

**FRANKLIN PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING – COUNCIL CHAMBERS
Wednesday, December 9th, 2015 at 7:00 p.m.**

Call to Order: Mayor Merrifield called the meeting to order at 7:06 p.m.

- ❑ Pledge of Allegiance
- ❑ Roll Call

Present: Brian Sullivan, Jo Brown, Mayor Ken Merrifield, Ted Starkweather, Tim Flaherty, Timothy Stangroom, Planning and Zoning Director, Richard Lewis, and Planning and Zoning Assistant, Angela Carey.

Absent: Brian Colburn, Michael Freeman, David Testerman, Anthony Giunta, David Veysey and Powell Glenn.

Member Tim Flaherty was seated in place of absent voting Member Brian Colburn.

- ❖ Approval of Minutes: October 28th, 2015.

MOTION: Member Starkweather moved and Member Sullivan seconded to approve the minutes of the October 28th, 2015 Planning Board Meeting. All were in favor of approving the minutes as submitted.

Old Business: None.

New Business

- ❑ 7:05 p.m.: Public Hearing to consider an amendment to the Zoning Ordinance to allow restaurants in the Downtown Revitalization District [DRD] as a permitted use instead of the current requirement for a Special Use Permit, per Section 305-22.F, DRD Permitted Use Table of the Franklin Zoning Ordinance.

There was no one present from the public that wished to speak on this matter.

MOTION: Member Sullivan moved and Member Starkweather seconded that the Franklin Planning Board send a positive recommendation to the Franklin City Council to approve an amendment to the Zoning Ordinance to allow restaurants in the Downtown Revitalization District as a permitted use instead of the current requirement for a Special Use Permit, per section 305-22.F, Permitted Use Table of the Franklin Zoning Ordinance.

There was a lengthy discussion on the need for the applicant to still get Planning Board Site Plan approval for a change of use, and it was indicated that what the difference is if you still have to go through the process and pay the fees. Angie Carey stated that numerous people come into her office and talk about putting in businesses. These people are less apt to sign a lease if they are not sure that they will receive approval for the Use that they wish to conduct at the location. As far as Site plan, they are pretty much guaranteed their approval, so they will spend the money to do the plans for this as long as they know that the use itself will not be denied.

All were in favor and the motion passed.

Public Comment: None.

Other Business

- Copies of the Planning Board Regular Meetings, Workshop meetings and the Zoning Board Regular meeting schedule are enclosed in your packet. Reminder, the Workshop meetings are always scheduled, but not always used.

It was indicated the board did not need to act on these schedules; however, the Zoning Board meeting date is actually February 3rd and not February 1st as was marked on the schedule in the packet.

Tim Flaherty asked about his reappointment in January as he will be in Florida. It was indicated that it is usually this time of the year when emails are sent to the board members to see if they would like to renew their terms on the board and then this information is sent to the Mayor for reappointment or for resignation. Mr. Flaherty stated that he would like to be reappointed. It was indicated the reappointments will be done in January and then the board members will need to get re-sworn in, so upon Mr. Flaherty's return from Florida he will need to be sworn in by the City Clerk's Office.

Planner's Update

- Update on Edmunds Asphalt Plant

Richard Lewis stated that he put a memo in the packets regarding the Edmunds Plant. He indicated that after the first of the year the issues will be resolved so that all items will be taken care of prior to the 2016 season.

- Update on the Master Plan

Richard Lewis stated that based on the memo that was put on the tables this evening, the discussion on the Master Plan has been delayed due to numerous other items that Mr. Lewis has been working on. These items include some special permits, the Franklin for a Lifetime and the Downtown Coordinator's position and grant. He stated he will work on some drafting over the winter and putting some things on the website, so that a draft can be put out to the board in June or July for the board's approval.

He indicated that there was an article in the Concord Monitor over the last few weeks regarding Catch and their development of the mill building behind City Hall. He stated they have lined up their last remaining funding needed. The Surveying of the lot has begun and this will be a project that is expected to wrap up 1 year to 16 months after they begin the work. They will need Site Plan approval from the board.

Adjournment

MOTION: Member Starkweather moved and Member Sullivan seconded to adjourn the meeting of December 9th, 2015 at 7:35 p.m. All were in favor and the meeting was adjourned.

Respectfully submitted,

Angela M. Carey
Planning and Zoning, Assistant to the Administrator