

Town of Franklin



Zoning Board of Appeals

**Thursday, December 3, 2020
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, Mickey Whitmore, Christopher Stickney. 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 the Governor's Order relating to the COVID-19 outbreak. 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.

17 Berkshire Drive - Dane and Jaime Pickles

Abutters: Mr. Bao Tran

7:30 p.m. Applicant is seeking an accessory dwelling unit in an existing basement. The building permit is denied without a Special Permit from the ZBA. Applicants present: Mr. Dane Pickles and Ms. Jaime Pickles. Ms. Pickles stated they are looking to become a multi-generational household by having her mother, Ms. Deborah Cohen, live with them in an accessory dwelling unit in order to allow her mother to have her own space and be independent. Mr. Pickles read aloud their Supporting Statement for a Special Permit which was provided as part of the application. Mr. Bao Tran, abutter, had no questions or comments. Mr. Stickney confirmed Ms. Cohen is currently living with the applicants; they are requesting this accessory dwelling so Ms. Cohen can have her own space.

Motion made by Philip Brunelli to close the public hearing. Motion seconded by Robert Acevedo. Unanimous by Board.

Motion made by Robert Acevedo to grant a special permit for a second dwelling unit within an existing basement for the property located at 17 Berkshire Drive with the conditions of the special permit being that the in-law, Deborah Cohen, reside at the property along with the owners Dane Pickles and Jaime Pickles 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. 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. 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 potential fiscal impact for the Town of Franklin by the issuance of this special permit and also that this special permit be recorded at the Registry of Deeds, as shown on a drawing dated May 24, 2002, titled "As-Built Plan of Land in Franklin, MA, Tanglewood Estates, Lot 13" prepared by Guerriere & Halnon, Inc. Seconded by Philip Brunelli. Unanimous by the Board.

366 Pond Street- Kevin M. Smith

Abutters: None.

7:35 p.m. Applicant is seeking to construct a front porch that is 36.9' from the front setback where 40' is required. The building permit is denied without a Variance from the ZBA. Applicant present: Mr. Dan Campbell of Level Design Group on behalf of the applicant. Mr. Campbell stated this is an existing house lot. The applicant is requesting to install a front porch at the front of the property replacing the existing set of stairs. He stated that the property is currently compliant with the zoning setbacks. He explained that the lot was reduced in size and depth through a taking to increase the width of Pond Street in 1962. The home was constructed in its present location at the time of the taking. The addition would be compliant with the zoning were it not for the property taking and expansion of Pond Street. Chair Hunchard noted that the taking occurred prior to the current homeowners purchasing the property.

Motion made by Philip Brunelli to close the public hearing. Motion seconded by Robert Acevedo. Unanimous by Board.

Motion made by Robert Acevedo to grant the Variance for Kevin Smith, for 366 Pond Street, for a front porch that is 7' deep x 32.4' wide, that is 36.9' from the front yard setback where 40' is required, giving 3.1' relief, as shown on a drawing dated November 2, 2020, titled "Kevin M. Smith, Building Plot Plan, 366 Pond Street, Franklin, MA" prepared by Level Design Group, LLC. Seconded by Philip Brunelli. Unanimous by Board.

General Business – Meeting Minutes November 12, 2020

Motion made by Philip Brunelli to approve the Meeting Minutes as presented for Thursday, November 12, 2020. Seconded by Mickey Whitmore. Vote: 3-Yes; 0-No; 1-Abstain. (Mr. Acevedo abstained.)

Motion made by Philip Brunelli to adjourn the Remote Access Zoom Virtual Meeting. Seconded by Robert Acevedo. Unanimous by Board. Meeting adjourned at 7:18 p.m.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature _____

Date _____