

Franklin Zoning Board of Appeals
Meeting Held at 355 East Central Street, Franklin, MA 02038
Meeting Minutes for
March 21, 2019

TOWN OF FRANKLIN
TOWN CLERK
2019 MAY -6 A 11:55
RECEIVED

Members Present: Bruce Hunchard, Robert Acevedo, Philip Brunelli, Christopher Stickney, Mickey Whitmore.

Members Not Present: None.

Chairman Hunchard called the meeting to order at 7:30 PM.

108 Miller Street

Abutters: None

7:30 pm: Applicant is seeking to convert an existing addition into an accessory dwelling unit. The building permit is denied without a Special Permit from the ZBA. Applicants present: Thomas and Janet Travers, homeowners. Thomas explains that they built an addition to the existing house that will be used as an in-law unit for himself and his wife. They will then sell the house to his son and daughter-in-law. He then reads the 'Supporting Statement for a Special Permit' from his application. Thomas presents the board with additional plans showing how the accessory dwelling will be incorporated and how they will be moving back and forth through the units so as to make sure that there is no separate apartment. Chairman asks how many bedrooms that the current house is designed for and applicant answers that it is designed for four, three bedrooms currently and the addition will add the fourth.

Motion made by Philip Brunelli to close the public hearing. Motion seconded by Mickey Whitmore. Unanimous by Board. Motion made by Mickey Whitmore to grant a Special Permit for a second dwelling unit for the property located at 108 Miller Street as shown on a plan entitled "Certified Plot Plan located at 108 Miller Street" and dated August 16, 2018 by Continental Land Survey, LLC of 105 Beaver Street, Franklin, MA. With the conditions that the Special Permit be that Michael and Megan Travers reside at the property along with Thomas and Janet Travers and the Special Permit for the second dwelling unit become null and void if either party moves or transfers ownership. No separate utilities shall be permitted unless required by the DPW at 108 Miller Street. The board also determines that the social, economic and community needs which are served by this proposal will be met. Traffic flow and safety will not be encumbered, adequate utilities and other public services exist. Proposal is consistent with the neighborhood character and social structure as it exists now and that the quality of the natural environment will stay intact. There is no potential fiscal impact for the Town of Franklin by the issuance of this Special Permit also that this Special Permit be recorded at the Registry of Deeds. Seconded by Philip Brunelli. Unanimous by Board.

GENERAL BUSINESS

300 Financial Park – Doug Hartnett

Chairman reads an e-mail sent to Gus Brown from Douglas Hartnett stating 'per my discussion with Gus this morning, I'm submitting this email to formally withdraw our request to meet and discuss 300 Financial Park Drive with the Zoning Board of Appeals on March 21, 2019.'

Chairman informs the board of a proposal for a friendly 40B that is going to be coming before them. It is the second phase of Eaton Place, an age-restricted elderly housing apartment complex. He makes the suggestion, upon approval from the board, that we contact Mark Babowski, the lawyer that represents the town in 40B applications. Also, an engineer will be necessary and possibly a traffic study. When the 40B comes forward, he will be asking for a check for \$25,000 for consultant fees.

Motion made by Philip Brunelli to approve the check for \$25,000 for consulting fees when they come before the board. Seconded by Mickey Whitmore. Unanimous by Board.

Motion made by Mickey Whitmore to accept the Meeting Minutes as presented for Thursday, October 21, 2019. Seconded by Chris Stickney. Unanimous by Board.

Motion made by Philip Brunelli to adjourn. Seconded by Mickey Whitmore. Unanimous by Board. Meeting adjourned at 8:00 PM.

Respectfully submitted,

Leeanne Kerwin
Secretary

Signature Leeanne M. Kerwin

Date 5-2-19