

MINUTES OF FRANKLIN ZONING BOARD OF ADJUSTMENT
THURSDAY, OCTOBER 6, 2016
HASTON LIBRARY

PRESENT: Chris O'Shea, Dennis Young, Jim Pivrotto and David Vansette, Carolyn Kittell

GUESTS: none

PRESENT TO GIVE TESTIMONY: Robert Irish, Zoning Administrator.

Chris O'Shea accepted a motion to open the hearing at 7:00. Oath given to members present giving testimony.

MATTER BEFORE THE BOARD: Application submitted by Ann Green for an application for a conditional use permit under provisions of Sec 4.1:(A)(7) applicability and Sec 3.4 table (A) allowable land uses, single family seasonal dwelling in the Shoreland/Recreational District. She requests a conditional use permit to remove and replace an existing front porch/bedroom, and add a second story with 420 square ft of new living space on same footprint. Mrs. Green is applying for a permit for property located at 524 Hammond Shore Rd in Franklin.

Chris opened the hearing of Ann Green by reading the application. Robert Irish reviewed the application and the permit submitted with the board. Mr. Irish advised the existing porch is only on piers that have rotted and wish to remove and replace with a slab under. Pretty straight forward except Mrs. Green has asked to extend the building by 4 ft toward the lake, this extension will be overhanging an existing wood deck that has been there and a concrete patio beyond that, so it will not really extend the footprint. Will not make the lot any more less conforming then it is. Carolyn asked about the addition of living space; Robert advised the down stairs bedroom will become an office and the bedroom will move upstairs, otherwise would refer to the state for additional permits. Robert states it is a judgement call of the board, he feels it does not make the footprint of camp on the ground any larger. Carolyn asks about anyone building behind her that this would block the view. Robert advises not likely in the near future or ever he thinks. Robert could not approve because of the living space addition.

No other discussion was had.

Motion to exit the hearings, all members voted in favor.

Board entered deliberative session and discussed the hearing. Board unanimously approved the permit of Ann Green with no conditions.

Dennis/Dave made a motion to approve the minutes of August 2, 2016. All members voted in favor.

Chris O'Shea made a motion to adjourn the hearing at 8:30 pm, motion passed

Respectfully submitted
Lisa Larivee, Town Clerk
October 11, 2016