

**FRANKLIN ZONING BOARD OF ADJUSTMENT**  
**(Hybrid) Town Office and Zoom**  
**May 8, 2025 @ 5:00 pm**

**Members Present:** James Pivrotto, Irene Rober-zoom, Robert Irish-zoom

**Guests:** Dwight & Paulette Tatro, Wendy Sargeant- Zoning Administrator, Lisa Larivee, Town Clerk

**Open hearing:** Robert/Irene made a motion to open the hearing at 5:08 pm. James Pivrotto; oath given to those present giving testimony.

James read the application: Dwight & Paulette Tatro have submitted an application for a conditional use permit under the provisions of Sec 4.1:(A)(7) applicability and Sec 3.4 table (A) allowable land uses for a seasonal dwelling in the Shoreland/Recreational District. Mr. & Mrs. Tatro are applying for a conditional use permit to enclose an existing porch to create living space at a summer cottage located at 895 Westcott Shore Rd in Franklin.

**Testimony:**

- ☐ Wendy read her recommendation: 895 Westcott Shore Rd is an existing, non-conforming lot in the Shoreland/Recreational District. The Tatro's are looking to enclose a 6-foot by 24-foot portion of their deck to create an extended living space to their seasonal dwelling. This project will not create any new impervious surface and will not require a State Shoreland Protection permit. The added living space will not change setbacks from the lake. It is me recommendation, seeing the Shoreland Protection is not needed, to allow this addition project.
- ☐ Dwight stated they wish to extend the front wall of the camp on the lake side out to the roof line over the existing porch by 6 ft to increase the living room & kitchen space.
- ☐ Robert-not making more extended foot print then what exists? No  
Not adding any bedrooms? No
- ☐ Irene-just removing the wall and replacing the wall 6 ft out? Yes

Irene/Robert made a motion to close the hearing at 5:13 pm and enter into deliberative session.

Robert/Irene stated based on the deliberative discussion, made a motion to approve the application as submitted for conditional use to enclose an existing porch to create more living space. All members in favor. Lisa will send the decision letter to the Mr. & Mrs. Tatro

Robert/Irene made a motion to adjourn at 5:16 pm

Respectfully submitted,  
Lisa Larivee, Town Clerk  
May 8, 2025