

MINUTES OF FRANKLIN ZONING BOARD OF ADJUSTMENT
MONDAY, APRIL 6, 2015 AT 7:00 P.M.
HASTON LIBRARY

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

GUESTS: Patrick Warn, Agnes Mercier, Yvon Dandurand, Justin Rainville

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

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 opened the hearing of Jennifer Carey and Jason Bessette by reading the application. Carolyn gave oaths to the members present giving testimony.

Chris turned the floor to Robert Irish; Mr. Irish states the applicant is asking for a change of use to a conditional use, the area is currently within their homestead and is an ag/residential area. They are asking to convert the barn only to a commercial use facility. Per our zoning regulations they are allowed the change; in terms of the specific regulations they comply with all the setbacks, acreage and road frontage; technically they meet all the physical requirements for the building and given that, they should be given the permit. Mr. Irish points out page 22 of the regulations for conditional use, item E; review the five items of conditional use. Make judgements and decisions based on how it affects the area and surrounding neighborhood. They meet all the zoning and see no reason to approve the permit.

Agnes Mercier speaks of the traffic flow into driveways and the need for a permit to have a driveway. Do the applicants have a permit for the driveway to the south of the barn? Easy to get a permit and this is no longer a farm driveway.

Chris O'Shea asks what will be going on for the commercial use of the building. Jennifer advised it will be used for weddings at the facility. Chris asks about number of people; Jennifer advises that 120 people is capacity of the building, may set up a tent in the yard for a bigger event. Carolyn asks where the tent would be set up; Jennifer advised on the back side of the barn away from the road. Jill asks about the septic being a 1000 gal system; Jason advised port-a-lets will be used. Robert advised there is a half bath with a toilet/sink. Dennis asks if it is tied into the house; Jason says it has its own separate 1000 gal tank. Asked if they will do other events; the town has contacted them to do the alumni

event. May do bridal showers and family reunions. Asked about the time frame of use; there is no heat so would have to be warmer weather for events; summer or fall. Events once a week maybe 8-10 events a summer. Carolyn asked about putting heat in the barn; Jennifer says she would like to; Jason advised there is radiant heat in the floor but no furnace at this time, would like to eventually. Carolyn asks about setting a time limit for events to end; Jennifer states they close down alcohol consumption, as the Abbey, at midnight so events would not be too late. Asked about the max capacity of any events, could be up to 250 people, there is plenty of parking in the back meadow. Jennifer feels that 11:00 pm would be a fair time to close down an event. Most music noise would be in the barn, unless there is a request for a larger event that would overflow outside. Applicants have spoken with several abutters regarding their plans. Carolyn advises that abutters were notified by the town clerk. Might consider cones or flags to notify traffic of exiting cars for safety concerns; driveway cut from the south meadow would need a state permit. Mr. Irish advised he has checked into the Act 250 requirements, and it is an existing building that does not need a permit. Carolyn asked about landscaping and how the board felt. There are no plans for planting barriers, just the flower beds that exist.

Mr. Bessette and Ms. Carey and guests were thanked and exited the meeting.

Chris O'Shea reviewed the minutes of November 3, 2014 for Mike & Tracy Hemmond. All members voted to approve the minutes.

Adjourned the hearing 8:25 pm for site visit and pending proper notification of abutters. Chris O'Shea advised the Fire Marshall, planning commission, all abutters need to be notified of a second hearing. He will speak with the town clerk about.

Respectfully submitted
Lisa A Larivee
April 7, 2015

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