

Town of Franklin



Zoning Board of Appeals

**Thursday, September 8, 2022  
Meeting Minutes**

Chair Bruce Hunchard called the above-captioned Remote Access Zoom Virtual Meeting to order this date at 7:30 PM. Members in attendance: Bruce Hunchard, 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.

**15 George Road - Joe Bauer**

Abutters: None.

**7:30 p.m.** Applicant is seeking to construct a 12' x 16' deck that is 15.6' from the rear setback where 30' is required. The building permit is denied without a Variance from the ZBA. Applicant present: Joe Bauer, homeowner. Mr. Bauer explained that many of the existing conditions for the home do not meet the residential zoning requirements. He stated that the addition of the deck does not change the character of the neighborhood in anyway; it cannot be seen from the road. He stated that there are trees and woods behind the house. He confirmed that it is not a covered deck; it is open. He reviewed his Supporting Statement for a Variance which was provided in the meeting packet. There were no questions from the ZBA members. Chair Hunchard asked about a shed on the property. Mr. Bauer stated that it was still there. Chair Hunchard noted that Mr. Bauer should check with the building commissioner as it looks a little close to the lot line; it should be a minimum of 10' off the lot line.

***Motion made by Philip Brunelli to close the public hearing for 15 George Road - Joe Bauer. Motion seconded by Robert Acevedo. Roll Call Vote: Acevedo-YES; Brunelli-YES; Hunchard-YES. Unanimous by the Board.***

***Motion made by Philip Brunelli to grant a Variance for Joe Bauer for 15 George Road to construct a 12' x 16' open deck that is 15.6' from the rear setback where 30' is required, giving relief of 14.4', as shown on a drawing titled "Certified Plot Plan, 15 George Road, Franklin, MA" prepared by Continental Land Survey, dated July 18, 2022. Motion seconded by Philip Brunelli. Roll Call Vote: Acevedo-YES; Brunelli-YES; Hunchard-YES. Unanimous by the Board.***

**Meeting Minutes August 25, 2022**

***Motion made by Robert Acevedo to approve the Meeting Minutes as presented for Thursday, August 25, 2022. Motion seconded by Philip Brunelli. Roll Call Vote: Acevedo-YES; Brunelli-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: Acevedo-YES; Brunelli-YES; Hunchard-YES. Unanimous by the Board.*

*Meeting adjourned at 7:40 PM.*

Respectfully submitted,

Judith Lizardi  
Recording Secretary

Signature

*Cory Han*

Date

*10/17/22*