

**Town of Franklin Planning Board Minutes  
December 1, 2022**

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

PUBLIC HEARINGS: Called to order at 7:30 PM

05/2022 Off Road Maple

Rep: Jason & Diane Jordan

See minutes of 07/07/2022, 10/06/2022 and 11/03/2022

Special Use Permit for events such as pancake breakfasts, possibly yoga classes and painting instructions.

Materials provided: Receipt for Public Hearing Notice mailing dated 11/14/2022.

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

THE REGULAR MEETING WAS CALLED TO ORDER AT 7:40 PM

**MINUTES**

The minutes of the November 3, 2022 Planning Board meeting were approved with the following corrections:

Re: Balidemaj, Ed Klug Barren Campground: Rep: Gary Esti (not Paul). And, the property owner would not be prepared for the Public Hearing in time for the 12/1/2022 meeting, it was postponed to a later date. The minutes of the July 7, 2022 meeting were not read.

**OLD/NEW BUSINESS**

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

Discussion/Mitigations: for special events, bathroom facilities (port-a-potties) would be brought in. Events will be limited to 12 per year, for no more than 65 participants at one time and no later than 10:00 PM. A sign will be created for the end of the road and subject to the approval of the Code Enforcement Officer. The applicant is aware that any changes to operations, such as expansion, will be subject to an additional special permit.

SEQR Review: Negative Declaration

Motion to Approve: Komenda, Thompson, msp.

Fee Paid: \$250.

09/2022 Balidemaj, Ed Klug Barren Campground

Kent Manuel provided a copy of a Project Narrative provided by the land owner/applicant.

There were questions about the units and if the sites were to be used by people with their own campers or tents where would the proposed campers be stored. And, if the wheels were removed from the "tiny house" units, how would they be moved. Would port-a-potties be provided for tenters? Would a land line be installed for communications since there is no cell service there? And if the owner purchased additional property adjoining this site, could they put up additional rentals. According to Kent, even if kept on a separate deed, the DOH would step in once there were 5 or more spaces. Public Hearing scheduled for January 5, 2023

11/2022 Peter Marren

Located at 535 Grange Hall Road. Mr. Marren wishes to combine parcels A: 123289-44.-2-3 (with 308.25 ft frontage with 2150.1 ft. back) and B: 23289-44.-2-4 (300.52 ft road frontage to 2071.63 ft. back) to provide adequate road frontage to meet width-depth ratios. This was part of a Patent Line subdivision prior to zoning. Parcel A contains a garage. Parcel B contains his residence and a barn. Mr. Marren wishes to create an

apartment upstairs of the barn for rental or use by friends/relatives. There is a Certificate of Occupancy for the barn but not the apartment. In order to create a second residence on one lot it must meet regulations as a dividable lot. Referred to ZBA for setback and width depth ratios to accommodate this.

Boundary Line Adjustment for lots A & B approved: Komenda, Howland, msp.

Fee Paid: \$110.

#### DISCUSSION

- Hebbard Fence: See minutes of 10/6/2022. A Site Plan is would be required as this is creating a new location for this business. Special Permits and Site Plan Reviews are for each specific business location.
- Review of Zoning Regulations will begin on January 5, 2022 at 7:00 PM. Planning Board members were asked to review Definitions prior to the meeting.
- Short Term Rentals: Needs to be addressed. Doug Weber has provided information on how Oneonta is handling this. Kent said most towns are requiring registry at this point. Registry would involve application by the property owner(s), a fee and include Code Enforcement inspection and annual inspections for safety, etc.
- Barb asked that a mailing list be created so that all Planning Board activities and communications can be shared with the whole group.
- Barb asked for clarification: if an existing business wants to add another location within the Town, do they need a special use permit and site plan review for each individual location? Yes: as parking, size, use, etc. are taken into consideration each business location is subject to review by the Code Enforcement Officer and Planning Board.

#### ADJOURNMENT

With no other business the meeting was adjourned at 9:35 PM