

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES

JUNE 4, 2026

Attendance: Howland, Hudson, Komenda, Robertson, Schlafer. TPAS Leanne Nabinger, Town Board Rep. Teddie Storey. Gregg Pitula, Code Enforcement Officer.

Location: Town Garage Meeting Room

The meeting was called to order at 6:05 PM

Minutes: The minutes of the April 2, 2026 Planning Board meeting were approved as read (Komenda, Robertson, msp). There was no meeting in May.

OLD/NEW BUSINESS

Preliminary Discussion Only: Mr. & Mrs. Bob Lamb:

The Lambs wish to subdivide their property located on Merrickville Road and also has frontage on the abandoned Drayton Road. Discussion included a possible flag lot from Merrickville Road. There is adequate road frontage and width/depth ratios from Merrickville Road. If they wish to pursue this, they will return in the future with maps and application. If the proposal is for a flag lot, it would be a minor subdivision.

Preliminary Discussion Only: Justin Kamm, Northstar Blueberry Farm:

This property contains 5 separate parcels and Mr. Kamm wishes to do a boundary line adjustment moving one property line between two adjoining properties in order to qualify for a home equity loan. Both properties would have adequate road frontage and meet width/depth ratios. No new lot is being created. Mr. Kamm will have a survey prepared and come before the Planning Board at a later date.

06-2926 Justin Kamm, Northstar Blueberry Farm Stays

(See Minutes of June 6, 2024 through October 3, 2024.) 595 Franklin Heights Road.

Mr. Kamm wishes to increase the time limit for months of operation for his Farm Stay campground. Under current Zoning Law, Section 520, the time of operation is limited to March 1 through November 15. Since the Planning Board has no authority to override the Vacation Campground Local Law, the motion was made (Howland, Komenda, msp) to deny this request and refer Mr. Kamm to the Zoning Board of Appeals.

Change in Meeting Time

A motion was made to change the Planning Board meeting time from 6:00PM too 6:30PM effective with the July, 2026 meeting (Howland, Hudson, msp.). This time change will be duly advertised in the Walton Reporter and noted on the Town website.

Adjournment: With no further business, the meeting adjourned at 7:45 PM.