

Approved 1/25/17

**FRANKLIN PLANNING BOARD
PUBLIC HEARING MEETING
November 9, 2016
7:00 p.m.**

Minutes

Call to Order:

- Pledge of Allegiance.

- Roll Call
Present: Brian Colburn, Jo Brown, Tim Flaherty, Ted Starkweather and Brian Sullivan
Absent: Mayor Merrifield, Anthony Giunta, Michael Freeman, Tim Stangroom, David Testerman and David Veysey. Tim Flaherty is seated for Michael Freeman.

- Approval of Minutes from the October 26, 2016 meeting of the Planning Board. All in favor with a minor correction page one, paragraph two under Old Business (34 KV instead of 34 KB).

Old Business: None

New Business:

P16-11: JJS SS & Son Development LLC, Owner and Colin R. Brown, Agent, are seeking approval to subdivide the property identified as Tax/Map # 132-003-00, R-I Low Density Residential District Zone [56 Calef Hill Road] into three lots, each lot having the required frontage and lot area.

Member Sullivan moved to accept the application by JJS SS & Son. The motion was seconded by Member Starkweather.

Mr. Suldenski addressed the board stating that the subdivision was self-explanatory. There was sufficient frontage and lot area to create three lots.

Member Flaherty inquired about the dug well shown on the subdivision plan that abuts another property and questioned if the location would cause a problem.

Chair Colburn pointed out that the plan also shows the location of another possible well on the same plot. Planner Lewis added that the dug well is at least as old as the house and Mr. Suldenski indicated that the house was nearly 150 years old. He added that he asked his well-man, John Gray about the need to dig another well and it was Gray's opinion that if the dug well still had water there was no need for another well.

Public Comment: None

Discussion brought back to the Board. Member Sullivan moved to approve the subdivision, referenced as P16-11, of JJS SS & Son Development LLC for a proposed subdivision on Calef Hill Road, to create 3 lots. This approval is based on the review and comment of the draft approval document prepared by the

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Planning Director, with any modifications so noted in the minutes of the hearing. Seconded by Member Flaherty. Approved by a vote of 5-0-0.

Other Business / Planner's Update:

Nothing at this time.

Adjournment

Member Sullivan moved and Member Starkweather seconded a motion for adjournment. All were in favor and the meeting closed at 7:25 p.m.

- The next Planning Board regular meeting is scheduled for December 14, 2016 at 7:00 p.m. and the application dead line date is November 22, 2016.