Franklin Selectboard Meeting
October 22, 2026 @ 6:00 p.m.
Town Hall/Zoom hybrid

SB Members Present: Dave Bennion (virtual), Brooks Sturtevent, Michael Grant, Justin Rainville, Jay Hartman
Guest: Lisa Larivee- Town Clerk, Jordan Brow- Asst Town Clerk, Jean Richard, Peter & Carolyn Kittell, Carole Richard, Joyce Boudreau, Marshall Ploof, Mike Lawyer, Janet Norcross, Josh Worman, Mary Larose, Patty Whittemore, Corinna Stanley, David Pratt, Brian Rainville, Hugh Gates, Craig Snow, Wendy Sargeant, Jim, Polly Gadbois, Kari Tatro
Virtual: Peter Benevento, David, Kim Gates, Kyle Masse, EF, Pierrette Bouchard, Anne Larivee, Lauren Weston, Stacey St. Onge, Dan Larivee, John C, Maureen Sodaro, Diane

SB Meeting Called to order: at 6:03pm by Brooks; pledge of allegiance said.

Lake Carmi North Beach Doc installation/restaurant vision

- In June, the board received a proposal from Craig Snow for placing a dock in front of the "Old Bowling Alley". This would be for the new restaurant he is opening. Craig Snow, co-owner of the property, presented his proposal. He would love to add a dock in front of the restaurant like there was in the past. This would allow boaters to dock their boat and use the restaurant. He would also entertain the idea of delivery by water. He also plans to have the restaurant open year round.
- Corinna- believes a few years ago that someone asked to put a dock and got a no.
- Who can use this dock? Craig- ideally customers
- Fish and Game has been awarded a grant to put in a new boat launch dock at the North end to replace the current dock. It will be 6ft wide, 50 ft long, have rails, and will be ADA compliant.
- Lisa check to see if this would be allowed with VLCT insurance- yes, as long as there is a lease agreement with hold harmless language and insurance coverage with the Town named as additional insured; but if it is opened up to one person, it would only be fair to open it up to others. Justin thinks this cannot be opened to just anyone, but maybe just property owners across the street.
- Pete B from LCCA- they welcome the fact that the restaurant is opening and anything that would help enhance the business; they are in favor of the dock. Suggested having a meeting with the other camp owners to see if they are even wanting docks there. The new F&W dock will be a good addition to the area, but if it starts getting used by restaurant customers, it could get crowded for the wrong reasons. This would be a dock to load and unload boats, not parking for pleasure. Also, traffic in the area will need to be slowed; as it is a busy road already and high speeds, but especially if there is a restaurant year round.
- Kari Tatro- It is nice having so many activities on the lake, and having a restaurant would be nice. For traffic, maybe adding speed bumps?

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- Brian Rainville- suggested a 2 year trial period before opening the door completely. A dock for business and docks for campers are different. If you open a public beach to private camp owners, it could get messy.

5199 Main St status/update progress review

- Justin- Currently have the upstairs apartment rented. There are new renters for downstairs that have just signed a lease for 8 months. The property is currently negative about $1,000. People working over there have been keeping track of their paid and volunteer time for full transparency. This negative will change quickly once the renter is paying monthly. The average monthly maintenance cost for the property is about $900. After bills are paid, this property can make $25,000 per year. The Selectboard has asked NRPC for help in applying for a municipal planning grant for pre-development work (engineering and architect work). Also have funding to replace the porch on the Main St. side as it originally was; not a wrap around. This would be smaller than the one there now. This grant would be a 50% match, but the board is looking to get the remaining 50% covered through other avenues, no use of tax payer dollars to replace.
- Mike L- Fuel use?
    - Around 750-800 gallons were used last year, but could change this year with different renters in there. Mike thinks this number seems low.
- Joyce B- used to live there; it took a lot of fuel to heat, and being an old building the heat escapes.
    - Brian R- Jackie Luce used to heat downstairs with a wood stove, but within the last 10 plus years there has been some insulation work done and it holds heat better now.
    - The porch covers masonry brick that will need work. The needed steps are- architect work/study, engineering study, get blueprint, figure out cost, get a grant. Having hard data in front of voters will be beneficial. But without going through the process, the board cannot get numbers to present to townspeople of options.
- Dan Larivee- why put money into the porch when there is still more work to be done?
    - The porch is falling apart, not safe, and needs to come down. The replacement porch would even add value to the property. Also, having the porch done will help uncover the brick to get a better idea for other work needing to be done.
- Is building new an option?
    - Brian R- Finding a large enough property in town that is buildable is tricky. This lot already has a septic, and a house that could be turned into an office.
- Janet N- how is this affecting tax payers to allow this to play out and wait?
    - Will be using the rental income to support the house, but not spending taxpayer money without voter approval. Also, looking for grant avenues to cover other costs takes time.
- Mike L- How could we realign the current office to make the space more usable. As for the small meeting space, the board could just hold meetings at the Town Hall.
    - Lisa L-There is a lack of space as it is, and it's continuing to be outgrown. There are certain things that must be kept in the vault forever, and that space will keep filling up over time as new things go in. Having the meeting space at the Office is very convenient because we have access to documents related to meeting discussion, that we would not have if in a different space.
    - Adding on to the garage would not be ideal. The office would be "out of the center of Town" if it's not on Main St. Traffic would increase significantly with homestead residents, highway trucks going in and out, telephone company vehicles, and then with people coming into the office may not be safe with highway dept traffic. Adding a building would also take away from the current parking and ride area.

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Reappraisal project update

- The listers met with Kevin from NEMRC to get the reappraisal process started. They will be making site visits, and Franklin listers likely will not join. Starting the process in spring 2027 to be ready for the 2028 grand list. Appointment cards will be mailed out to residents. The assessors will do one road at a time and will attempt to go to every property. If they don't visit every property, they will re-sketch the main building, and are having discussions with the Franklin Listers about what size buildings are to be taxed.
- They need space to work in the office, which will get cramped, but needs to be done.

Member concerns/Other business:

- None

Adjournment: Mike/Jay made a motion to adjourn. The meeting adjourned at 7:20 pm.

The next regular meeting will be on November 4, 2026 @ 6:00pm at the Town Clerk's Office and virtual.

Respectfully submitted,
Jordan Brow, Asst. Town Clerk
October 26th, 2026

These minutes are not official until approved at the next regular Selectboard meeting.

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