

## TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES

June 2, 2023

Attendance: Howland, Komenda, Schlafer, Storey. TPAS Advisor Kent Manuel, Town Board Rep. Jeff Taggart  
Excused: Thompson.

REGULAR MEETING called to order at 7:30

### MINUTES

The minutes of the 05/04/2023 meeting was approved with the following correction: Jamie Komenda was not present so did not vote on the approval of the minutes.)

### NEW/OLD BUSINESS

07/2023 Jacqueline Perez – Dog Daycare/Kennel

Ms. Perez contacted Kent Manuel that one of the addresses for her Public Hearing notification might not be valid. She was advised to send them anyway and that the Public Hearing would be scheduled for next month.

### DISCUSSION ONLY

Proposed glamping ground on Oak Hill Road: Rep. Nick Fernandez

Nick Fernandez came before the Planning Board to "just talk through" his ideas for 35+ unit campground at 1371 Oak Hill Road. Kent Manuel has been in communication with Mr. Fernandez on this property and discussed specific requirements/concerns. Mr. Fernandez stated he has not finalized the purchase of this property as of June 2. He did not provide any paperwork/application. He had a copy of an aerial map and a hand drawn proposal for 35+ glamping sites. If he decides to purchase the property, it was suggested that he have the property surveyed to determine accurate boundary lines. And that could be used to map out the proposed project. He advised that campgrounds require certain setbacks/buffers from property lines. A site plan and special permit would be required. He was advised of the Town's 500 ft. setback requirement as this is a commercial business. The campsites would be 13X16 two occupancy yurt/dome type of structure, made of a type of plastic. No photo was provided. The proposal would include a camper for a full time on site service person for maintenance and attending to the needs of the "campers". Re water and septic: Any campground of more than 4 units must follow Department of Health Laws and State regulations regarding water and waste facilities. Proposed to be in operation "around 8 months per year" and he mentioned "pot belly" stoves for heat. Parking and emergency access were also questioned by the Planning Board. Because there is no/or at best sketchy cell service at this location, he said he would make sure there was access so "campers" can contact the "service person", access their GPS, internet, etc. or call for emergency services. Teddie mentioned concern over a potentially significant increase in traffic on Oak Hill Road. Mr. Fernandez did not have his business card with him. No action was taken.

### ADJOURNMENT

With no other business, the meeting adjourned at 9:10 PM.

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