

Town of Franklin



Zoning Board of Appeals

Thursday, April 7, 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.

3 Longfellow Drive - Nicholas Collatos

Abutters: None.

7:30 p.m. Applicant is seeking to construct a sunroom and reconstruct a deck with a total lot impervious area of 16.36% where 15% is allowed. The building permit is denied without a Special Permit from the ZBA. Applicants present: Rick Goodreau of United Consultants on behalf of the applicants Nicholas and Lisa Collatos. Mr. Goodreau reviewed that the applicant is proposing an addition at the rear of the house. The sunroom is proposed to be approximately 12 ft. x 16 ft. and the deck will be approximately 16 ft. x 16 ft. He stated that the proposed sunroom and deck will be located in an area where there is currently a deck. Mr. Goodreau stated that the applicant told him the current deck was constructed by a previous owner and it does not appear that a building permit was obtained for the construction of the deck. He stated they have worked to mitigate the existing non-conformity of the lot. He stated that currently the lot impervious area is 16.23% which is inclusive of the house, driveway, front walk, shed, and deck area. They are proposing to slightly increase the impervious area to 16.36%; however, they are going to mitigate it by taking 192 sq. ft. for the proposed sunroom area and collect the roof water from that via a pipe system to an underground recharge system of which details are provided on the plan. He stated that as a result, the net lot coverage would be 15.4%. Mr. Stickney confirmed the sunroom is one story. Mr. Brunelli stated that he conducted a site visit and that it looks pretty good. Mr. Acevedo confirmed the dimensions of the sunroom and deck.

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 Special Permit for Nicholas Collatos for 3 Longfellow Drive to construct a sunroom and reconstruct a deck with a total lot impervious area of 16.36% where 15% is allowed giving 1.36% relief of impervious coverage, with mitigation, as shown on a plan titled "Proposed Addition Plan, 3 Longfellow Drive, Franklin, MA" dated February 10, 2022, prepared by United Consultants, Inc. Motion seconded by Philip Brunelli. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Meeting Minutes March 24, 2022

Motion made by Robert Acevedo to approve the Meeting Minutes as presented for Thursday, March 24, 2022. Motion seconded by Philip Brunelli. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Chair Hunchard called a roll call vote to confirm members present. Roll Call Vote: Brunelli-YES; Acevedo-YES; Whitmore-YES; Stickney-YES; Hunchard-YES.

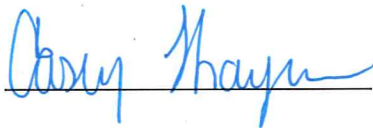
Motion made by Philip Brunelli to adjourn the Remote Access Zoom Virtual Meeting. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Meeting adjourned at 7:42 p.m.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature



Date

