

Town of Franklin



Zoning Board of Appeals

**Thursday, May 5, 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: Philip Brunelli, Robert Acevedo, Christopher Stickney, Meghan Whitmore. Members absent: None. 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-HERE; Acevedo-HERE; Whitmore-HERE; Stickney-HERE; Hunchard-HERE.

155 Franklin Village Drive - Anna Haluch

Abutters: None.

7:30 p.m. Applicant is seeking to install a wall sign that is 151 sq. ft. where a maximum of 48 sq. ft. is allowed. The building permit is denied without a Variance from the ZBA. Applicants present: Ms. Anna Haluch of ProSign Graphics, representing Bob's Discount Furniture, and Mr. Andrew Tate of Bob's Discount Furniture. Ms. Haluch reviewed the applicant's request to install one 151 sq. ft. front lit channel letter set on the front elevation where 48 sq. ft. is allowed for wall signs. She stated that the sign bylaws would create a hardship for this business as it would not allow Bob's Discount Furniture which currently operates more than 150 retail stores to be properly branded. The sign would be too small to be as visible as they would like. She stated that the public should be able to readily identify the store front; therefore, a larger letter/sign is needed. She stated that in the two existing store locations that Bob's Discount Furniture will be moving into, Dress Barn and GameStop, there are four existing front lit channel letter sets which will be removed. She stated that the applicant opted out of being in the plaza pylon. She stated that the applicant reviewed the letter height of the neighboring Marshall's store. Mr. Tate explained that the current Bob's location in Bellingham is temporary until the Franklin location is completed. He stated that the new Franklin space is in line with their new concept of smaller stores. Chair Hunchard noted that in the past the ZBA granted relief for Famous Footwear. Ms. Haluch confirmed that the total 151 sq. ft. was determined by taking the overall maximum height and length of the letters. Mr. Tate stated that they would be doing a new façade as well. In response to questions, Ms. Haluch reviewed the size of the proposed lettering compared to the existing Dress Barn lettering. Mr. Tate stated that the existing sign in the new Bellingham location is about 50 sq. ft.

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

Motion made by Robert Acevedo to grant a Variance for Anna Haluch of ProSign Graphics on behalf of Bob's Discount Furniture at 155 Franklin Village Drive to install a wall sign that is 151 sq. ft. where a maximum of 48 sq. ft. is allowed giving 103 sq. ft. relief, as shown on a set of drawings numbered E042820, dated March 10, 2022, prepared by Advanced Sign Group. Motion seconded by Philip Brunelli. Roll Call Vote: Brunelli-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 the applicant wanted a continuance to May 19, 2022. He stated that he has seen emails from DHCD that they will allow the variance for the affordable units that were not the same size as the market rate units.

Motion made by Philip Brunelli to continue the public hearing for Parcel 219-178-002-000, Bruce Wheeler, to May 19, 2022, at 7:40 PM. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Meeting Minutes April 21, 2022

Motion made by Robert Acevedo to approve the Meeting Minutes as presented for Thursday, April 21, 2022. Motion seconded by Philip Brunelli. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

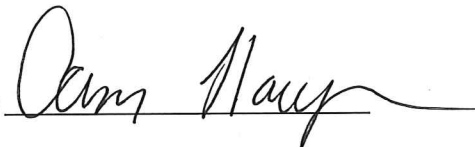
Motion made by Philip Brunelli to adjourn the Remote Access Zoom Virtual Meeting. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Meeting adjourned at 7:48 p.m.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature



Date

5/23/22