

**Planning Commission Board
(Hybrid) Town Clerks Office and Zoom
February 17, 2026**

Members Present: Bryce Bacheldar, Dan Larivee (virtual), Rolland Rainville, Cyrus Grennon (virtual)

Guests: Jordan Bushey- Asst. Clerk (virtual), Cristian Jablonski (Barnard and Gervais)

Call to order- Bryce called the meeting to order at 7:09

Approval of minutes from November 18– Rolland/Dan made a motion to approve the November 18 minutes. All members voted in favor; motion passed 4-0.

New Business: Subdivision- presented by Cristian Jablonski

- **Mike & Joan Lothian and Lucas Lothian are requesting a subdivision review and approval of two proposed lots; creating a 12.81 acre building lot to be sold, and retaining the remaining 421.7 acres. They have submitted an application for property located on Lake Rd in Franklin.**
 - This is a very simple subdivision; the proposed 12.81 acre lot is currently vacant. The plan is to build in the future, but not at this time. There are still state permits needed before building takes place; driveway with VTrans, wastewater ect. The Lothians are dividing the property to sell to their son Lucas. It is in the southwest corner of the Lothians property, away from the wetland areas around Lake Carmi. Abutting property owners to the new lot have all been notified of this proposal.
 - Rolland/Dan made a motion to approve the 2 lot subdivision as is. All members voted in favor; motion passed 4-0.
- **Zoning Admin Report-** Board reviewed the ZA report submitted by Wendy.
- **Reappointment/vacant position discussion-** Peter is up for reelection (he was not present to discuss reelection), and there is currently 1 open position. After Town Meeting, the PC can organize the board as needed. Bryce is okay with being the chair, and Dan is okay with being the vice chair still.

Old business: none

Public Comments: none

Mail: none

Any concerns of members or community: none

Rolland/Cyrus made a motion to adjourn at 7:30. Next regular meeting will be March 17th at the Town Office.

Respectfully submitted,
Jordan Bushey, Asst. Town Clerk
February 19th, 2026