

Town of Franklin



Zoning Board of Appeals

**Thursday, October 7, 2021
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: Robert Acevedo, Christopher Stickney, Meghan Whitmore. Members absent: Philip Brunelli. 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.

19 Dean Avenue - Dean Development Partners LLC

Abutters: None.

7:30 p.m. Applicant is seeking to construct a mixed-use building that needs a Special Permit or Variance for up to 50' in height. Needs a Special Permit to demolish a preexisting non-conforming building and reconstruct. Needs a Special Permit or variance to waive the 15' setback on frontage. Needs a Special Permit or Variance to construct residential units ½ story above street level. Variance or other relief to allow usage without off street parking. Needs Variance, Special Permit or other relief to reduce rear setback to 1.2' where 15' is required. The building permit is denied without a Special Permit and or a Variance from the ZBA.

Chair Hunchard read aloud a letter from the applicant's attorney, Madoff & Khoury LLP, dated October 6, 2021, requesting a continuance to the December 2, 2021, ZBA meeting and an extension of time of the ZBA to act on the application to December 31, 2021, without prejudice to possible further extension. Chair Hunchard noted that the ZBA is in receipt of the appropriate forms for the continuance and extension.

Motion made by Robert Acevedo to accept the extension request to December 31, 2021. Motion seconded by Meghan Whitmore. Roll Call Vote: Whitmore-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Motion made by Robert Acevedo continue the public hearing to December 2, 2021, at 7:30 PM. Motion seconded by Meghan Whitmore. Roll Call Vote: Whitmore-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Meeting Minutes September 2, 2021

Motion made by Robert Acevedo to approve the Meeting Minutes as presented for Thursday, September 2, 2021. Motion seconded by Meghan Whitmore. Roll Call Vote: Whitmore-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Motion made by Robert Acevedo to adjourn the Remote Access Zoom Virtual Meeting. Motion seconded by Meghan Whitmore. Roll Call Vote: Whitmore-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board. Meeting adjourned at 7:37 p.m.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature Casey Hays

Date 11/19/21