

Approved June 28, 2017

**FRANKLIN PLANNING BOARD  
PUBLIC HEARING MEETING  
March 22, 2017  
7:00 p.m.**

**Minutes**

**Call to Order:** 7:05 p.m.

❑ Pledge of Allegiance.

❑ Roll Call

Present: Brian Colburn, Mayor Ken Merrifield, Brian Sullivan, Tim Stangroom, Ted Starkweather, Jo Brown, and Scott Clarenbach

Absent: Michael Freeman, Anthony Giunta, David Veysey, Tim Flaherty, and David Testerman  
Councilor Clarenbach is seated for Councilor Giunta

❑ Approval of Minutes from the February 22, 2017 meeting of the Planning Board. The minutes were approved as written by a vote of 7-0-0

**Old Business:** None

**New Business:**

- 1. Public Hearing on amendments to the Franklin Zoning Ordinance.** The proposal is to: delete Section 305-29.8, Family Apartments, and replace it with new language for Accessory Dwelling Units [ADU]; Revise Definitions in Section 305-3 related to Dwelling Units to accommodate ADU, along with other minor clarifications; and Revise Section 305-19, Off Street Parking to better manage parking for dwellings with more than one unit.

Annette Andreozzi addressed the board with her concerns regarding the new language for the ADUs which included the following: there is no criterion for owner occupancy when the property sells; there are no size restrictions on the connecting mudrooms or breezeways; there is no ordinance limiting the amount of lot coverage an ADU could take up; and there are no restrictions on cars being parked in the front of houses and on lawns, which is not only unsightly, but is a traffic safety issue.

Member Starkweather argued that enforcing ADU parking issues would be difficult when the current codes aren't being enforced. Member Sullivan asked if there might be a restriction against parking in the front of the house and Councilor Clarenbach proposed the idea of adding a restriction that there is no parking within so many feet of the right-of-way. Chair Colburn closed the public portion of the hearing and the board continued the discussion regarding issues such as the property owner signing a notarized statement that he would be residing on the property; and that the parking question might be controlled at the application stage and through site visits.

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Mayor Merrifield motioned that Planning Board send a favorable endorsement related to the amendments to the Franklin Zoning Ordinance: to delete Section 305-29.8, Family Apartments, and replace it with new language for Accessory Dwelling Units [ADU]; Revise Definitions in Section 305-3 related to Dwelling Units to accommodate ADU, along with other minor clarifications; and, Revise Section 305-19, Off Street Parking to better manage parking for dwellings with more than one unit. Member Sullivan seconded the motion and the motion carried by a vote of 7-0-0.

2. **P17-01:** Bridgeview Properties LLC [applicant] and Feuerstein Family Trust [owners] are seeking site plan and change of use approval for 801 Central Street [Map/Lot 147-402-00, Map # N9] in the B-1 zoning district, to convert a residential building into a Salon.

On a motion/second [Mayor Merrifield / Member Brown] the board voted unanimously to accept Application P17-01.

Kevin Lorden, the applicant's agent asked if the board had any questions. Chair Colburn asked about the driveway situation and Mr. Lorden responded that there would be two driveways—an entrance only and an exit only with the additional restriction of right turn only onto Central Street. Appropriate signage was discussed and agreed upon.

There was no public comment. Member Sullivan / Mayor Merrifield moved/seconded approval of the Site Plan P17-01, for Bridgeview Properties, LLC, subject to the conditions outlined in the draft approval document. The motion carried by a vote of 7-0-0.

**Public Comment:** None

**Other Business:** Director Lewis reminded the board of his memo regarding the agreement between the city and Northern Pass Transmission. He added that the City Manager, the Fire Chief and he are currently involved with the design. Mayor Merrifield noted that a formal vote was taken at the March 6<sup>th</sup> City Council Meeting for approval of the project with minor modifications. Member Stangroom asked about the hours of operation on Sundays. Director Lewis answered that given the scope of the project, there was a good likelihood of work being performed on Sundays, but that an outreach officer would be available to receive feedback from the public regarding noise, traffic, etc.

**Planner's Update:** Work is progressing on the Master Plan

**Adjournment:** Motion to adjourn by Mayor Merrifield, seconded by Councilor Clarenbach passed unanimously and the meeting adjourned at 7:50 p.m.

- The next Planning Board regular meeting is scheduled for **April 12, 2017 at 7:00 p.m.** and the application dead line date is **3/22/17**.