

Franklin Zoning Board of Appeals  
For Meeting Held On  
Thursday, September 24, 2020  
355 East Central Street  
Franklin, MA 02038

TOWN OF FRANKLIN  
TOWN CLERK

2020 OCT 13 A 11: 07

RECEIVED

Members Present  
Bruce Hunchard  
Robert Acevedo  
Philip Brunelli  
Christopher Stickney

**181 Dailey Drive – Adam Wernig**  
**Abutters: Stephen Simoglou**

Applicant is seeking to construct a two car garage with a room above that is 24.4' from the left side yard setback whereas 35' is required. The building permit is denied without a variance from the ZBA. Appearing before the Board is Adam Wernig. Adam: We are looking to add an addition on to the house we are living in right now. We have been here since 2010, we love the area, love the neighborhood. We have three kids and we are growing our house. We are trying to add a two car garage with a bedroom and bathroom on top. We feel it will only add to the value of the neighborhood and it won't hurt the neighborhood but our house was in much need of some upgrades, so we had to add a new roof and new siding so we decided to see about an addition and this was the best most functional plan we could come up with to meet all our needs of what we want and stay within our budget. Board: Okay, explain what those are, 2 car garage, master bedroom, and bathroom. Adam: yes, two car garage with a master bedroom and an office since I am working from home right now. Board: Are there any abutters for 181 Dailey Drive? Stephen Simoglou: Yes, this is Stephen Simoglou we are at 169 Dailey Drive. Board: Okay, any questions? Stephen: Nope. Board: Just confirming the plans, you're not creating a second dwelling it's just going to be master bedroom no kitchen just the bath, bedroom closet. Adam: Correct. Board: The existing driveway is going to be the outrebound where the addition is so they really aren't taking much landscape up, their driveway looks to be 24' wide off the house so I don't see any issues with this. Phillip Brunelli motions to close the public hearing. Seconded by Robert Acevedo. Unanimous by Board. Motion by Robert Acevedo to grant variance for 181 Dailey Drive for Adam Wernig to build a two story addition to the left of his home the lower level being a 2 car garage and the upper being a master suite giving him relief 10.6' relief from 35' down to 24.4' as shown on a drawing dated June 30, 2020 by Continental Land Survey LLC. Seconded by Philip Brunelli. Unanimous by Board.

**587 Union Street- Nicole Green**  
**Abutters: NONE**

Applicant 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 form the ZBA. Appearing before the Board is Nicole Green and her Attorney Jack Jacobi. Jack: As you can see when you look at the plan it is wood frame one and half story cape house, garage on the right side. My client would like to add a two car garage in what we would call the back of the house with a master

bedroom upstairs. This lot is non-conforming it is slightly under the twenty thousand square feet that are required. It is also a corner lot so it has two front yards and it has no rear yard and it has two side yards. The property has plenty of frontage on the Union Street side but on the Everett Street side right now it is non-conforming we have 26.5' of front yard there and it does not have the 40' that are required. What we are proposing to do is put the garage on what would be the back if you see from the plan you'll see a shed there to the right of where we are proposing the shed would be going away and because of the current driveway on the side that goes into the current one car garage and the well that is on the left side, the only place that you can really put this addition on the lot is where it is proposed. It will cause a further non conformity in the sense it will be 17.6' from Everett Street and it will be 20.2' from the Western boundary where 40' is required because it is a side yard. This is going to be the same height as the existing house, the neighbor's house on Evert Street to the West is 47.1' away so this will still leave 67' between the two houses. So we are looking for a side yard Variance for that dimension as well. Submit to you is Nicole is improving her house to make it better for herself and children, she is making an investment in her property and it will be consistent with the rest of the neighborhood. I did apply for a Special Permit to alter a non-confirming use the builder inspector told me that was not needed only the two variances, therefore we are asking you to allow those two variances so the addition can be built. Board: First point the house is in non-conformity because we issued a Variance back in 2000. Jack: Yes you did back in 2001 actually. That is the reason for the Non-conformity on the Everett Street side, this is not an in-law apartment. This is simply for Nicole. Nicole: That was the prior owner who had that Variance, I moved here in 2015. Board: I don't know if the Board will be inclined to grant you a front yard setback any greater than what you have with house itself now. The front yard setback is supposed to be 40' it is down to 26.5' with what we granted back in December 7, 2000. Jack: In order to make the bedroom connect with the house in an appropriate place this was the only place that it could be put on the lot. We realize it requires an additional non-conformity but this is a corner lot with two front yards rather than having a side yard. Board: The Board is well aware you have two front yards. I don't have a problem with the side yard setback going down to 20.2, but I do with the front yard setback going down to 17.6'. Jack: We will request a continuance for two weeks and file revised plans by that hearing date. Board entertain motion to continue hearing until October 8 at 7:35pm. Seconded by Philip Brunelli. Unanimous by Board.

**303 East Central Street- Clinton Craig, Pet Supplies Plus**  
**Abutters: NONE**

Applicant is seeking to offer pet grooming services in a pet supply store. The use is denied without a Special Permit from the ZBA. Edward: I am the attorney for the applicant, Susan and Clinton Craig. My Clients business is High Point Estates Inc. doing business as Pet Supplies and we recently entered a lease with the Landlord owner of the shopping center of a seven thousand square foot retail Pet Supply Plus store. You have a plan that shows in red if you on East Central Street facing the property it is the end cap on the right front corner. The premises is about Seven Thousand Square Feet. We are in front of you tonight for a Special Permit because there is going to be a dog grooming component to the business which will occupy approximately Five Hundred Square Feet of the premises. The Special Permit criteria we've responded to that, I believe we comply in all respects. For example this will add jobs, it will provide a service to the area. The traffic flow and access and parking will be what it exists in that plaza it's not going to be effected. It abuts public roadway, it not going to effect the neighboring character social structure of the area. It won't cause any damage to the environment. The building as far as height, bulk, location, it is existing building. Other than exterior renovation which you can see going on now, there is no other additional height no changes and water consumption, sewage usage is not going to be effected. I do believe we



comply with all the criteria I think the reason we had to come in front of you was the Building Inspector correctly noted that for that part of the business of the dog grooming we do need a Special Permit from you. With that my clients are also with us and can answer questions you have that is more specific to the nature of the business and I am happy to answer any questions that I didn't address. Board- It is the end unit? Where do you enter from? The Shaw's side? I see there are three doors. Applicant- Yes, you would enter the same side as Dollar Tree. Board- I was reading the plans, it says public Pet Wash does that mean people bring their pet in to wash themselves or the groomers wash them? Applicant- Themselves that is one hundred percent the public. The groomer will not have anything to do with that area. Board- Bath holding room, what is that? Applicant- That is for the groomer to be able to wash the dog separately from the Pet Wash and to be able to secure the dog. Board- Community room, what is that? Applicant- We had hoped that is an area where are customers come into the store to have a safe place where their dog can be, where they can maybe try on harnesses and use that space for that kind of stuff but also partnering if we do any kind of Vet days where we have Vet Clinics come into the store possibly we can partner with external Vet or even Girl Scouts to come in to work on a Badge, if there is a Pet Badge and things like that. Board- Isolation Room, what is that. Applicant- It is required by the State of Mass for any animal that comes in we have to quarantine if it is sick. It has to be quarantined by itself. Board- So you are asking for Grooming and Pet Wash. Applicant- No, just the Grooming the Pet Wash is separate. Board- No Veterinary services offered? Applicant- No, not by us. Board- How many dogs would be on the property at one time for the Grooming Services. Applicant- Two dogs is what a groomer can handle at one time. One would be in the holding area and they would be bathing it and they would be waiting for pickup. Board- what if someone is late picking up their dog? Does the person have to wait in the parking lot until they pick up their dog or do you have an area to keep them? Applicant- We do have an area that has four or five kennels that is in the holding room. Board- There is no proposal to keep dogs overnight, board them? Applicant- No, we cannot keep dogs overnight. Board- Have you gone into enterprise similar to this before or is this a new venture entirely? Applicant- This is a whole new experience for our Pet Supplies Plus it's a franchise we bought into so this is our first store. We have been around animals, we have about fifteen of them in our house. Pet Supplies Plus had dog grooming in most of their stores around the Country. Board- So it is part of that whole franchise chain, corporate structure guidelines. Applicant- Yes, they have a strict policy for safety and handling the animals and training programs for the Groomers. Board- Is the facility big enough to put on more Groomers? Applicant- No, we don't have the availability to do so. Board- The community room you were going to do Veterinary Services? What is that? Applicant- No, some of the stores and it is something we can look into the future if we need to get permit of course we will do that but you can partner with some external Vets that come on site and do Vet services. Board- You cannot have an external Vet come in and use your community room. You would need a Special Permit for that. You are asking for Grooming. Edward- Anything they are going to do that requires further permitting they know they need to come to you. They are asking for Special Permit for Grooming. Phillip Brunelli motions to close the public hearing. Seconded by Robert Acevedo. Unanimous by Board. Motion by Robert Acevedo to Grant the Special Permit to applicant High Point Estates Inc for Dog and Pet Grooming Services only in Pet Supplies Plus pet store. Pet and Dog Grooming services with only two dogs at any one time in the facility with one to two dogs waiting for pickup. No Veterinary or Boarding services allowed. As shown by plan for Pet Supplies Plus, Horace Mann Plaza, 265-303 East Central Street, Franklin Massachusetts tenant 309 done by Fabo Architecture sheets LS-1.0 and sheet A-2.0 dated July 17,2020. Motion Moved by Philip Brunelli. Seconded by Robert Acevedo. Unanimous by Board.

General Discussion

- Motion by Robert Acevedo to approve minutes of September 10, 2020. Second by Philip Brunelli. Unanimous by Board.

Signature Cary Moyer

Date 10/8/20