

**FRANKLIN PLANNING BOARD MINUTES  
REGULAR MEETING AND PUBLIC HEARING – COUNCIL CHAMBERS  
Wednesday, March 23, 2016 at 7:00 p.m.**

**Call to Order:** Chairman Colburn called the meeting to order at 7:01 p.m.

- Pledge of Allegiance
- Roll Call

Present: Brian Colburn David Testerman, Mayor Ken Merrifield, Timothy Stangroom, David Veysey, Michael Freeman, Jo Brown, Tim Flaherty, and Planning and Zoning Director, Richard Lewis

Absent: Brian Sullivan, Anthony Giunta, & Powell Glenn, and Ted Starkweather

Members Veysey & Flaherty were seated in place of members Sullivan & Starkweather.

**Approval of Minutes:** Members Merrifield / Brown moved and seconded to approve the minutes of February 24<sup>th</sup>. Member Stangroom pointed out two typos and the Board agreed that the motion included these corrections. Approved all in favor as corrected.

**Old Business:** None.

**New Business**

- P16-03: Karen Rogers, Owner and Applicant, requests approval for a Special Use Permit, per the Zoning Ordinance Section 305.6 and the Use Table at Section 305.13, to allow a second dwelling unit to be added to a property located at 59 Proctor Street, in the R-3 [one, two, and three-family residential] zoning district.**

Motion to Accept the Application: Members Merrifield / Stangroom moved and seconded to accept the application; all in favor

Mr. Doug Rogers, father of the owner/applicant, was present to answer any questions. There were no questions by the Board. Chairman Colburn asked for any public comment, and no comments or questions were voiced. The public hearing was closed.

Member Stangroom asked Planner Lewis if there were any outstanding issues with the Enforcement Order issued last August, and whether the Order impacted the building permit or this application. Planner Lewis stated that the issues raised in the Enforcement Order [no approvals for this second unit, code violations for fire safety and egress issues] have been resolved with the application for, issuance of, and the completion of the work approved by, a building permit. All inspections by the Building Inspector were conducted. This Special Use Permit was the only outstanding matter to be resolved.

Members Merrifield / Freeman moved and seconded a motion to approve the Special Use Permit, referenced as P16-03, for Karen Rogers to allow the establishment of a 2<sup>nd</sup> dwelling unit on property located at 59 Proctor Street. This conditional approval is granted subject to the findings and conditions outlined in the draft approval document reviewed by the Board. Voted All in Favor.

- P16-04: Request for Subdivision and Boundary Line Adjustment approval to shift 0.39 acres from the parcel of Carol Bolduc, tax map 033-005-00 to the parcel of Robert F. Kidder 1999 Revocable Trust, tax map 033-402-00; no additional building lots will be created.**

Motion to Accept the Application: Members Merrifield / Veysey moved and seconded to accept the application; all in favor

David Krause, LLS, was present to represent the two applicants. He indicated that he did provide with the application package letters of authorization for his participation in the project. Both parcels are located within the Lake Protection Zoning district. Approximately 1700 Sq. ft. [0.039 of an acre] was being transferred from Bolduc to Kidder. He did also mention that the old roadway [the layout of old Lake Shore Drive] was a bit of an issue, but the 1933 City Council voted to give the rights of the layout land to the abutters, but the vote was unclear on how the land was to be broken out; this boundary line adjustment will result in Kidder giving and deeding away any rights he might have the old layout area.

Member Testerman asked about the lot adjustment relative to question of making the Kidder parcel more marketable; Mr. Krause indicated that Mr. Kidder is looking to sell the parcel so this transfer will help to create an improved building envelope for a future house; no building plans are being discussed at the present time.

Chairman Colburn asked for any public comment, and no comments or questions were voiced. The public hearing was closed.

Members Merrifield / Flaherty moved and seconded a motion to approve the application, referenced as P16-04, of Robert Kidder Revocable Trust and Carol Bolduc to adjust the boundary lines between parcels 033-005-00 and 033-402-00, with the conditions outlined in the draft decision reviewed by Board. The Board voted all in favor/

**General Public Comment:** None.

**Other Business:**

- ❑ Chairman Colburn appointed Member Jo Brown to be the Board representative to the Capital Improvement Planning Committee.
- ❑ Elections: Member Merrifield asked Chairman Colburn if he wished to remain as the Chair; he responded that his work schedule meant that he might miss a meeting or two, but he appreciates the support of the Board. Members Merrifield / Veysey voted to appoint Brian Colburn as the Chair; voted all in favor.

For Vice Chair, Member Veysey, given his past experience as Chair, would like to serve as the Vice Chair; he responded that he would be honored. Members Merrifield / Brown moved and seconded to appoint Dave Veysey as Vice Chair; voted all in favor.

**Planner's Update** - Dick Lewis discussed the following items:

1. Second interviews with two candidates for the Administrative Assistant position will be conducted on 4/5/16. He is confident that this process will conclude soon.
2. While the Master Plan remains as a work item, immediate time and energy will be placed into the preparation of a revised and updated TIF Plan for the downtown area; this will compliment the work being carried out by the USRD Rural Development grant for the Downtown Business Coordinator, who has been busy working on meetings and grant or funding initiatives.
3. A brief discussion was held on the issue of new legislation for Accessory Dwelling Units; Planner Lewis will work on draft Zoning Ordinance amendments for the Board to review in the near future.

**Adjournment motion: Members Starkweather/Veysey moved and seconded to adjourn the meeting of March 23, 2016 at 8:10 p.m. All were in favor and the meeting was adjourned.**