

**FRANKLIN ZONING BOARD
MEETING AND PUBLIC HEARING
Wednesday, July 20, 2026 at 6:30 p.m.
Franklin Public Library – 310 Central Street**

Minutes

Call to Order - 6:32 p.m.

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

Salute to the Flag

New Business

Z26-08: 15 Tannery Street LLC, applicant, seeking a variance from Article III District Regulations, 305-13 Permitted Uses and Special Exceptions, to allow for combined commercial storage garage with 1-2 residential apartments located above in a zoning district where such a use is not currently permitted by right. The property is located at 00 Cross Mill Road (Map/Lot #148-15-3) in the RS [Single-Family Residential] zoning district.

Director Chunn summarized the reason for the variance. Questions were asked to the applicant by the Board:

Q. Are you going to combine the lots?

A. Lots were previously one and then subdivided.

Q. How long ago was that?

A. 2019.

Richard Bacon presented more information about the land and the size of the company, indicating growth. They have a driveway permit and City water/sewer.

Q. What are the approximate dimensions of the building compared to the room?

A. Twice the size.

Q. How many apartments?

A. Looking at one or two studio apartments.

Q. You mentioned the quality of the well on site. How will that effect the apartments?

A. Apartments will be on City water.

Q. How big is the footprint in relation to the existing structure?

A. Half to two-thirds. Approximately 40 feet by 60 or 80 feet, limited by setbacks and easements.

Q. Is the current use of the land for trucks?

A. Yes. They are parked out in the open.

Director Chunn stated he has the site plan from 2019.

Member Seog commented that the property looks nice and the applicant indicated that he had made a promise to the neighbors.

Q. Have there been any noise complaints?

A. None. We have a good relationship with the neighbors.

Director Chunn explained that it will go before the Planning Board for site plan approval and then through the building permit process if the ZBA votes to approve the variance.

Q. The intersection there can be tricky. Will the expansion be an issue?

A. No. We have grown to capacity and wish to sustain.

Q. To Director Chunn: Is this a multi-family?

A. Yes.

Opened to public comment – none

The Board deliberated whether such a variance met the criteria and was appropriate.

Member Cormier made a motion to approve. Motion was seconded by Member Seog. Call to vote to approve.

Motion carried 5-0-0.

Motion to postpone elections to next meeting. Motion carried 5-0-0.

Member Cormier noted need for duties of elected positions to be defined.

Adjournment:

Member Seog made a motion to adjourn. Motion seconded by Member Machado. **Motion carried 5-0-0.** Meeting adjourned at 6:59 p.m.

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, August 12, 2026 at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, July 15, 2026.