

Town of Franklin



Zoning Board of Appeals

355 East Central Street, Franklin MA 02038
508-553-4856

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| <p>AGENDA</p> <p>August 28, 2025</p> <p>Rev. 8.21.25</p> <p>8.26.25</p> <p>7:30 PM</p> | <p><u>NOTICE IS HEREBY GIVEN</u></p> <p>FRANKLIN ZONING BOARD OF APPEALS</p> <p>Meeting Held in the Town Council Chambers Second Floor of the Franklin Municipal Building, 355 E. Central Street and online via ZOOM platform</p> <p>Bruce Hunchard–Chairman, Robert Acevedo–V Chairman, Ginelle M Lang-Clerk, Meghan Whitmore–Associate, Joesph F Halligan-Associate</p> | |
| <p>Meeting called by:</p> <p>Type of meeting:</p> | <p>Bruce Hunchard, Chairman Zoning Board of Appeals Hearings</p> <p>This meeting is being recorded and televised. “The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law”. This meeting will be held via ZOOM platform. Please log in at</p> <p>https://zoom.us/j/94445602501</p> <p>You may also join the meeting on your smart phone by calling 1-929-205-6099</p> <p>For those looking to view the meeting, it can be viewed live at this time on Comcast 9 or Verizon 29. It is also streaming directly from Franklin-tv's website. Visit Franklin - dot - tv and just click on the “Town Hall TV” channel</p> <p>Agenda Topics</p> | |
| <p>7:30pm</p> <p>See Letter for request for cont to Oct 9th.2025</p> | <p>33 Elm Street- G. David Iverson, Trustee</p> <p>Applicant is seeking to construct a single family home that has 123.92’ of frontage where 200’ is required and with right side yard setback of 26.5’ where 40’ is required. The building permit is denied without a Variance from the ZBA.</p> | <p>Public Hearing- New-Cont.</p> <p>Filed-2/13/25</p> <p>Hearing- \$200.00</p> <p>Mailing - \$261.60</p> |

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| <p>7:35pm</p> <p>See letter request to cont to sept 25</p> | <p>Parcels 270-28, 038 and 39 West Central Street and Panther Way</p> <p>Applicant is seeking to conduct earth removal in excess of 1,000 cubic yards. The building permit is denied without a Special Permit from the ZBA.</p> | <p>Public Hearing- New-CONT</p> <p>Filed-12/26/24 Hearing- \$350.00 Mailing - \$3,557.76 Advertising- \$145.14</p> |
| <p>7:40pm</p> | <p>28 Queen Street – Samuel Williams</p> <p>Applicant is seeking to construct a porch extension that is 22.1’ from the yard setback where 30’ is required. The building permit is denied without a Variance from the ZBA.</p> | <p>Public Hearing – NEW –</p> <p>Filed –5/15/25 Hearing - \$200.00 Mailing- \$252.88</p> |
| <p>7:45pm</p> | <p>444 East Central Street – TAG Central LLC</p> <p>Applicant is seeking a building permit to construct a 264 unit multi-family development. The building permit is denied without a Comprehensive Permit from the ZBA.</p> | <p>Public Hearing- New-Cont.</p> <p>Filed-2/28/25 Hearing- \$27,400.00 Mailing - \$287.76</p> |

- **July 31 Meeting Minutes**

General Business: Franklin Ridge, a previously approved 60 unit affordable rental senior housing project that received a Comprehensive Permit approval on January 13, 2020, is requesting a Minor Modification on the previous approval that was granted January 13, 2020