

**FRANKLIN ZONING BOARD
REGULAR MEETING AND PUBLIC HEARING**

Wednesday, January 3, 2018 at 7:00 p.m.; City Council Chambers

Minutes

Call to Order: 7:04 PM

☐ Salute to the Flag

☐ Roll Call: Present-David Testerman, Vice Chair Debbie Davis, Chairman Glen Feener, Kathlene Fleckenstein, Cecile Cormier & Director Richard Lewis

Absent-Jeffrey Dickinson

❖ **Seat Alternates** Cecile Cormier seated for Jeffrey Dickinson

☐ Approval of Minutes of the November 1, 2017 Public Meeting of the Board.

Member Fleckenstein / Member Cormier motioned / seconded the approval of the Minutes as recorded. Passed with a vote of 5-0-0

Old Business: None

New Business:

- ☐ Z 18-01:** Community Action Program, applicant, is seeking a variance from Section 305-20, Parking Specifications to allow for parking within the 15 foot front setback, and possible relief from screening requirements, for the property at 82 Elkins Street, [Map/Lot 118-014-00, Map Sheet O8] in the R3 [1,2, & 3 Family Residential] district.

Mr. Gary Spaulding, design consultant, introduced himself and Mr. Ralph Littlefield, Executive Director of Community Action Programs. He went on to describe the project which would involve the demolition of the existing 6000 sq. ft. building and the construction of a 5000 sq. ft. facility. The new parking scheme would fall within the front setbacks and the fence or vegetative screening would also be in that area which necessitated the request for a variance. The new design would better control entering and exiting the parking lot with a single entrance/exit off Winnepesaukee Street. Landscaping would help screen the houses on the opposite side of Elkins Street from car headlights. The facility is only open one evening a week where the issue of headlights might be a problem.

Member Cormier asked if the parking space sizes met the zoning requirements and if the screening would be both deciduous and conifers. Mr. Spaulding answered that the parking was to code and they were considering conifers for year round screening and color.

With no other questions to or by the Board, Chair Feener opened the meeting to the public. Mr. Meagher at 91 Elkins Street asked if the dumpster would be enclosed

and was assured that it would be. He finished by saying that he approved of the changes and found the screening proposal excellent. Mr. Desrochers, owner of the property at 181 Franklin Street, asked what 'relief from screening requirements' meant. Planning Director Richard Lewis answered that it meant that the decision as to whether to use fencing or vegetative screening was left to the applicants, but it seemed that they were leaning toward vegetative, a choice that appeared to satisfy the abutters. Mr. Desrochers finished by applauding the overall improvement project.

Chair Feener closed the public portion and brought the discussion back to the Board stating that he too felt that the proposed changes were good for the neighborhood and the City in general. Member Fleckenstein mentioned that the final word on the screening should rest with the Planning Board since it is tied to the overall site plan.

Chair Feener called for a motion to approve. Member Cormier outlined some amendments to the draft proposal and the Board approved those amendments and **Member Cormier / Member Testerman motioned / seconded the Decision of Approval. The motion carried by a vote of 5-0-0.**

Planner's Update: Mr. Lewis told the Board that so far no new applications have come in. The deadline for that is January 17th.

Other Business: Chair Feener asked if there were any nominations for Chair and Vice Chair. Members Cormier / Fleckenstein motioned / seconded the continuation of service by Chair Feener and Vice Chair Davis. All were in favor.

Public Comment: None

Adjournment: 7:23 PM

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, February 7, 2018, at 7:00 p.m.; the Deadline date for submission of applications for this meeting is Wednesday, January 17, 2018.

Recorded by Cheryl Y. Fisher, Administrative Assistant Planning & Zoning