

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

**Wednesday, July 10, 2019 at 6:30 p.m.; City Council Chambers**

**Minutes**

**Call to Order**

☐ **Salute to the Flag**

☐ **Roll Call** Present: Chairman Glen Feener, Debbie Davis, David Testerman, Jeffrey Dickinson, Cecile Cormier and Planner Richard Lewis. Absent: Vice-Chair Kathlene Fleckenstein and Robert Hubble

❖ Seat Alternates: Cecile Cormier is seated for Kathlene Fleckenstein

☐ **Approval of Minutes of the June 5, 2019 Public Meetings of the Board.** Member Cormier motioned to accept the minutes as written. The motion was seconded by Member Davis. With no discussion, the motion passed by a vote of 5-0-0.

**Old Business: Continued from last month**

**Z19-06:** Victor Virgin & Bernadette Duguay-Virgin, owners, are requesting a variance from Zoning section 305.14 Lot/Yard to construct a 24 ft. by 24 ft. garage, with living space above, attached to the existing house that will not meet the side yard setback [39 ft proposed vs. 50 ft required]. The house is located at 346 Lake Shore Drive [Map/Lot 072-004-00, Map Sheet H5] in the LP [Lake Protection] zoning district.

Mr. Virgin was present to speak about the application. He wants to build a 24' x 24' garage with a family room above. The garage will be at the basement elevation. The floor above will have a cathedral ceiling at the same elevation as the bedrooms on the second floor.

Member Cormier asked why he couldn't put the garage on the other side of his house and Mr. Virgin explained that the proposed garage would come off the existing driveway. To build on the other side of the house would entail putting a driveway across the whole front of his house. Member Cormier asked if the driveway was within the 50-foot setback and Mr. Virgin confirmed that it was. Member Davis asked if the addition would have the same elevation as the existing house. Mr. Virgin told her that it would be lower. Planner Lewis asked for confirmation that the new addition wouldn't contain another bedroom and Mr. Virgin said it would just be a family room. When asked by Mr. Lewis if the garage would connect to the basement level, Mr. Virgin answered that it wouldn't, and then added that there will be two forms of egress from the addition.

With no public comment, the discussion was brought back to the Board. Member Cormier asked Planner Lewis why his measurements were different from the applicant's. Planner Lewis said his measurements were based on the GIS mapping system and that they could be off by a few feet. Members Testerman/Cormier motioned/seconded approval of the variance. **By a vote of 5-0-0 the motion carried.**

**New Business:** None

**Planner's Update:** Nothing

**Other Business:** None

**Public Comment:** None

**Adjournment:** Member Cormier motioned for adjournment at 6:40 pm. The motion was seconded by Member Dickinson. **All were in favor.**

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, August 7, 2019, at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, July 17, 2019.

Minutes recorded by Cheryl Y. Fisher, Administrative Assistant Planning and Zoning