

Town of Franklin



Zoning Board of Appeals

**Thursday, May 19, 2022
Meeting Minutes**

Chair Bruce Hunchard called the above-captioned Remote Access Zoom Virtual Meeting to order this date at 7:30 p.m. Members in attendance: Bruce Hunchard, Robert Acevedo, Christopher Stickney, Meghan Whitmore. Members absent: Philip Brunelli. Also in attendance: Casey Thayer, Administrative Assistant.

This meeting is being conducted as a Remote Access Zoom Virtual Meeting as allowed by Governor Baker's signing into law An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency. The Zoom meeting link and the Zoom meeting call-in number are provided on the agenda. The meeting is being televised and recorded for the public's information.

Chair Hunchard called a roll call vote to confirm members present. Roll Call Vote: Brunelli-NOT PRESENT; Acevedo-HERE; Whitmore-HERE; Stickney-HERE; Hunchard-HERE.

57 Country Club Drive – Raymond A. Brouwer
Abutters: None.

7:30 p.m. Applicant is seeking to construct a 6' x 11' covered front porch that is 37.4' from the front setback where 40' is required. The building permit is denied without a Variance from the ZBA. Applicants present: Raymond Brouwer, owner, and Gregory Lorusso, architect. Mr. Brouwer stated that he would like to construct a covered porch with composite wood stairs to keep safe out of the wind, snow, and rain. He read aloud his Supporting Statement for a Variance. Mr. Acevedo noted a discrepancy in the footage listed on the application and on the drawing. Mr. Lorusso stated it was 3' - 1 1/4"; he asked if that dimension could be updated on the form. He stated that he did not know where the 2' 6" number was coming from. Mr. Acevedo asked for clarification if the applicant was requesting 3' - 1 1/4" or 2' 6". Discussion commenced on the plans, deck, roofline, and relief requested. Chair Hunchard confirmed the applicant was looking for 37.4' front setback where 40' is required which would be relief of 2.6'. Mr. Acevedo pointed out that if 2.6' relief is given, the applicant would have to pull back the roofline. Mr. Acevedo confirmed that the 37.4' is to the deck; it was determined that it was 36' to the roofline. Mr. Lorusso confirmed that it was 37.4' to the deck. Chair Hunchard noted that the ZBA would be providing relief from the setback, and it is a horizontal line up to the roofline; the roofline has to be behind or even with the deck. He noted that an as-built will need to be provided when it is done that shows the setbacks were met. He stated that if the roofline is a foot over the deck, then the applicant would be looking for 3.6' of relief, not the current 2.6' relief requested; the ZBA must go with what was advertised. Mr. Lorusso stated that they are requesting the 37.4'; if there is any change, they will go back through the process to the ZBA.

Motion made by Robert Acevedo to close the public hearing. Motion seconded by Meghan Whitmore. Roll Call Vote: Whitmore-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Motion made by Robert Acevedo to grant a Variance for Raymond A. Brouwer for 57 Country Club Drive to construct a 6' x 11' covered front porch that is 37.4' from the front setback where 40' is required, giving 2.6' relief, as shown on a drawing titled "Building Permit Plan of Land in Franklin, MA, Job No. 6112," dated September 3, 2021, prepared by Dunn-McKenzie, Inc. Motion seconded by Meghan Whitmore. Roll Call Vote: Whitmore-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Parcel 219-178-002-000 - Bruce Wheeler

Abutters: None.

7:40 p.m. Applicant is seeking to modify a previously approved comprehensive permit. Applicants present: None.

Chair Hunchard stated that an email was received stating that the applicant wanted a continuance to June 30, 2022. Additionally, the email stated that the applicant agrees that the time allowed for the ZBA to close the public hearing was extended to August 1, 2022.

Motion made by Robert Acevedo to continue the public hearing for Parcel 219-178-002-000, Bruce Wheeler, to June 30, 2022, at 7:30 PM. Motion seconded by Meghan Whitmore. Roll Call Vote: Whitmore-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Meeting Minutes May 5, 2022

Motion made by Robert Acevedo to approve the Meeting Minutes as presented for Thursday, May 5, 2022. Motion seconded by Christopher Stickney. Roll Call Vote: Stickney-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Motion made by Robert Acevedo to adjourn the Remote Access Zoom Virtual Meeting. Motion seconded by Meghan Whitmore. Roll Call Vote: Whitmore-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Meeting adjourned at 7:52 p.m.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature



Date

6/21/22