

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES
JANUARY 8, 2026

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

Absent/Excused: Howland, Robertson.

Location: Town Garage Meeting Room

The meeting was called to order at 6:10 PM

Minutes: The minutes of November and December Planning Board meeting were approved as read (Komenda, Hudson, msp).

OLD/NEW BUSINESS

05-2024 Jonah Shaw Event/Lodging/Motel/Hotel Special Use Permit, Rep. Jonah Shaw.

138 Church Street LLC hotel/motel/event center special use permit expires on February 7, 2026. See Zoning Law Section 705. Discussion included apparent lack of progress at the site and a concern raised by the KECC about the lack of fencing, which was part of the stipulations for approval. "Applicant will construct an acceptable fence clearly defining the perimeter of the property with notification to guests that beyond that is not owned by the vendor. Proposed fence design/material will be approved by the Planning Board." Mr. Shaw questioned the fencing but since it was a stipulation for approval of the special use permit, it should not be varied from if an extension is granted. A split rail fence was discussed. It was decided that when Mr. Shaw applies for a building permit, it will include the plan and timeline for the fence. Contingent on this, an extension for the special use permit was granted (Komenda, Schlafer, msp). Mr. Shaw was also reminded that his special use permit for the cannabis and food processing was already 4 months into the extension granted in September, 2025. A \$100 fee for an additional meeting with the Planning Board was paid. The Planning Board waived the fee for the extension of the cannabis and food processing special use permit issued in September.

ADJOURNMENT

With no other business, the meeting adjourned at 7:40 PM.