

Town of Franklin



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Zoning Board of Appeals

**Thursday, October 8, 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, Christopher Stickney, Mickey 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 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.

587 Union Street - Nicole Green

Abutters: None.

7:30 p.m. Applicant is seeking to construct a two-car garage with a room above that is 20.2' from the right yard setback whereas 25' is required and 17.6' from the front yard setback whereas 40' is required. The building permit is denied without a variance from the ZBA. Applicant present: Mr. Jack Jacobi, attorney for the applicant, and Ms. Nicole Green, applicant. Mr. Jacobi stated this item was presented to the ZBA two weeks ago. The Chair pointed out that the current garage had been the subject of a prior variance which was granted in December 2000 to a previous owner. It was suggested the plan be reworked to push the garage with the bedroom above to the south and make it line up with the current garage. He stated that they were able to make that work architecturally, and a revised plan was filed with the ZBA. The current garage is now 26.5' from Everett Street; the plan shows the new addition to be 27.1' which is approximately 0.5' farther away than the current garage is. He requested approval for the variance for the side yard and front yard setbacks. Mr. Acevedo stated that the application indicates 20.2' from the side yard, and the current plot plan indicates 20.4' from the side yard. Mr. Jacobi confirmed 20.2' is requested.

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 Nicole Green, for 587 Union Street, to construct a two-car garage with a room above that is 20.2' from the right yard setback whereas 25' is required giving 4.8' relief, and 27.1' from the front yard setback whereas 40' is required, giving 12.9' relief, as shown on a drawing dated March 24, 2020, with a revised date of September 30, 2020, titled "Plan of Proposed Addition of Garage for 587 Union Street, Franklin, MA" prepared by D. O'Brien Land Surveying. Seconded by Philip Brunelli. Unanimous by Board.

General Business – Meeting Minutes September 24, 2020

Tel: (508) 553-4856

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Motion made by Robert Acevedo to approve the Meeting Minutes as presented for Thursday, September 24, 2020. Seconded by Philip Brunelli. Unanimous by Board.

Motion made by Philip Brunelli to adjourn the Remote Access Zoom Virtual Meeting. Seconded by Robert Acevedo. Unanimous by Board. Meeting adjourned at 7:37 p.m.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature

A handwritten signature in black ink, appearing to read "Philip Brunelli", written over a horizontal line.

Date

10-27-20