

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

**** Due to the COVID-19 pandemic, the Zoning Board meeting was conducted remotely via the link below:**

<https://us02web.zoom.us/j/84221713427>

or by phone at **1-312-626-6799**. The Meeting ID # is **842 2171 3427**

Wednesday, October 7, 2020 at 6:30 p.m.

Minutes

Call to Order by Chairman Glen Feener at 6:32pm

☐ **Reading of the Virtual Meeting Authorization by Planning Director Richard Lewis**

☐ **Salute to the Flag**

☐ **Roll Call Present**-Debbie Davis [home with husband in room], Chairman Glen Feener [home office-alone], Vice Chair Kathlene Fleckenstein [home office-alone], Jeffrey Dickinson [home office-alone], Cecile Cormier [home-alone], Planning Director Richard Lewis and Administrative Assistant Cheryl Fisher [Planning & Zoning office]. **Absent**-David Testerman and Robert Hubble

Seat Alternates-Chairman Feener seats Member Cormier for Member Testerman for voting purposes.

☐ **Approval of Minutes of the September 2, 2020 Public Meeting of the Board.** Vice Chair Fleckenstein motioned to approved the minutes of September 2. Motion seconded by Member Dickinson. No corrections were noted and the minutes were approved as written by a **roll call vote of 3-0-2** with Members Davis and Cormier abstaining since they were not present at the September meeting.

Old Business: None

New Business:

Z20-07: Kenneth Hodge and Jessica George, owners/applicants are requesting a variance from 305.14 Lot/Yard to install 18 ft. x 26 ft. enclosed metal carport 10 feet [vs. 25 ft. required] from the side and rear property lines. The property is located at 33 Cricket Hill Way, Map/Lot 135-405-06, in the RS [single family residential] zoning district.

Ms. George [home with her two young children] presented the application. She explained that her husband was not yet home from work. The proposed project is to build an 18 ft by 26 ft metal carport on a slab 10 feet from the rear and side property lines. When questioned by Chairman Feener, Ms. George added that the building would be enclosed with a garage door and it would be used for storage, especially for their 19-foot boat that is now taking up all the room in the attached garage. The building would be on a slab foundation, but she wasn't sure how it was anchored. She stated that her husband could better address that question, but he wasn't home yet.

Member Dickinson asked why that specific spot was chosen for the building when it appeared that there were other locations where it could be constructed that wouldn't encroach on the setbacks.

Ms. George stated that the center of the backyard was too wet and the other location nearer the house was where the children's play equipment was. She also stated that they would have liked to add onto the existing garage but that option was too expensive.

Member Cormier asked if the building couldn't be placed a bit closer to the front lot line so that the arborvitae would hide it from the abutters. Ms. George said that the abutters didn't have an issue with the placement of the building. Member Davis asked what would be stored in the building and Ms. George said it would house their boat and other items so that they could park their cars in the garage. She added that they had a 19-foot boat, but wanted to upgrade to a 24-foot boat. Planner Lewis asked if they planned to extend their driveway and Ms. George said they would, using either stone dust or gravel.

Chairman Feener asked if there were any responses from the public, Planner Lewis mentioned a telephone call from Patricia Dickinson who lives on Pleasant Street abutting the rear of Ms. George's property. She called Mr. Lewis's attention to the fact that a past survey of three properties on Cricket Hill Way was erroneous and contested in court. A 2006 survey plan was shared with the board showing the corrected property lines. Member Cormier asked Ms. George if they had found their property bounds and she answered that they had.

When the discussion was brought back to the Board, Member Davis stated that she didn't see why the structure couldn't be placed in another location so as not to encroach on the setbacks, therefore there was no hardship. Chairman Feener said that the proposed structure is a permanent building unlike a shed. Member Dickinson motioned to deny the application. This motion was seconded by Member Cormier. **The motion to deny carried with a roll call vote of 5-0-0.** Chairman Feener told the applicant that she could contact Planner Lewis regarding any future steps in the process.

Planner's Update: Peabody Home has received the funding they were seeking for the demolition and new construction of the Home. They paid for and picked up the permits a few days ago, so the demolition of the cottage should be shortly underway.

Other Business: None

Public Comment: None

Adjournment: Member Cormier motioned for adjournment. Vice Chair Fleckenstein seconded the motion. The motion carried with a 5-0-0 roll call vote and the meeting closed at 7:10 pm.

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, November 4, 2020, at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, October 14, 2020.