

**FRANKLIN ZONING BOARD OF ADJUSTMENT**

**(Hybrid) Town Office and Zoom**

**August 14, 2025**

**Members Present:** James Pivirotto, Robert Irish, Paulette Tatro, Lisa Larivee- Clerk

**Guests:** Wendy Sargeant-Zoning Administrator

**Open hearing:** Paulette made a motion to open the hearing at 5:06 pm by James Pivirotto; oath given to those present giving testimony.

James P read the application: Damian & Susan Blouin 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 and a setbacks variance under the provisions of Sec 4.2 for a seasonal dwelling in the Shoreland/Recreational District. Mr. & Mrs. Blouin are applying for a conditional use permit and variance to remove and replace their seasonal cottage for property located at 32 Hemlock Lane in Franklin.

**Testimony:**

- Wendy-ZA read her recommendation—is a pre-existing, non-conforming seasonal property in the Shoreland/Recreational district. Looking to remove and replace in existing camp within the same footprint. Propose to keep two bedrooms and add a second story. Intent to keep existing water side deck. Rebuild on same footprint does not require state shoreland permit. Recommend approving the application.
- Robert-as long as on the same exact foot print, grandfathered with existing setbacks. No extra bedrooms being added? Wendy no.
- Paulette-just going up with a second story, same dimension? Wendy yes.

Robert/Jim move to close the hearing and enter into deliberative session.

Robert/Paulette move to return to normal session.

Robert/Paulette made a motion to approve the permit as presented with the conditions discussed; all members voted in favor, motion passed.

1. Current setbacks are grandfathered and must remain the same
2. Cottage must remain on same foot print and size
3. Deck on the water remains as is with no change/replacement

Robert asked Wendy, ZA to research in shoreland protection rules relating to on water deck and retaining wall replacements.

Robert/Paulette made a motion to adjourned the hearing at 5:18 pm

Respectfully submitted,

Lisa Larivee, Town Clerk

August 15, 2025