

**FRANKLIN ZONING BOARD  
REGULAR MEETING AND PUBLIC HEARING  
Wednesday, September 6, 2023 at 6:30 p.m.  
Bessie Rowell Community Center – 12 Rowell Drive**

**Minutes**

**Call to Order** – 6:30 p.m.

Attendance: Chairman Glen Feener; Kathlene Fleckenstein; Gregory Thompson; Cecile Cormier.  
Staff present: Planning Director Seth Creighton, Planning & Zoning Administrative Assistant Judy Bibbins.  
Absent: Debbie Davis

**Salute to the Flag** – led by Greg Thompson

**Approval of Minutes of the August 2, 2023 Public Meeting of the Board**

Member Fleckenstein made a motion to approve the minutes, seconded by Member Thompson. **Motion carried 3-0-1 with Member Cormier abstaining due to being absent from that meeting.**

**Old Business**

**Z23-07:** Chris and Kristin Ryder, owners, are seeking a variance from 305.14 Lot/Yard Requirements, to replace a 1 – 1 ½ story garage with a 2-story garage. Though the proposed change will be within the footprint of the garage, the increase in height is considered a vertical expansion within setbacks. The proposed vertical expansion will be approximately 2' from the side lot line and 0.6' from rear lot line, where the required setbacks are 50'. The property is located at 75 Webster Ave, Map/Lot 076-102-00 in the LP [Lake Protection] zoning district. **[Continued from June 7, 2023]**

Christian Prescott, architect and agent for the owner, spoke to the application. He explained they are planning to rebuild the garage and add a second floor but it will be within the same footprint. The long-term plan is to make the seasonal cottage into a year-round home.

The Board asked questions about the finished height of the garage and whether it is attached to the house. Mr. Prescott explained it will be attached to the house and the finished height is about 2' higher than the house. Chairman Feener opened the hearing up to the public.

Paul Duncanson asked if the applicant had spoken to the neighbors and what the use would be for the second story of the garage. Chris Ryder, owner, confirmed that he had spoken to the abutters and 2 of them had written letters in support of the project. He confirmed that none of the abutters had expressed concerns and the second floor would be for storage. With no further questions the hearing was closed and brought back to the Board.

Member Cormier made a motion:

*"I move that the Zoning Board of Adjustment approve the request for a variance from Zoning Ordinance 305.14 "Lot and Yard Requirements" to construct a second-floor addition within side and rear property line setbacks, as presented, where the setback requires 50'.*

*The Board finds that the application request meets the tests and criteria necessary for granting a Variance per the written responses authored by the applicant/agent and in the Staff-memo dated 08-25-2023 which has been reviewed and approved, including any modifications, by the Board.*

APPROVED 12-16-2023

*This approval is subject to the following conditions:*

*1) Building and Certificate of Occupancy permits are required and through those processes the following must be addressed:*

*a) Copies of NH Department of Environmental Services approvals, if applicable, must be submitted at or before time of building permit application.*

*b) Applicant is to incorporate vegetative stormwater management/treatment. Submission of a planting plan for this is to be drafted by a NH licensed landscape architect and submitted for review and acceptance by the Planning Director. Installation of said vegetative treatment is to be installed prior to issuance of a Certificate of Occupancy.”*

Motion was seconded by Member Fleckenstein. **Motion carried 4-0-0.**

**Adjournment:**

Member Cormier made a motion to adjourn, seconded by Member Thompson. **Motion carried 4-0-0. Meeting adjourned at 6:42 p.m.**

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, October 4, 2023 at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, September 13, 2023.

Respectfully submitted,

Judy Bibbins

Administrative Assistant for Planning & Zoning.