

MINUTES OF FRANKLIN ZONING BOARD OF ADJUSTMENT  
MONDAY, MAY 4, 2015 AT 6:30 P.M.  
SITE VISIT/HASTON LIBRARY

PRESENT: Carolyn Kittell, Chris O'Shea, Chris Bolton, Dennis Young, Jill Pigeon, James Pivrotto.

GUESTS: Agnes Mercier, Jeannette Warn, Frederic Fitzsimmons

PRESENT TO GIVE TESTIMONY: Robert Irish, Zoning Administrator, Jason Bessette, and Jennifer Carey.

MATTER BEFORE THE BOARD: Application submitted by Jennifer Carey and Jason Bessette for a conditional use permit under provision of Section 3.4 table (A) allowable land uses in the Rural Residential/Ag District of the Development Regulations. They request a change of use for the 64 x 38 barn to be used as a commercial/recreational indoor facility for property at 3392 North Sheldon Rd in Franklin.

Chris O'Shea read the application requested by Mr. Bessette and Ms. Carey. This is a continuation of the hearing from April 6<sup>th</sup>. Carolyn gave the oath to the participants present who were going to giving testimony.

Mr. Irish was asked for any further information since the last hearing. He has been in contact the Northwest Regional Planning (NRPC), Jeff McMann the permit specialist from DNR and Act 250 representative, Jeff Green. He has had conversation at length with all of them. Act 250 effects and that they do not apply for this case. Spoke with NRPC about our zoning regulations and what we have authority over. Cannot act on items that we have no authority over such as septic; must be in our zoning regulations to act upon. Mr. Irish contacted the state regarding road cuts on the state highway; they choose not to get back to him. As it is not a constant use it will not affect anything. Mr. Irish advises that the Planning Commission and Selectboard have discussed the notification issue and will discuss further at their meetings regarding that issue. The PC will review.

Jeannette Warn speaks that she has concerns regarding safety of traffic at the location and wants to see some signage to warn traffic of the event. The board has reviewed the driveways and advised the southern driveway should be used for events as it has better views. Ms. Carey advised she will get signs of "slow barn event ahead" as she has seen recently.

Mr. Fitzsimmons asked about building a big parking lot. Mr. Bessette advised they have no plans for a paved parking lot. There should be no trouble with current use as long as the primary use of the meadow is for ag use. Carolyn discussed the hour of closure of the event so everyone is happy with the time.

Chris/James made a motion to close the hearing, all members voted in favor.

Board entered deliberative session and discussed the hearing. Chris O'Shea stated the board has approved the application on a 6-0 vote all members voted in favor of approving the application with the following stipulations: all events must end by 11:00 pm and traffic cones must be placed in the highway.

Respectfully submitted

Lisa A Larivee

May 6, 2015

These minutes are not final until approved by the ZBA at their next regular meeting.