

**FRANKLIN PLANNING BOARD  
PUBLIC MEETING  
July 28, 2021 6:00 p.m.  
City Hall, Council chambers**

**Minutes**

**Call to Order:** Chairman Libertore called the meeting to order at 6:02 p.m. EDT

**Attendance - Present:** Chairman David Libertore; Councilor Jo Brown; Mayor Olivia Zink; Kathy Lauer-Rago; Ted Starkweather; Christine Dzujna; Rob Sargent; Planning Director Seth Creighton. **Absent:** Christine Sheedy; David Testerman; Donna Tully; Tim Flaherty; James DeBernardo.

Chairman Libertore seated Alternate Member Starkweather to vote in place of Member Flaherty.

**Pledge of Allegiance**

**Approval of Minutes from 6/23/2021.** Member Starkweather made a motion to accept the minutes from 6/23/2021, seconded by Councilor Brown. **Motion passed 5-0-2**, with Members Sargent and Dzujna abstaining due to being absent from that meeting.

**☐ New Business:**

- ☐ **P 21-09:** Susan J. Kidder 1999 Revocable Trust, owner, are seeking approval to subdivide house and 6.5 +/- acres from 29.05-acre parcel. The property is located at Map/Lot 032-404-00 in the LP [Lake Protection] district. One additional lot will be created by the proposed subdivision.

David Krause, LLS spoke to the application. He explained that the property abuts a State of NH conservation parcel. The subdivision will result in 200' of frontage for one lot and 400' of frontage for the other so lot sizes and frontage requirements are met. Mr. Krause also confirmed that they had received approval from NH Department of Environmental Services for a septic system today.

Member Starkweather asked about the plans for the new lot. Mr. Krause confirmed the plan was to build a new house and garage. Member Dzujna inquired about the existing shed on the property and the plans for that. Mr. Krause confirmed they had no plans to remove the shed.

Director Creighton spoke to the additional waiver request that had been submitted regarding the underground utility requirement. He had driven out to see the property in question and felt the waiver was appropriate as putting the utilities underground at that part of the property would mean more excavating and land disturbance. Eversource had already installed three poles that were not visible to abutters and the remaining lines would go underground to connect to the house.

Member Starkweather brought up that the property is on a State road and would require a state-approved driveway permit. Mr. Kidder confirmed that he has already been issued a driveway permit from the state.

Chairman Libertore asked for any further questions from the Board; there were none. There was also no comment from any members of the public so the Public Hearing was closed.

Member Dzujna made a motion to approve the application with the conditions recommended by the Planning Director; seconded by Member Starkweather. Mayor Zink clarified that the property is on Lake Shore Drive as there was some inconsistency in the draft decision. **Motion passed 7-0-0.**

**☐ Old Business:** None

APPROVED 8/25/2021

**Public Comment:** None

**Other Business:** Chairman Libertore informed the Board that they had a packet in front of them regarding the Cumberland Farms project that will be on next month's meeting agenda. It was a sizable packet and staff felt it should not be mailed as well as having more time to review it.

**Planner's Update:** Director Creighton gave a brief update about the progress on the Cumberland Farms project and the Chinburg Property/Stevens Mill project.

**Adjournment:** Member Dzujna made a motion to adjourn the meeting; seconded by Councilor Brown. **Motion passed 7-0-0. Meeting adjourned at 6:15 p.m.**

- The next Planning Board regular meeting is scheduled for August 25, 2021 at 6:00 p.m. and the application dead line date is August 4, 2021.

Respectfully submitted,

Judy Bibbins  
Planning & Zoning Administrative Assistant