

**FRANKLIN ZONING BOARD
REGULAR MEETING AND PUBLIC HEARING**

Wednesday, June 1st, 2011, at 7:00 p.m.

Agenda

Call to Order

- ❑ **Salute to the Flag**
- ❑ **Roll Call**
 - ❖ **Seat Alternates**
- ❑ **Approval of Minutes of the May 4th, 2011 Public Hearing Meeting of the Board.**

New Business

- ❑ **Z11-04:** Larry D. Scofield, Owner; Thomas Jordan, Applicant, requests a variance from setback requirements to place a hot tub on his lot. The Setback requirements for the RR Zone (Rural Residential District) are 40' front yard setbacks and 25' to the side and rear and the hot tub will be located 23' from the front lot line. The property is located at 7 Gile Pond Road, identified as Tax Map/Lot # 111-003-00.
- ❑ **Z11-05:** Hydro Electric Realty Corp (Alan Larter), Owner/Applicant, requests a Variance from frontage requirements to subdivide the property required to operate the Hydro-Electric Dam from the rest of the property, on property located at 40 Gile Pond Road, identified as Tax Map/Lot # 111-403-00, C Zone (Conservation District).
- ❑ **Z11-06:** John J. Krauz and Cindy Ann Krauz, Owners/Applicants, request a variance to create three new lots that would not meet the frontage requirements for the zone. The property is located at 32 New Hampton Road, identified as Tax Map/Lot # 114-014-00, RR Zone (Rural Residential District). Lot 1 would contain the existing house and would have 196.54' of frontage on New Hampton Road. Of the two new lots, lot 2 would have 50' of frontage on New Hampton Road, Lot 3 would not have any frontage on a City accepted and maintained roadway. The frontage requirement in the RR zone is 225'.

Old Business

Planner's Update

Other Business

Public Comment

Adjournment

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, July 13th, 2011.