

**Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, April 21, 2016
355 East Central Street
Franklin, MA 02038**

**Members Present
Bruce Hunchard
Robert Acevedo
Timothy Twardowski**

**405 Partridge Street- Pauline Teng and Sean Comer
Abutters: None**

Applicant is seeking to construct a 26'x30' attached garage with living space above. The building permit is denied without a variance from ZBA. Appearing before the Board is Clay Reeder; contractor. Clay: We are seeking a variance set back because the property goes back into a pie shape on the left side. Board: What is the addition going to be? Clay: It is going to be a two car garage with future living space above a master bedroom, bathroom and a closet to be finished at a later date. Board: Is the garage under or a level? Clay: Level garage. Board: Do you have any architect rendering? Clay: No just a standard 2 (two) car garage. Board: Why 30' deep? Clay: The way you will enter the future bedroom upstairs it needs to be pushed back due to the plumbing. Board: We would like to see some drawings. Clay: Okay. Motion made by Tim Twardowski to continue the public hearing, May 19th at 7:45pm. Seconded by Robert Acevedo. Unanimous by Board.

**3 Matthew Drive – Dominic and Carina Caccavelli
Abutters: None**

Applicant is seeking a modification of a previously approved special permit because of a change in plan. The plan is referred to in the approval and any change requires a modification. Therefore the building permit is denied without a special permit modification from the ZBA. Appearing before the Board is Dominic Caccavelli, 3 Matthew Drive and Paula Ranelli. Dominic: We would like to put an addition above the current two car garage and add a third bay for my mother-in law Paula Ranelli to move in to. Board: You were before us how long ago? Dominic: I was before you a Year in half ago. The original plans had the addition behind the garage with a third bay. We decided to go above the garage after receiving quotes. Motion by Robert Acevedo to close the public hearing. Second by Tim Twardowski. Motion by Robert Acevedo To grant a Special Permit for a second dwelling unit for the property located at 3 Matthew Drive with the condition of the Special Permit be that the in-laws Dominic and Carina Caccavelli and Paula Ranelli reside at the property and that the Special Permit for the second dwelling unit becomes null and void if either party moves or transfers ownership. No separate utilities shall be permitted unless required by the DPW at 3 Matthew Drive upon completion of the foundation a Certified as Built will need to be submitted and verified to meet the setbacks before continuing construction. The Board also determines

that the social, economic or community needs, which are served by the proposal will be met. Traffic flow and safety will not be encumbered, adequate utilities and other public services exist, the proposal is consistent with the neighborhood character and social structure as it exists now and that the quality of natural environment will stay intact. There is no fiscal impact to the Town of Franklin by the issuance of the Special Permit. Also, that the Special Permit be recorded at the Registry of Deeds. Second by Tim Twardowski. Unanimous by board.

21 Peck Street and 180 Cottage Street, Madalene Village- MV Cottage Development LLC.

Abutters: See Attached

Applicant is seeking a building permit to construct a 40 unit townhome style development. The building permit is denied without a comprehensive permit from the ZBA. Chairman indicates letters received from George Russell, Conservation, Michael Maglio, Town Engineer and Gary McCarraher, Fire Chief (see attached). Appearing before the Board is Rich Woodington; Manager of the developer company and founder/president of Whitman Homes, the General Contractor; from Guerriere & Halnon Donald Nielsen and Bruce Wilson, Giles Ham from Vanasse & Associates, Traffic Consultant, Paul Callanan from Whitman Homes, Senior Project Manager. Rich: Not with us tonight Geoff Engler from SEB, our 40B Consultant, Scott Goddard, Goddard Consulting, Enviromental Consultant. Our goal tonight is to give an overview of the community of Madalene Village. Don Nielsen: The site has two access points, one on Cottage Street, one on Peck Street. We have 40 Townhouse type units. There is 2 different models, 1 model is smaller that does not have a garage included in the footprint of the unit where we have separate parking spaces available for those units. We have 4 off of Peck Street and 4 off of Cottage Street for a total of 8 so we are proposing 16 parking spaces for those units. The other units are Townhouse and they have 1 car garage. We propose 1 car parks in the garage and 1 car parks outside in the parking space. Also relative to parking we have 16 spaces that are spread for visitor or overfull parking. Each individual house is serviced by sewer, water, natural gas all part of the public system. The site is bisected by an intermittent stream that will be culverted and we will do some wetlands replication. There is an emergency access in the center portion which is a private way into Cottage Court. There is a primary retention base that will service the lower section of the site. There will be drain lines and storm basins. We have sewer available from Fletcher field and from Cottage Street. The roadway is 24 feet wide in all areas. It is consistent with parking and vehicles backing out, we have enough room for vehicles to make the turning radius. We do have some scattered vegetation shown on the plan and we do have a wetland replication area as well for the small section of wetland we are filling, think it is about 400-500 square feet, so we will be amending that on the site plan. That is a general overview. Board: The first four units off of Cottage Street, need two parking spaces per unit. Don: We have 2 on either side of the building plus bigger parking here. Board: How far away can the parking spaces be? Don: 300 feet. Board: What are the front yard setbacks? Don: General 20 feet. Board: How wide are the driveways going to be? Don: I think you will find they are more like 12 feet. Board: So 24x 20? Don: Yes, based on the both of them being put together.

Board: This area of replication that does not really fall on us, is that because you are piping the brook? Don: Yes, it is for the wetland portion. Board: We can move over to traffic. Giles Ham, with Vanasse & Associates. As part of your package we have completed a detailed traffic analysis of this project. We have done morning and afternoon counts in the area, so we have done traffic counts along Cottage Street, Peck Street and Central Street. We have looked at safety conditions out there. We looked at accident data compiled by Mass DOT, we have done speed studies, as well as the site distance of the driveways to make sure the project driveways can operate safely. We have estimated traffic from the proposed project. We have a manual called a trip generation manual that tells us how much traffic is generated by specific land uses. This case, we have 40 unit Townhome, will generate about 290 daily trips, that would be 145 cars in a 145 cars over the course of the day. This project will generate approximately 25 vehicle trips during 1 hour in the morning which is 4 entering trips and 21 exiting trips. During the afternoon hours about 28 vehicle trips, with 19 cars coming in and 9 coming out over the course of 1 hour. This traffic will disburse out to Cottage and Peck and onto Central Street. The site driveways will be a stop sign control, there will be a street light there for illumination so you can see the driveways as well as clear site lines. Board: We are going to open it up to the public now. Abutter: Angela Woislaw spoke and gave letter to Board (see attached). Abutters that spoke brought up concerns regarding traffic, disturbance of environmentally sensitive areas, environmental, safety concerns, parking, density of the proposed project and distance of proposed new structures in relationship to their existing properties. Motion by Timothy Twardowski to ask the applicant to deposit \$15,000.00 to the town to hire consultants. Seconded Robert Acevedo. Unanimous by Board. Motion by Timothy Twardowski to have Atty Bobrowski to represent us and to facilitate the meetings, also to hire Traffic Consultant, Douglas Prentis with Stantec and Peter Williams from GZA to do our engineering and review. Seconded by Robert Acevedo. Unanimous by board. Atty Bobrowski gives an overview of what 40B means to the public. Motion made by Tim Twardowski to continue the hearing until 7:50pm on May 19. Seconded by Robert Acevedo. Unanimous by board.

General Discussion

- Request submitted by Lawrence Benedetto for an extension for 122 Chestnut Street Variance. Board has motioned to approve a 1 year extension for 122 Chestnut Street Variance dated April 14, 2009. Motioned by Robert Acevedo. Second by Timothy Twardowski. Unanimous by board.
- Motion by Robert Acevedo to approve minutes of March 24, 2016. Second by Timothy Twardowski. Unanimous by the Board.

Signature _____
Date _____