

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

Due to the COVID-19 pandemic, the Zoning Board meeting was conducted through the following Zoom link:

<https://us02web.zoom.us/j/88602158253>

**Wednesday, February 3, 2021 at 6:30 p.m.**  
**MINUTES**

**Call to Order** – Chairman Glen Feener called the meeting to order at 6:32 pm

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

☐ **Salute to the Flag**

☐ **Roll Call – Present:** David Testerman [home alone], Debbie Davis [home with husband], Chairman Glen Feener [home office, alone], Vice Chair Kathlene Fleckenstein [home alone], Jeffrey Dickinson [home office, alone] and Cecile Cormier [home alone]. **Absent:** Robert Hubble

☐ **Appointment of Officers – Chairman:** David Testerman nominated Glen Feener for Chairman. Debbie Davis seconded the nomination. There were no other nominations and Glen Feener was voted in as Chairman with a roll call vote of 6-0-0. **Vice Chairman:** Cecile Cormier nominated Kathlene Fleckenstein. Member Dickinson seconded the nomination and Kathlene Fleckenstein was voted in as Vice Chair by a roll call vote of 6-0-0.

☐ **Approval of Minutes of the December 2, 2020 Public Meeting of the Board.** Two errors were noted in the minutes. Vice Chair Fleckenstein motion to approve the amended minutes. A second was made by Member Davis. The motion carried by a 4-0-2 roll call vote with Members Testerman and Cormier abstaining as they were not present on Dec. 2, 2020.

**Old Business:** None

**New Business:**

**Z 21-01:** Sewell Family Realty, LLC is requesting a variance from 305-14 Lot/Yard to construct an addition to the house that will not meet the side yard setback [13.5 feet vs. 25 feet required]. The house is located at 119 New Boston Road, Map/Lot 129-404-00 in the Conservation Zoning District.

Gwenn Gebhart is a member of the Sewell Family Realty. They would like to build a single level addition onto their early 1800s family home. The current house has two bedrooms and a single bathroom located on the other side of the house, away from the bedrooms. The addition they are planning would contain three bedrooms and two more bathrooms adjacent to the bedrooms. Although, they will not be retiring for several years the idea is to create a layout that will accommodate aging in place in the future and serving as extra space for visiting family members. The best place to build the addition is to go parallel to the road on the rear of the house, however this location would put it 13.5 feet from the side property line. The lot contains a lot of acreage, however, the house was built close to the road and tucked into the front corner of the lot. The rest of the property has a substantial slope going away from the road. There is also an apple orchard that they would like to enlarge.

Member Cormier asked how close the house was to the road and Gwenn answered that it was about 10 feet.

Chairman Feener opened the meeting to the public and Rory and Betsey Cannon, 131 New Boston Road, said that they have been neighbors for a long time and would be thrilled to have the Gebharts spending more time at the property.

When brought back to the Board, Vice Chairman Fleckenstein made a motion to approve the variance request. The motion was seconded by Member Testerman. **The motion carried by roll call vote of 5-0-0.**

**Z 21-02:** Patricia Calabrese, owner, is requesting a variance from 305-29.8 to create an ADU that will exceed the 750 sq. ft. size limit. The house is located at 31 North Sulloway Street, Map/Lot 116-130-00 in the RS [single family residential] zoning district.

Patricia Calabrese said that there will be no changes to the outside of the house other than some exterior stairs from the second floor to ground level. She hopes to convert an existing second floor bedroom into a kitchen and enlarging the bathroom on that level to accommodate a bathtub and a washer and dryer. Changes to the first floor would include converting part of the original kitchen to allow for a half-bathroom with washer and dryer hookups. The upstairs will be her son, future daughter-in-law and their new baby. Her new granddaughter has health issues and the ADU arrangement would help meet the needs of the whole family.

Member Dickinson asked about the square footage of the second floor. Ms. Calabrese did not have that information. [Later research showed the second floor of the cape to be approximately 1378 square feet.] Vice Chair Fleckenstein asked about the front staircase from the first to the second floors. Ms. Calabrese said that it would be staying the same. There was no public comment, however, Alex Rand, 35 North Sulloway, had called and spoken with Admin Assistant Cheryl Fisher, saying that he had no issue with the plan since the outside of the house would be staying the same. Chairman Feener

brought the hearing back to the Board. Vice Chair Fleckenstein made a motion to approve the application. Member Dickinson seconded the motion. The motion carried with a **5-0-0 roll call vote**.

**Planner's Update:** Planner Lewis informed the board that the Planning Board has a couple interesting public hearings relating to a commercial solar project for the southwest end of the former Mojalaki Golf Course. A site walk has been scheduled for 9AM on Saturday, Feb 6<sup>th</sup>. A workshop meeting has also been scheduled on Wednesday, Feb. 10<sup>th</sup> to talk about solar projects. The Planning Board will be presented with a document, which if approved by the Planning Board, will be given to the City Council for their consideration on March 1<sup>st</sup>. The document is a proposed Moratorium of solar projects in the city. The Moratorium would be in effect for no more than 6 months and somewhere in that 6 months the Planning Board will be considering a draft zoning amendment that would limit and put conditions on solar projects within the City. Chairman Feener asked for clarification as to the proposed site of the Mojalaki solar array. Mr. Lewis said that it would be located in the far southwest corner of the property and that if you were going to put in an array there, this was the best location. Just for clarification, the Mojalaki Golf Course project would not be impacted by the Moratorium.

Planner Lewis informed the Board that he had a meeting with the City Manager a week ago Tuesday to turn in his notice of resignation. His last day will be June 30<sup>th</sup>. After 17 years with the City, he feels that he has other things he needs to do with his life. The Planner also announced the approaching resignation of his Administrative Assistant, Cheryl Fisher, on April 16<sup>th</sup>. He will be advertising this position in early March.

**Other Business:** Kathlene Fleckenstein asked about the project on Industrial Drive. The Planner said that it is built but that he doesn't believe it is operating that there have been a lot of issues with this project.

Member Testerman said that the solar array isn't so much the issue as is the power hookups and the large number of poles that would be installed near the edge of Prospect Street. Planner Lewis said that the Mark/Duffy/Foundry solar installation has had some construction issues and the Planning Board voted at their meeting a week ago to re-open the site plan approval on that. That meeting will be held on the February 24<sup>th</sup> meeting.

**Public Comment:** None

**Adjournment:** A motion for adjournment was made by Member Davis and seconded by Vice Chair Fleckenstein. The motion carried with a 5-0-0 roll call vote and the meeting ended at 7:10 pm. The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, March 3, 2021, at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, February 10, 2021.

Minutes recorded by Administrative Assistant Cheryl Fisher.