

**FRANKLIN ZONING BOARD
REGULAR MEETING AND PUBLIC HEARING
Wednesday, June 9, 2021 at 6:30 p.m.
City Council Chambers**

Minutes

Call to Order: Chairman Feener called the meeting to order at 6:30 p.m.

Attendance – Present: Chairman Glen Feener; David Testerman; Kathlene Fleckenstein; Alternate Cecile Cormier. **Absent:** Debbie Davis; Jeffrey Dickinson.

Chairman Feener sat Alternate Cormier for Member Davis for voting purposes.

Salute to the Flag was led by Cecile Cormier

☐ Approval of Minutes of the April 7, 2021 Public Meeting of the Board.

A motion was made by Kathlene Fleckenstein to approve the minutes of the April 7, 2021 meeting. Motion was seconded by Cecile Cormier. Motion carried with a vote of 4-0-0.

Old Business: None

New Business:

- ☐ Z 21-05:** Steven & Karen Ober, owners, are requesting a variance from 305-14 Lot/Yard to construct a workshop on existing concrete pad installed by previous owner to be used as a metal and woodworking workshop. The building will be approximately 9 feet from the rear property line where the zoning requires 15 feet. The house is located at 144 Kendall Street, Map/Lot 135-054-00, in the R-3 [One-, two-, & three-family] zoning district.

Mr. Ober made a brief presentation about the use of the proposed shed. It will be open on one side and used to create reproduction metal tools as done in an historical blacksmith shop. There will be no electricity or plumbing in the building. Chairman Feener opened it up to questions from the Board; there were none. Chairman Feener opened it to questions from the public; there were none. Public hearing was closed. With no further comments from the Board, Member Testerman made a motion to approve the request. Motion was seconded by Member Cormier. Motion carried 4-0-0.

- ☐ Z 21-06:** Beau Gregg, leasor, is requesting a variance from 305-13 Permitted Uses to open a tattoo studio at 321 Central Street, Unit #1, Map/Lot 117-002-00, in the B2 commercial district.

Mr. Gregg gave a brief presentation, basically explaining what type of business he is looking to open. Member Cormier asked about the hours of operation. Response from Mr. Gregg was that they will vary due to childcare schedule with his wife. He will be available by appointment so it will depend on the needs of his clients.

Chairman Feener asked what he was planning for signage for the business. Mr. Gregg said he expected it to be vinyl lettering on the window. Director Lewis explained that because of the location, any signage would need to be approved by the Heritage Commission.

Member Fleckenstein asked when the zoning change had occurred that disallowed tattoo studios from the B-2 district. Director Lewis explained that it has been several years.

Chairman Feener opened it to questions from the public; there were none. Public hearing was closed. With no further comments from the Board, Member Cormier made a motion to approve the request. Motion was seconded by Member Fleckenstein. Motion carried 3-1-0.

- ❑ **Z 21-07:** Francis LeBlanc, Jr. and Chantel Miller, owners, are requesting a variance from 305-13 Permitted Uses to open a licensed daycare. The property is located at 4 Freedom Drive, Map/Lot 116-101-00, in the RS zoning district.

Ms. Miller gave a brief overview of the difference between license-exempt and licensed. She presented pictures of the space, explained that she already receives regular state inspections and will have a fire inspection done soon. Having a license will allow her to increase her capacity from three children to six, and up to ten if she hires an assistant.

Member Cormier asked about the length of the driveway, how many cars, etc. Ms. Miller was unsure of the exact length but estimated 6-7 cars could fit. She explained that she has staggered drop-off and pick-up times to manage the flow of traffic.

Member Cormier also asked about the increase in noise level with six children but withdrew the question as it is a residential area and she realized a large family could easily move in there as well. Ms. Miller explained that the children are only outside for a total of approximately 2.5-3 hours per day.

Chairman Feener opened it to questions from the public; there were none. Public hearing was closed. With no further comments from the Board, Member Fleckenstein made a motion to approve the request. Motion was seconded by Member Testerman. Motion carried 4-0-0.

- ❑ **Z 21-08:** Douglas and Kirsten Tilton, owners, are requesting a variance from 305-14 Lot/Yard to construct chicken coop for not more than 6 chickens. The building will be within fenced yard but less than the required 100 feet from the side property lines. The property is located at 92 New Hampton Road, Map/Lot 113-044-00, in the RR zoning district.

Mrs. Tilton gave a brief overview of the purpose of their request: to teach their young son some responsibility and also get some eggs. They have no intention of having roosters nor more than six chickens. The coop would be within their fenced in yard and the chickens would be contained within the coop and wire-fencing area attached to the coop.

Member Cormier asked about the size of the coop. Mrs. Tilton said it would be about 4'x6' plus the wire run.

Member Fleckenstein asked about the size of their property. Mrs. Tilton explained that they have ample acreage but that the lot is narrow so it does not allow for the 200' setback required by the ordinance.

Chairman Feener opened it to questions from the public; there were none. Public hearing was closed. With no further comments from the Board, Member Testerman made a motion to approve the request. Motion was seconded by Member Fleckenstein. Motion carried 4-0-0.

- ❑ **Z 21-09:** Public Service of New Hampshire d/b/a Eversource Energy, is requesting a variance from 305-15 Height Regulations to replace 52 existing non-conforming wooden poles with taller steel poles along the existing 115kV A-111 electric transmission line, which runs from the Webster substation north to the Hill town line. The 52 wooden poles range from 50-60 feet above ground and would be replaced with steel poles ranging from 55-80 feet above ground.

Sherrie Trefry from VHB gave a presentation explaining the age of the poles/line (1951) and that it needs replacing due to normal wear and tear on the system. It will take approximately one year to complete and will be using contemporary materials to ensure it lasts for a long time.

Member Cormier asked about the wetlands process and what would be done to protect them, would they do the work during the dry season. Ms. Trefry explained the project would take place throughout the year and they would be using wetland matting throughout the project. She confirmed that they have submitted permit applications to NHDES and they are pending approval.

Chairman Feener opened it to questions from the public; there were none. Public hearing was closed. Member Fleckenstein asked Director Lewis about any possible amendments to the zoning ordinance regarding Eversource projects. Director Lewis confirmed that he will be making a suggestion to the incoming Planning Director to consider an update to streamline the process for projects like this from Eversource. With no further comments from the Board, Member Fleckenstein made a motion to approve the request. Motion was seconded by Member Cormier. Motion carried 4-0-0.

Planner's Update: Director Lewis gave a brief update regarding the new Planning Director who will take over when Director Lewis retires at the end of June. His name is Seth Creighton and he is coming to Franklin from Rochester. He also has experience in Laconia. Director Lewis feels that he will do well in Franklin and they have made a good choice.

Other Business: None

Public Comment: None

Adjournment: Motion to adjourn the meeting was made by Member Cormier, seconded by Member Testerman. Motion carried 4-0-0. Meeting adjourned at 7:12 p.m.

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, July 7, 2021, at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, June 16, 2021.

Respectfully submitted,

Judy Bibbins, Administrative Assistant for Planning and Zoning.