

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES
OCTOBER 3, 2024

Attendance: Board: Howland, Hudson, Schlafer, Thompson. TPAS Advisors Kent Manual & Theresa Ferringo, Town Board Rep. Teddie Storey, Code Enforcement Officer Gregg Pitula. Absent: Komenda

Location: Franklin Town Garage Meeting Room

THE REGULAR PLANNING BOARD MEETING WAS CALLED TO ORDER AT 9:40 PM

MINUTES

The minutes of the September 5, 2024 meeting were approved with the following corrections (Thompson, Howland, msp):

03-2024: North Star Farm LLC Farms Stays Campground: Add to Mitigations: Security screening adequate to meet requirements of adjoining landowners.

09-2024: 95 Steward Road Pet Grooming/Boarding/Training: Add to Mitigations: No dogs will be outside between 7:00 PM and 6:00 AM.

OLD/NEW BUSINESS

05-2025 Jonah Shaw Event/Lodging/Hotel/Motel Special User Permit: Rep Jonah Shaw

Located at 138 Church Street, Treadwell

Proposal was for 13 large rooms with 8 occupants per room; 3 smaller rooms with 4 occupants per room equals 116 occupants. According to Mr. Shaw, total site would have to be rented as one unit/use. Occupancy estimated water use is estimated at 50 gal. per day per person. 116 people X 50 gal = the potential water use and septic at 5,800 gal. per day (not counting participants at any event nor water used for the meat/fish/cannabis processing), which exceeds the capacity of the current septic system. The adequacy of the current water system was also questioned. Parking is limited to 59 spaces in the parking lot with some spots available in the circle. Parking spots would be used by overnight guests as well as participants at events and staff. There is no plan for a 24/7 or overnight oversight/management. But Mr. Shaw suggested someone from the hamlet or within 30 minutes response time would be adequate.

Tim, who lives next door, expressed concern about how this activity would impact him and other full time residents in Treadwell. His concerns included noise, hours of operation, parking on Church Street and other adjoining roads, impacts on neighbors, the availability of the KECC park when the building is rented, and impacts on the Treadwell Water System. Teddie asked Mr. Shaw what exactly his plan is. This started as an event facility which would include housing for some participants using the whole building, exclusive of the processing facility, such a yoga retreat as an example. Now it is a facility that may have guests attending an event, which might be held elsewhere, like baseball camp. Originally it was talked about as attendance would be based on available parking, now we are talking about people being bussed in or parking elsewhere. Planning members voiced similar concerns. Teddie asked about a certificate of insurance holding the Town and KECC harmless and naming the Town and KECC as co-insured. Mr. Shaw was reluctant saying it is a public park that anyone can use. Planning Board members indicated that they believed the Charter of the KECC fields was for use by the Town of Franklin residents only.

Mr. Shaw proposed changing the maximum capacity for occupancy of rooms at 38 per night and 250 (including overnight guests) at events. All events will be held indoors.

Other issues of concern included:

Security at the events, security of the cannabis processing facility; security for the KECC/Town property; Waiver and/or certificate of insurance holding the Town and KECC harmless if someone is injured on their property; Mr. Shaw contact Cedarwood Engineering to ensure that water is adequate.

Code Enforcement of violations (Gregg Pitula stated he used the 3 strikes and you are out. Three violations and the permit will be rescinded.

This transaction is tabled and on the agenda for November 7, 2024.

Adjournment: With no further business, the meeting closed at 9:15 PM

dry & fix