

Town of Franklin



Zoning Board of Appeals

**Thursday, November 12, 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, Mickey Whitmore, Christopher Stickney. Members absent: Robert Acevedo. 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.

Lot 74A Margaret's Way-Whitman Homes

Abutters: None.

7:30 p.m. Applicant is seeking to construct a single-family home with impervious area of 27.3% where 15% is allowed. The building permit is denied without a Special Permit from the ZBA. Applicants present: Mr. Eric Dias of Strong Point Engineering representing Whitman Homes, and Mr. Richard Whittington of Whitman Homes. Mr. Dias stated the lot is in the Water Resource District; they are proposing an impervious area that exceeds the 15% allowable under the bylaw. He stated they were previously before the ZBA for other lots in similar situations. He reviewed the submitted plan diagram. He stated they are proposing a total of 5,500 sq. ft. of impervious on the lot. As the lot is over 20,000 sq. ft., this renders about 27.3% impervious. He explained that they have proposed to capture all rooftop runoff and recharge it into two Cultec systems which takes up about 12.6% of the mitigation; this leaves a net impervious area of approximately 14.7% which is under the 15% allowable. He stated that the intent of the bylaw is to promote enhanced groundwater quality and recharge; therefore, they feel this plan meets the intent of the bylaw as it did for lots 73A and 75A which are on either side of this lot. He reviewed the infiltration system located within the project. In responses to questions from ZBA members, Mr. and Mrs. Simon, future owners of the home, stated they believe they will be installing the pool around the time the home is finished, and they confirmed the home will have three bedrooms. Mr. Dias confirmed the impervious patio is included in the impervious area calculations. He stated that the height of the proposed foundation is 194.5 and the grade on the roadway is about 192 as shown on the design plans. Mr. Whittington noted that this lot has 2,000 sq. ft. less impervious surface than lot 73A next door.

Motion made by Philip Brunelli to close the public hearing. Motion seconded by Mickey Whitmore. Unanimous by Board.

Motion made by Philip Brunelli to grant the Special Permit for Whitman Homes, for Lot 74A Margret's Way, to construct a single-family home with impervious area of 27.3% where 15% is allowed after mitigation down to 14.7% shown on a plan dated October 6, 2020, titled "Lot 74A,

Margaret's Cove, Franklin, MA" prepared by Strong Point Engineering. Seconded by Mickey Whitmore. Unanimous by Board.

General Business – Meeting Minutes October 22, 2020

Motion made by Philip Brunelli to approve the Meeting Minutes as presented for Thursday, October 22, 2020. Seconded by Mickey Whitmore. Unanimous by Board.

Motion made by Philip Brunelli to adjourn the Remote Access Zoom Virtual Meeting. Seconded by Mickey Whitmore. Unanimous by Board. Meeting adjourned at 7:48 p.m.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature _____

Date _____