

MINUTES OF FRANKLIN ZONING BOARD OF ADJUSTMENT  
TUESDAY, MAY 31, 2016 AT 7:00 P.M.  
HASTON LIBRARY

PRESENT: Carolyn Kittell, Chris O'Shea, Chris Bolton, Dennis Young, Jim Pivrotto.

GUESTS:

PRESENT TO GIVE TESTIMONY: Robert Irish, Zoning Administrator, Mark & Anne Larivee, Greg Tatro

Chris O'Shea opened the hearing at 7:00. Oath given to members present giving testimony.

MATTER BEFORE THE BOARD: Application submitted by George & Rolande Kane have submitted 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 unit seasonal dwelling in the Shoreland/Recreational District. They request a conditional use permit to remove and replace existing structure on same footprint that was destroyed by fire as a seasonal camp. Mr. and Mrs. Kane are applying for a permit for property located at 78 Hammond Shore Rd in Franklin.

Chris opened the hearing of George & Rolande Kane by reading the application. Robert Irish reviewed the application and the permit submitted; same plan and footprint as previous but no second story loft. Mr. Irish sees no reason that this should not be approved as there is no lot change. No other discussion.

MATTER BEFORE THE BOARD: Application submitted by Mark & Anne Larivee have submitted 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 unit seasonal dwelling in the Shoreland/Recreational District. They request a conditional use permit to remove and replace existing structure with a 32x32 new seasonal dwelling; adding 8 ft of new living space to the rear of the existing footprint. Mr. and Mrs. Larivee are applying for a permit for property located at 740 Hammond Shore Rd in Franklin.

Robert Irish states he has given a drawing of the previous footprint from the listers card. Part of the footprint being used was an existing concrete pad and not a structure, part of existing footprint; can easily expand the structure. This is outside of the 25 ft setback from lake and meets all the other setbacks that existed. Mark Larivee states they are using the existing concrete pad to square off the building that was a porch before. Carolyn asks about the existing deck on the water; it has been there forever. Robert advises is adding additional living space and is moving back toward the road and meets the requirements of the Shoreland protection act. Mark advises the old camp was torn down last

November. Mr. Irish sees no reasons to not approve, meets our regulations. No other discussion.

MATTER BEFORE THE BOARD: Application submitted by Greg & Dawn Tatro have submitted 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 use seasonal dwelling in the Shoreland/Recreational District. They request a conditional use permit to remove and replace existing structure on same footprint as a seasonal camp. Mr. and Mrs. Tatro are applying for a permit for property located at 25 Forsyth Drive in Franklin.

Carolyn asks about Forsyth Drive being a branch off of Patton Shore Rd. Mr. Tatro states they would like to replace the stone patio that is existing; where a porch was removed a few years ago for shore restoration. Would like to go two stories; Carolyn asks about blocking the view of the camps across the road. Mr. Irish advises they are much higher above the lake level. Mr. Irish explains the footprint that is existing with porches/building; and what will be replaced to keep the same footprint. Have a drilled well and owns his land.

Dennis made a motion to exit the hearings, all members voted in favor.

Board entered deliberative session and discussed the hearings. Chris O'Shea reread the application George & Rolande Kane for a conditional use permit; Carolyn made a motion to approve the application for a conditional use permit of Mr & Mrs. Kane; all members voted in favor of approving the application.

Chris O'Shea reread the application of Mark & Anne Larivee for a conditional use permit; Jim/Carolyn made a motion to approve the permit for conditional use; all members voted in favor of approving the application.

Chris O'Shea reread the application of Greg & Dawn Tatro for a conditional use permit; Dennis/Jim made a motion to approve the permit for conditional use; all members voted in favor of approving the application.

Chris O'Shea made a motion to adjourn the hearing at 8:15 pm, motion passed

Respectfully submitted  
Lisa A Larivee  
June 1, 2016