

**FRANKLIN ZONING BOARD
REGULAR MEETING AND PUBLIC HEARING
Wednesday, June 10, 2026 at 6:30 p.m.
Franklin Public Library – 310 Central Street**

Minutes

Call to Order - 6:36 p.m.

Attendance: Chairman Gregory Thompson; Yama Ploskonka; Justine Foden; Cecile Cormier; Alternate Damon Lewis
Absent: Mario Machado; Alternate Lori Seog
Staff present: Planning & Zoning Director David Chunn; Planning & Zoning Administrative Assistant Cynthia Watkins

Salute to the Flag

Roll Call

Chairman Gregory Thompson provided an overview of Zoning Board procedures and explained the delayed start of the meeting, attendance requirements, and voting procedures.

Approval of Minutes of the April 8, 2026 Public Meeting of the Board

Member Foden made a motion to approve the minutes. Motion seconded by Member Ploskonka. No discussion or amendments. **Motion carried 3-0-2.**

New Business

Z26-06: Beau Gregg, applicant, seeking a variance from Article III District Regulations, 305-13 Permitted Uses and Special Exceptions, to allow for a Tattoo Parlor in a zoning district where such a use is not currently permitted by right. The property is located at 436 Central Street, in the B-2 [High-Density Business & Commercial] zoning district.

Approval of Minutes of the April 8, 2026 Public Meeting of the Board

Member Foden made a motion to approve the minutes. Motion seconded by Member Ploskonka. No amendments were proposed. **Motion carried 3-0-2.**

New Business

Z26-06: Beau Gregg, applicant

Seeking a variance from Article III District Regulations, 305-13 Permitted Uses and Special Exceptions to allow for a tattoo parlor in a zoning district where such use is not currently permitted by right. The property is located at 436 Central Street in the B-2 [High-Density Business & Commercial] zoning district.

Beau Gregg presented the application and explained that he intends to relocate his existing tattoo business to a larger and more visible location. The applicant discussed the operation of the business, anticipated customer volume, and business hours. He noted that the business operates primarily by appointment and that there have been no issues associated with his current location.

Board members asked questions regarding the proposed location, hours of operation, customer traffic, and compatibility with neighboring uses. The applicant indicated he would be agreeable to reasonable restrictions on operating hours if required.

Director David Chunn reported that all abutters within 100 feet of the property had been properly notified and that no complaints had been received. He further reported that inquiries with the Franklin Police Department revealed no issues associated with the applicant's current business.

Opened to public comment – none.

The Board deliberated whether the request met the variance criteria and was appropriate for the location. Members commented that the proposal appeared compatible with the surrounding commercial area and represented the relocation of an existing business rather than the creation of a new use.

Member Ploskonka made a motion to approve. Motion seconded by Member Foden. **Motion carried 5-0-0.**

Z26-05: Alyssa LaFoe, applicant

Seeking a variance and special exception to allow for a home occupation that is not otherwise outlined as a permitted use under Section 305-25(C) Home Occupations of the Franklin Zoning Ordinance. The property is located at 3 Robert Street in the RR [Rural Residential] zoning district.

Director David Chunn provided background information regarding the application and the operation of the business. He explained that the use involves dog daycare and boarding services and noted that the ordinance does not specifically address the use as proposed. Discussion included how the use relates to the ordinance definition of a kennel and the need for variance relief and special exception approval.

Attorney Stephanie Johnson presented on behalf of the applicant and reviewed the variance and special exception criteria. She stated that the business had been operating for approximately two years, that the applicants were unaware zoning relief was required when the business began, and that an application was submitted promptly once the issue was identified. She described the operation as a small-scale business with limited clientele and controlled pick-up and drop-off times.

The applicants described the business, explaining that an average of ten to twelve dogs are cared for daily. They stated that the operation focuses on supervised daycare and boarding services, utilizes private rooms when necessary, and accepts only dogs that can safely participate in group settings. The applicants emphasized safety, vaccination requirements, and the absence of plans for expansion.

Board members asked questions regarding the number of dogs, operating procedures, length of stays, traffic, property size, prior complaints, and the overall impact on the neighborhood. Staff noted that only one complaint concerning the existence of the business had been received and that no additional complaints related to traffic or safety had been documented.

Opened to public comment.

Members of the public spoke both in support of and in opposition to the application. Supporters described the applicants as responsible business owners, praised the quality of care provided, and stated that they had not observed significant noise or traffic impacts. Opponents expressed concerns regarding increased traffic, vehicle speeds, neighborhood character, noise associated with dogs, and the potential precedent for additional business activity within a residential neighborhood. Questions were also raised regarding petition signatures, prior operation of the business without zoning approvals, and future growth of the business.

Following public comment, the Board discussed the variance criteria, the ordinance definition of a kennel, the scale of the operation, and potential future expansion. The Board was reminded to base its decision on the applicable legal standards and evidence presented.

During deliberations on the Special Exception request, Board members discussed whether the proposed use complied with the ordinance limitation regarding the percentage of the residence devoted to a home occupation. Member Lewis questioned how the 25% limitation was being calculated and whether it applied only to interior living space. The applicant explained that approximately 25% of the residence was claimed for business purposes and reported for tax purposes. The Board discussed the interpretation of the ordinance and whether the existing operation satisfied the applicable requirements of the Home Occupation provisions

Member Ploskonka made a motion to approve the variance. Motion seconded by Alternate Damon Lewis. **Motion carried 4-1-0.**

Director David Chunn then reviewed the special exception criteria with the Board. Additional discussion occurred regarding the percentage of the residence devoted to the business operation. During deliberations, Board members discussed whether the home occupation met the ordinance requirement limiting commercial use to 25% of the dwelling. Questions were raised regarding the method used to calculate the percentage and whether the restriction applied solely to interior square footage. The applicant stated that approximately 25% of the residence was claimed for business use. The Board considered this information along with the other Special Exception criteria before taking action.

Member Ploskonka made a motion to approve the special exception. Motion seconded by Member Cormier. **Motion carried 3-2-0.**

Other Business

The election of officers for the positions of Vice Chair and Secretary was listed on the agenda. No action was taken.

Adjournment

Member Cormier made a motion to adjourn. Motion seconded by Member Ploskonka. **Motion carried 5-0-0.**
Meeting adjourned at 9:09 p.m.

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, July 8, 2026 at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, June 17, 2026.

Respectfully submitted,

Cynthia Watkins

Administrative Assistant for Planning & Zoning