

**FRANKLIN PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING –
COUNCIL CHAMBERS**

Wednesday, January 25th, 2012 at 7:00 p.m.

Call to Order:

- Pledge of Allegiance.
- Roll Call

Present: Brian Colburn, Michael Freeman, Mayor Ken Merrifield, Tony Giunta, Ted Starkweather, Powell Glenn, Marty Russo, Bob Sharon, Tim Stangroom, and Planning and Zoning Administrator, Richard Lewis.

Absent: Anthony Daniel, Brian Sullivan, and David Veysey.

Member Sharon was seated in place of absent voting member Daniel. Member Stangroom was seated in place of absent voting member Sullivan.

- Approval of Minutes:

- ❖ September 28th, 2011: Site Inspection Minutes (The meeting minutes from 09-28-11 were approved on 11-16-11)
- ❖ November 16, 2011 Minutes

MOTION: Member Starkweather moved and Member Giunta seconded to approve the minutes of the September 28th, 2011 Planning Board Site Inspection. All were in favor of approving the minutes.

MOTION: Member Starkweather moved and Mayor Merrifield seconded to approve the minutes of the November 16, 2011 Planning Board Regular Meeting. All were in favor of approving the minutes.

New Business:

- P12-01:** James J. Laplante (Owner of 225 Sanborn Street, Tax Map/Lot # 133-032-00); John T. and Norma M. Sutcliffe (Owners of 235 Sanborn Street, Tax Map/Lot # 133-020-00); Laplante Irrevocable Trust, D. Laplante and Ann Marie Lally- Trustees (Owner of 229 Sanborn Street, Tax Map/Lot # 133-021-00); and Delaney Group, LLC, Agent, request a Boundary Line Adjustment for the three aforementioned properties. The properties are located in the RS Zone (Single-Family Residential District).

MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Franklin Planning board accept the application for a hearing on the proposed boundary line adjustment for File number P12-01. All were in favor and the motion passed.

Lawrence “Larry” Laplante was preset to speak for this application. He indicated that his sister and he inherited the two dwellings on two separate lots. He stated they are changing the lot line between their lot and the Sutcliffe’s lot to increase the distance to the lot line and improve the setbacks. He stated the lot lines between lots 133-020-00 and 133-021-00 are cleaning up the lot line based on the location of the driveway. The driveway for 133-021 is bisected by the lot line and the change will make it so the driveway is completely on the lot it should be on.

Public Comment: None.

Board Discussion

MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Franklin Planning Board approve the application for a boundary line adjustment for Laplante and Sutcliffe and referenced as P12-01; the Board issues this approval consistent with the draft approval decision prepared by the Planning and Zoning Administrator and submitted to the Board for review. All were in favor and the motion passed.

- **P12-02:** Todd M. Workman, Applicant/Owner; Eric C. Mitchell & Associates, Inc., Agent, requests a boundary line adjustment to adjust lot lines between two lots, located on Lake Shore Drive, identified as Tax Map/Lot # 014-401-00 and 015-403-00, LP Zone (Lake Protection District) and C Zone (Conservation District). Lot 015-403-00 would be increased to 5.00 acres from 2.51 acres.

MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Franklin Planning board accept the application for a hearing on the proposed boundary line adjustment for File number P12-02. All were in favor and the motion passed.

Todd Workman was present to speak. He stated that he is increasing lot 015-403-00 from 2.51 acres to 5.00 acres. Mr. Workman indicated that if the board members had any questions that he would answer them. There were no questions from the board.

Public Comment: None.

Board Discussion

MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Franklin Planning Board approve the application for a boundary line adjustment for Todd Workman and referenced as P12-02; the Board issues this approval consistent with the draft approval decision prepared by the Planning and Zoning Administrator and submitted to the Board for review. All were in favor and the motion passed.

- **P12-03:** Hydro Electric Realty Corporation, Applicant/Owner; Harold E. Johnson, Inc, Agent, request subdivision approval to subdivide an existing parcel of land into two lots, with one lot being 12.20 acres and the second lot being 9.18 acres. The property is currently located at 40 and 42 Gile Pond Road, identified as Tax Map/Lot # 111-403-00, C Zone (Conservation District).

MOTION: Member Starkweather moved and Mayor Merrifield seconded that the Franklin Planning Board accept the application for a hearing for the proposed subdivision referenced as file number P12-03. All were in favor and the motion passed.

Alan Larter, part owner of Hydro Electric Realty Corporation, was present to speak. He asked the board if they had any questions on the plan and information submitted. There were no questions from the board.

Public Comment: None.

Board Discussion

MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Franklin Planning Board approve the application for a subdivision for Hydro Electric Realty Corp, and referenced as P12-03; the Board issues this approval consistent with the draft Approval decision prepared by the Planning and Zoning Administrator and submitted to the Board for review. All were in favor and the motion passed.

Old Business: None.

Public Comment: None.

Other Business

Richard Lewis indicated that the office received a request for an extension regarding the Finch Drive subdivision. Mr. Lewis stated that the reason for the extension is due to the economy. He reminded the board that an extension protects a subdivision in the case of changes to zoning requirements.

Member Freeman recused himself.

MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Franklin Planning Board grant a two-year extension to the R & F Land Development, LLC to allow the developer to satisfy the “active and substantial development or building” provisions of Condition #28 of the Conditional Subdivision Approval issued January 23, 2008. All were in favor and the motion passed.

Planner’s Update

Richard Lewis asked the board if they wanted to pick away at the master plan this year. He stated the last update was done in 2005 and that most of the items are still relevant. He stated that he has spoken with Brian Sullivan and Brian is in agreement that Richard Lewis could do some updates for the board and the board could deal with them expeditiously.

Member Freeman asked if a revenue windfall would be in the Master Plan. Mr. Lewis stated that this is more a City Council or Capital Improvement Committee issue as the Planning Board does not deal with spending money. Mayor Merrifield stated that Mr. Freeman’s point is well taken and maybe he could consider some changes. Mr. Freeman indicated that last time the Revenue Windfall was not taken into account but now it is a possibility and should be addressed. Member Sharon stated that he is the Chair of the CIP Committee and he hopes that they will adopt some changes in September or August that could be sent to the Planning Board for review.

Adjournment

MOTION: Mayor Merrifield moved and Member Giunta seconded to adjourn the meeting of January 25, 2012, at 7:21 p.m. All were in favor and the meeting was adjourned.

Respectfully submitted,

Angela M. Carey
Planning and Zoning
Assistant to the Administrator