

Town of Franklin Planning Board Minutes
November 3, 2022

Attendance: Howland, Schlafer, Storey, Thompson. Town Supervisor Jeff Taggart, TPAS Advisor Kent Manuel.
Absent: Komenda, CEO Weber

PUBLIC HEARINGS: Called to order at 7:30 PM

Public Hearing #1: Off Road Maple was called to order at 7:30 PM.

Rep: Jason & Diane Jordan

See minutes of 07/07/2022 and 10/06/2022

Materials provided: Receipt for Public Hearing Notice mailing

As there was no public comment, the public hearing closed at 7:35

Public Hearing #2: Ed Klug Barren Campground was called to order at 7:36 PM

Rep: Paul of JHA Engineers

See minutes of 10/06/2022

Materials provided: Receipt for Public Hearing Notice mailing

Comments: Jeff Taggart spoke on behalf of an adjoining landowner who contact him and was unable to attend the Public Hearing due to insufficient notice. He asked about how the buildings would be transported and how they are constructed. Answer: tiny houses on wheels. It was also noted that the buildings are 12 ft. and that the 18 ft. was a misprint. Jeff asked if hunting was permitted. Answer: No. It is only 10 acres and not adequate for hunting. Jeff asked why the landowner was not given more notice; only received it yesterday. Answer: Kent Manuel responded that notices must be mailed no later than 10 days in advance. This mailing was sent 7 days ago. Thus, due to inadequate public notice, this Public Hearing was adjourned.

The Regular Meeting was called to order at 7:40 PM

MINUTES

The minutes of the October 6, 2022 Planning Board meeting were approved with the following correction: Re: Herklotz to Fairbairn, it should say Joe Fairbairn not "Bob" (Howland, Thompson, msp.) The minutes of the July 7, 2022 meeting were not read.

OLD/NEW BUSINESS

05/2022 Offroad Maple, LLC Rep. Jason & Diane Jordan

It was determined that the Public Hearing Notice mailed did not provide adequate notice: 9 days not 10.

Rescheduled to next month. Will be advertised by Town and Public Hearing Notices will have to be resent timely by applicant.

09/2022 Balidemaj Campsite Ed Klug Barren, LLC Rep. JHA Engineers

It was determined that the Public Hearing Notice mailed did not provide adequate notice: 7 days not 10. A list of Planning Board concerns was provided and this action is postponed. The Public Hearing is rescheduled for next month. Will be advertised by Town and Public Hearing Notices will have to be resent timely by applicant.

10/2022 Kenneth Nydam

Materials provided: Application, aerial photo, survey map.

Located at 4004 NYS Rt 28 S, 100 ft. East of intersection with Gay Brook Road.

Proposed two Boundary Line Adjustments:

#1: Tax Map #60.-3-10.21: Convey 90+- acres to Tax Map #60.-3-10.1 for a total of 100+- acres

#2: Tax Map #60.-3-10.21: Convey 18+- acres to Tax Map #60.-2-10.22 for a total of 28.5 acres

Discussion

The Planning Board will begin a monthly review of the Zoning Law starting in January with the meetings to begin $\frac{1}{2}$ hour early. The review will begin with definitions and then we will assign sections to be reviewed prior to the next meeting.

It was discussed that it is important to be as helpful as possible but that all applicants must present their own information and they should be expected to answer all questions themselves.

ADJOURNMENT

With no other business the meeting was adjourned at 9:00 PM

DRAFT