

**FRANKLIN ZONING BOARD  
VIRTURAL MEETING AND PUBLIC HEARING\*\***

\*\* Due to the COVID-19 pandemic, the Zoning Board meeting was conducted remotely via this link: [https://us02web.zoom.us/j/870 6957 3858](https://us02web.zoom.us/j/87069573858) or by phone at **1-312-626-6799**.

**The Meeting ID is # 870 6957 3858**

**Wednesday, August 5, 2020 at 6:30 p.m.**

**Minutes**

**Call to Order:** Chairman Feener called the meeting to order at 6:38pm.

☐ **Reading of the Virtual Meeting Authorization** by Planner Richard Lewis

☐ **Salute to the Flag**



☐ **Roll Call - Present by Roll Call Vote:** Debbie Davis [home alone], Chairman Glen Feener [home alone], Kathlene Fleckenstein [home alone], and Jeffrey Dickinson [home alone].  
**Absent:** David Testerman, Cecile Cormier and Robert Hubble.

☐ **Approval of Minutes of the July 1, 2020 Public Meeting of the Board.** Member Dickinson made a motion to approve the minutes as written. Member Davis seconded the motion. **The motion carried by a roll call vote of 4-0-0.**

**Old Business:** None

**New Business:**

**Z20-04:** Esaundra Gaudette, owner/applicant, is seeking a variance from 305-14 Lot/Yard to build a detached garage that will not meet the required setbacks [10 feet vs. 20 feet required]. The property is located at 15 Sturtevant Street [Map/Lot 096-005-01] in the B-1 [Low Density Business and Commercial] zoning district.

Ms. Gaudette (Pessy), her husband Robert Cody and neighbor Jean Adams were together at Ms. Gaudette's home. Ms. Gaudette explained the wish to build a second detached garage to house a vintage car and all the lawn equipment currently being stored in different temporary sheds on the property. The new garage would be located behind the

existing garage and the only way to make that fit, due to the shape of the lot and the placement of the original house and garage, is to erect it 10 feet from the rear property line. This location would keep it from blocking the view by neighbors. Ms. Jean Adams added that she is in complete agreement with the building of the garage. No one else from the public was in attendance. The Board had no questions and Member Dickinson made a motion to approve the application. This was seconded by Member Fleckenstein. **The motion carried by a roll call vote of 4-0-0.**

**Z20-05:** Denis Duquette, owner/applicant, is seeking a variance from 305-29.4 Sheds, to maintain the existing location of a shed that is 2 feet from the side property line where 10 feet is required. The property is located at 339 Webster Lake Road [Map/Lot 034-038-00] in the LP [Lake Protection] zoning district.

Mr. and Mrs. Duquette spoke from their home. Currently the shed is located between his house and the neighbor's garage. It is 2 feet from the property line, as is the neighbor's garage. The current location allows for snow removal and makes the property more aesthetically pleasing. There were no comments from the Board and the meeting was open to the public. Ms. Christine Campbell, the abutting neighbor, said that she had no objection to the location of the shed. When the discussion was brought back to the board, Member Dickinson stated that he would prefer it if the request for the building permit and the variance had happened before it was put where it is. Given that, Member Dickinson's inclination is that the Board should approve it since the abutter doesn't have an issue with it and the shed has been in place for a couple of years and no one has objected to it. Chairman Feener agreed with Member Dickinson's remarks and stated that he too would approve the application. Member Fleckenstein made a motion to approve the application, which was seconded by Member Davis. **The motion carried by roll call vote of 4-0-0.**

**Planner's Update:** None

**Other Business:** Member Davis informed the Board that she would be unable to attend the September 2, 2020 meeting.

**Public Comment:** None

**Adjournment:** A motion to adjourn was made by Member Dickinson and seconded by Member Fleckenstein. The meeting was adjourned at 7:10 pm following a **4-0-0 roll call vote.**

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, September 2, 2020, at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, August 12, 2020.

Minutes recorded by Administrative Assistant for Planning & Zoning Cheryl Y. Fisher