28, 2022 6:00 p.m.
Franklin City Hall, Council Chambers**

Minutes

Call to Order: 6:00 p.m.

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

☐ **Pledge of Allegiance**

☐ **Approval of Minutes from 8/24/2021.**

Mayor Brown made a motion to approve the minutes, seconded by Member Flaherty. **Motion carried 6-0-1 with Councilor Blake abstaining due to absence from that meeting.**

☐ **New Business:**

P22-11: Edward & Mary Doherty, owners, are requesting a subdivision of Map/Lot 060-404 to create two lots. The property is located in the Conservation Zoning District.

David Krause, surveyor for the applicant, spoke to the application. He explained the proposal is to subdivide 15.5 acres off the original parcel to allow their daughter to build a house. They submitted three waivers but are withdrawing the request to waive underground utilities as they plan to put them underground. The applicant already received the variance approval from the Zoning Board of Adjustment for the road frontage being less than required.

Chairman Liberatore asked if the Board had any questions; there were none. Hearing was opened to the public. Lillian Emerson of 185 Punch Brook Road asked where the house was to be located on the lot. Mr. Krause showed her the approximate location being 1500' back from the road. Mrs. Emerson had no further questions.

Public hearing was closed and brought back to the Board. There were no further questions.

Mayor Brown made the following motion ***"I move to approve the waiver requests from Subdivision Regulation 403-5.B.19 (wetland delineation), Subdivision Regulation 403-5.E.10 (width/depth of the lot), and Subdivision Regulation 403.5.G.4 (paved driveway entrance) for the reasons Staff outlined in the Staff Report."*** Motion was seconded by Councilor Blake. **Motion carried 7-0-0.**

Mayor Brown made the following motion: ***"I move to approve the subdivision application for 247 Smith Hill Rd, Map-Lot 60-404. The approval is consistent with the draft decision provided by the Planning Director, with any amendments made by the Board and noted in the minutes."*** Motion was seconded by Councilor Blake. **Motion carried 7-0-0.**

APPROVED 11-09-2022

☐ **Adjournment:**

Mayor Brown made a motion to adjourn, seconded by Member Flaherty. **Motion carried 7-0-0. Meeting adjourned at 6:12 p.m.**

- The next Planning Board regular meeting is scheduled for October 26, 2022 at 6:00 p.m. and the application deadline date is October 5, 2022.

Respectfully submitted,

Judy Bibbins

Planning & Zoning Administrative Assistant