

**Town of Franklin Planning Board Meeting
February 7, 2019**

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

CALLED TO ORDER AT 7:30 PM

MINUTES:

The minutes of the January 3, 2019 meeting were approved as read (Komenda, Howland, msp).

OLD/NEW BUSINESS

Discussion: Daria Williams' further subdivision of remaining lands.

Wishes to grant 20+/- acres to her daughter and possibly conduct further subdivision(s) of her remaining lands. Issues regarding this included road frontage, with/depth ratios, fag lot(s), etc. Actual lot dimensions and surveys would need to be performed. Ms. Williams indicated that she is also the process of getting back the parcel sold to Knowles, which adjoins the parcel she wishes to subdivide. Several options were discussed. Any action is pending more information. Teddie expressed concern over accuracy of parcel tax map numbers which seem to not coincide with those recorded in the minutes. The County Real Property Tax department seems to have assigned new numbers to some of the parcels which may create confusion in the future. Also the parcel/tax map number assigned by the County Clerk is the number assigned to another parcel. Hopefully this can be clarified.

01/2019 Robert F. Lowe, III and Sigrid Hackenberg Represented by Dan Fancher

BLA of .77 acres from 124.-3-3.1 (to create a 49.3+/- acre lot) to 124.-1-3-5 (152.3 acres). Same owner. Approved (Komenda, Howland, msp). \$110 fee paid.

02/2019 Mariah & Scott Haner Site Plan (Playful Paws Grooming and Kennel)

14 acres with house and garage on State Rt. 357 (tax map #120.-1-12.1). Wish to operate a grooming, breeding and boarding kennel. All necessary paperwork including Code Enforcement Officer Certification was provided. Referred to County Planning Board and subject to public hearing (Komenda, Thompson, msp). Advised to notify landowners within 500 ft. \$250 fee to be paid next month.

03/2019 Brian Sickler/Sickler Auto Sales Site Plan (Used Car Dealership)

Will have an inventory to accommodate 4-5 cars per month. No repair work will be done on site. All necessary paperwork including Code Enforcement Officer Certification was provided. Referred to County Planning Board and subject to public hearing (Howland, Komenda, msp). Advised to notify landowners within 500 ft. \$250 fee to be paid next month.

04/2019 Matt Taggart (Setback Variance for Garage)

Seeking variance for setback for his new garage located on S/W side of Sanly Road. Garage will not meet setback requirement from Town road. See minutes of 08/02/2018. Referred to Zoning Board of Appeals (Komenda, Howland, msp).

Discussion: Mike Wallace

Mt. Wallace is interested in purchasing a couple of properties on abandoned roads (portion of Rob Pomeroy Road). He was advised to get actual status of road from the Highway Superintendent and then return to the Planning Board for further discussion.

The meeting adjourned at 9:15 PM.

DRAFT