

FRANKLIN ZONING BOARD
REGULAR MEETING AND PUBLIC HEARING
Wednesday, December 1, 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; Kathlene Fleckenstein; Cecile Cormier; Director Creighton.

Absent: Debbie Davis

Salute to the Flag was led by Director Creighton

☐ Approval of Minutes of the September 1, 2021 Public Meeting of the Board.

A motion was made by Member Fleckenstein to approve the minutes of the September 1, 2021 meeting. Motion was seconded by Member Cormier. **Motion carried 3-0-0.**

Old Business: None

New Business: Application read by Director Creighton:

Z 21-15: Leonard and Judith Desharnais, owners, are seeking a variance from 305.14 Lot/Yard, to replace an existing 25' deck by building a 30' x 10' deck on the side of their house. 14 feet of the deck will be open and the other 16 feet will be enclosed as a 3-season porch. The deck will be approximately 7' from the side lot lines where the setback requires 50'. The property is located at 143 Lake Shore Drive, Map/lot 015-003-00, in the LP [Lake Protection] zoning district. Shoreland permits have already been obtained by the applicant.

Mrs. Desharnais explained that the existing deck is rotting and the stairs are narrow and unsafe. They will not be building any closer to the lake, they are just matching the sides up to the edge of the house and replacing what is already there. They will be enclosing a part of it so it is more usable throughout the year. She explained that they have already spoken to their neighbors and no one is opposed to the upgrade. They have also obtained a DES Shoreland Permit already.

Member Cormier asked how old the house is. Mrs. Desharnais explained the original cottage was built in 1935; the prior owners had added the second story. They have now lived there for 11 years and have made it their full-time residence and are looking to make it as usable as possible.

Chairman Feener acknowledged there were no members of the public in attendance to speak so he brought the application back to the Board for any discussion. Member Fleckenstein asked Director Creighton if any abutters had contacted the office with any input. He responded that we have not heard from abutters on this application.

Member Fleckenstein made a motion to approve the application:

"I move that the Zoning Board of Adjustment approves the variance request for 143 Lake Shore Dr for a variance from Zoning Ordinance 305.14 Lot/Yard Requirements, to replace an existing 25' long deck with a 30' long deck/porch; 14 feet of the deck will be open and the other 16 feet will be enclosed as a 3-season porch. The deck will be approximately 7' from the side lot lines where the setback requires 50'. The property is located at 143 Lake Shore Drive, Map/lot 015-003-00, in the LP [Lake Protection] zoning district."

*The application is referenced as **Z21-15**. The Board finds that the application request meets the tests and criteria necessary for the granting of a Variance for the reasons the applicant has stated in their application. This approval is subject to the following conditions:*

- 1. The applicant or their designee shall obtain a building permit for the proposed work. "*

Motion was seconded by Member Cormier. **Motion carried 3-0-0.**

Mrs. Desharnais asked how long the approval is good for as they are trying to line up a contractor for the spring. Director Creighton explained that the variance approval is good for 2 years, a building permit is good for 1 year.

Planner's Update: None

Other Business: Member Cormier asked if Director Creighton or the Planning Board had any plans to update some of the zoning setbacks. He replied that, yes, that idea has come up and will be addressed in the future. Member Cormier also asked for an update on Member Testerman. Director Creighton explained that David Testerman was the Planning Board representative to the ZBA and he submitted his resignation from the Planning Board.

Public Comment:

Adjournment: Motion to adjourn made by Member Cormier, seconded by Member Fleckentstein. **Motion carried 3-0-0.** Meeting adjourned at 6:47 p.m.

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, January 5, 2022, at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, December 15, 2021.

Respectfully submitted,
Judy Bibbins, Planning and Zoning Administrative Assistant