

**FRANKLIN ZONING BOARD
REGULAR MEETING AND PUBLIC HEARING
Wednesday, January 4, 2022 at 6:30 p.m.
City Hall – Council Chambers**

Minutes

Call to Order: 6:30

Attendance: Kathlene Fleckenstein (Acting Chair), Cecile Cormier, Gregory Thompson. Staff present: Planning Director Seth Creighton, Planning & Zoning Administrative Assistant Judy Bibbins. (Absent: Chairman Glen Feener; Debbie Davis)

Salute to the Flag

Approval of Minutes of the December 7, 2022 Public Meeting of the Board

Member Cormier made a motion to approve the minutes, seconded by Member Fleckenstein. **Motion carried 3-0-0.**

New Business:

Z 22-12: Cynthia Rondeau, owner, seeking a variance from 305.14 Lot/Yard Requirements, to add a partial second level to her current house. Though the proposed second floor addition will be within the footprint of the existing house, the increase in height is considered a vertical expansion within setbacks. The proposed addition will be approximately 21-feet from the northern side property line, and 15 ½ feet from the southern side property line, where the required setbacks are 50'. The property is located at 3 Log Cabin Rd, Map/Lot 035-004-00 in the LP [Lake Protection] zoning district.

Ms. Rondeau spoke to the application explaining that the lot is too small for any type of expansion of the footprint. They are looking to add a home office to make the home more usable for seasonal use after retirement. So, adding a partial second floor is the best option they could come up with.

Member Cormier asked for confirmation of the height expansion. Ms. Rondeau confirmed the total height would be 22'.

Acting-Chairperson Fleckenstein opened the hearing up to public comment. No one from the public was present to speak so Acting-Chairperson Fleckenstein closed the public hearing and brought it back to the Board. With no further discussion, Member Cormier made a motion to approve the application:

"I move that the Zoning Board of Adjustment approve the request for a variance from Zoning Ordinance 305.14 "Lot and Yard Requirements" to construct a partial second floor addition 15 ½-feet from the side property lines where the setback requires 50'. The property is located at 3 Log Cabin Rd, Map/Lot 035-004-00 in the LP [Lake Protection] zoning district.

The Board finds that the application request meets the tests and criteria necessary for granting a Variance per the written responses authored by the the applicant/agent and in the Staff-memo dated 12-27-2022 which has been reviewed and approved, including any modifications, by the Board."

Motion was seconded by Member Thompson. **Motion carried 3-0-0.**

Other Business:

Member Cormier asked if Director Creighton had brought the suggested zoning amendments to the Planning Board yet. Director Creighton explained that he had not as there was still work to be done in crafting the language.

Adjournment:

Member Cormier made a motion to adjourn, seconded by Member Thompson. **Motion carried 3-0-0. Meeting adjourned at 6:47 p.m.**

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, February 1, 2023, at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, January 11, 2022.

Respectfully submitted,

Judy Bibbins
Administrative Assistant for Planning & Zoning