

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

Wednesday, September 7, 2016 at 7:00 p.m.; City Council Chambers

Agenda

Call to Order

- ❑ **Salute to the Flag**
- ❑ **Roll Call:** Kathleen Fleckenstein, David Testerman, Debbie Davis, & Jeffrey Dickinson present.
Debbie Davis is seated in place of Donald Gagnon.
- ❑ **Approval of Minutes of the August 3, 2016 Public Meeting of the Board.**
Member Testerman motioned & Member Dickinson seconded approval of the minutes. There were no corrections noted and the motion passed unanimously.

Old Business: None

New Business: **Z16-09: Greg, Michael, Brian & Christine Disco, owners and Frank Yerkes LLS, applicant are seeking a variance from 305-14 (Lot/Yard Requirements) in order to transfer 4,811 square feet of property from Map/Lot 032-052-00 (32 North Shore Lane-making this parcel less conforming) to Map/Lot 032-054-00 (33 North Shore Lane). The transfer joins the septic system area to the house it serves.**

Gregory Disco co-owner of both properties wished to transfer 4,811 sq. feet of land from 32 North Shore Lane to 33 North Shore Lane, thereby joining the parcel that contains the septic system to the house that it serves. The majority of the properties in the area are non-conforming but with this boundary line adjustment the lot at 33 North Shore Lane becomes slightly more conforming regarding setbacks.

Mr. Donald Oliver stated that he is an abutter and he has taken a look at the proposed change and is all for it. Mr. Richard Chandler, also an abutter, has no problems at all at what they are attempting to do.

Chair Fleckenstein closed the meeting to the public and brought it back to the Board. When no discussion followed, Member Testerman moved that: **the Zoning Board of Adjustment approve the variance application request Z16-09 to allow the boundary line adjustment between parcels 032-052 and 032-054, with 032-052 becoming less conforming for the required lot area. The properties are located at 32 and 33 North Shore Lane. The Board finds that the application request meets the test and criteria necessary for the granting of the Variance at this time. Approval subject to the following conditions: The applicant or their designee shall obtain approval from the Franklin Planning Board for the Boundary Line Adjustment.** Member Davis seconded the motion and all were in favor.

Planner's Update: One, I'm going to explore with the city attorney some changes to the zoning to streamline the process for simple boundary line adjustments where there are no new lots being created. Two, at the last Planning Board Meeting they had a discussion about camping. The Board's conclusion was not to do anything at this time. It may be revisited but we will have to take that step by step.

Other Business: None

Public Comment: None

Adjournment: Members Dickinson / Testerman moved and seconded adjournment at 19:12. Motion carried.

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, October 5, 2016, at 7:00 p.m.; the Deadline date for submission of applications for this meeting is Wednesday, September 14, 2016.