

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

Due to the COVID-19 pandemic, the Zoning Board meeting was conducted via Zoom.

<https://us02web.zoom.us/j/85484562212>

Meeting ID: 854 8456 2212

Wednesday, April 7, 2021 at 6:30 p.m.

Minutes

Call to Order: Chairman Feener called the meeting to order at 6:31 pm EST

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

☐ **Salute to the Flag**



☐ **Roll Call:** Present – Debbie Davis [home with husband], Chairman Glen Feener [home office, alone], Vice Chairman Fleckenstein [home alone], Jeffrey Dickinson [home office, alone], and Cecile Cormier [home alone]. Absent – Dave Testerman. Member Cormier was seated for Member Testerman for voting purposes.

☐ **Approval of Minutes of the March 3, 2021 Public Meeting of the Board.** A motion to accept the minutes was made by Member Cormier and seconded by Member Dickinson. The minutes were accepted as written. The motion carried by a vote of 4-0-1 with Member Dickinson abstaining due to his absence at the previous meeting.

Old Business: None

New Business:

Z 21-04: Shaun & Jessie D’Urso, owners, are requesting a variance from 305-14 Lot/Yard to place an above-ground swimming pool 4 feet from the side property line where 15 feet is required. The house is located at 564 Central Street, Map/Lot 134-186-00, in the R-3 [One-, two-, & three-family] zoning district.

Mr. and Mrs. D’Urso were present to speak about their project. They stated they wanted to install an above ground pool behind their house at 564 Central Street. Due to the narrowness of the lot and the elevation changes in the back yard, the only place to put the pool will only be 4 feet from the eastern property line. It will be the same distance from the property line as the east side of the house. They mentioned that the neighbors on that side didn’t have an issue with the pool. The pool has a fence totally around it and has locks to prevent unsupervised entry.

Member Cormier asked how close the neighbor's house is to shared lot line and if there was a fence between the two properties. Mr. D'Urso said that the driveway was partially on their property, but he estimated that the west side of the neighbor's house is about 10-15 feet off the property line. There is no fence between and the D'Urso children play with the neighbor's children.

No one from the public spoke either for or against. When brought back to the board, Kathlene Fleckenstein made a motion to approve the variance with the conditions that the owners obtain a building permit and that the pool is locked to prevent unsupervised entry. The motion was seconded by Member Cormier and the motion carried with a roll call vote of 5-0-0.

Planner's Update: Planning Director Richard Lewis informed the board that he has been working on the Zoning amendment for solar installations. He hopes to have a rough draft for the Planning Board meeting on April 28th. Then there could be a public hearing either on May 12 [workshop meeting] or May 26th so that the amendment could be presented to the City Council for their June 7th meeting.

Chairman Feener asked if the amendment only applied to the commercial solar projects. Planner Lewis said that the amendment will also cover residential [single or multi-family residential] roof top or ground mounted installations along with an accessory agricultural section. It will include commercial solar in the industrial zone with some possibility of commercial installations in the Conservation zone under very strict conditions and requirements. The Conservation zone represents about 45-50 % of the land in the city. The first round of solar projects that got site plan approval included a site on the city land on River Street in the conservation zone. That site is right next to the Waste Water Treatment Plant.

Member Cormier asked if the old golf course is within that area. The Planner said that the golf course solar applicants filed their application prior to the moratorium being put into place, so they will be operating under the existing solar zoning regulations. If the Planning Board approves that project, they would be able to get a building permit, although there will be conditions and those conditions should tighten up some of the outstanding issues with that project. Member Cormier asked if there was an ordinance regarding wind power. Planner Lewis said that the new Planner could put something together.

Other Business: None

Public Comment: None

Adjournment: Cecile Cormier made a motion to adjourn, seconded by Debbie Davis. The motion carried with a 5-0-0 roll call vote and the meeting ended at 6:50pm.

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, May 5, 2021, at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, April 14, 2021.

Minutes recorded by Cheryl Fisher, Administrative Assistant Planning & Zoning.