

**FRANKLIN ZONING BOARD  
REGULAR MEETING AND PUBLIC HEARING  
Wednesday, June 7, 2023 at 6:30 p.m.  
City Hall – Downstairs Conference Room**

**Agenda**

**Call to Order**

**Salute to the Flag**

**Approval of Minutes of the May 3, 2023 Public Meeting of the Board**

**Old Business**

**New Business:**

**Z 23-06:** Tobias and Jamie Wolfe, owners, are seeking a variance from 305.14 Lot/Yard Requirements to build a 600 sq foot accessory use structure on their property. The proposed structure would be approximately 25' from the side lot line and 45' from the front and rear lot lines where the setback requires 50' from all lot lines. The property is located at 21 Lake Avenue, Map/Lot 076-071-00 in the LP [Lake Protection] zoning district.

**Z 23-08:** Chris and Juliann Barrett, owners, are seeking a variance from 305.14 Lot/Yard, to build a 15' x 13' deck on the backside of their house. The deck will be approximately 12' from the side lot lines and 13' from the lake where the setback requires 50'. The property is located at 205 Webster Lake Road, Map/lot 075-064-00, in the LP [Lake Protection] zoning district.

**Z 23-09:** Denise Steadman, owner, is seeking a variance from 305-29.2.D.3 Solar energy collection systems to install a ground-mounted solar array at the front of the property where the ordinance requires it be placed in the rear yard. The property is located at 26 Finch Drive, Map/Lot 076-405-05 in the R1 [Low-density residential] zoning district.

**Z 23-10:** Easter Seals NH, Inc., owner, is seeking a variance from 305-13 Permitted Uses, to convert two structures into multi-family housing units where the zoning ordinance does not permit multi-family residences. The property is located at 20 Holy Cross Rd. Map/Lot 104-406-01 in the C [Conservation] zoning district.

**Z 23-11:** Easter Seals NH, Inc., owner, is seeking a variance from 305-13 Permitted Uses, to convert one structure into multi-family housing units where the zoning ordinance does not permit multi-family residences. The property is located at 27 Holy Cross Rd. Map/Lot 104-406-02 in the C [Conservation] zoning district.

**Z 23-12:** Easter Seals NH, Inc., owner, is seeking a variance from 305.14 Lot/Yard Requirements, to construct an addition to connect two existing structures. The addition will be approximately 47.5' from the front property line where the ordinance requires 50'. The property is located at 20 Holy Cross Rd., Map/Lot 104-406-01 in the C [Conservation] zoning district.

**Other Business:**

**Adjournment:**

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, July 5, 2023 at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, June 14, 2023.