



## Zoning Board Of Appeals

### Agenda & Meeting Packet

November 20, 2025, 7:30 PM

Meeting will be held at the Franklin Municipal Building  
355 East Central Street - 2nd Floor, Council Chambers

A NOTE TO RESIDENTS: All citizens are welcome to attend public meetings in person. To view the live meeting remotely, citizens are encouraged to watch the live stream on the [Franklin Town Hall TV YouTube channel](#) or the live broadcast on Comcast Channel 9 and Verizon Channel 29. To listen to the meeting remotely citizens may call-in using this number: 1-929-205-6099. To participate in the meeting remotely citizens may join a Zoom Webinar using the information provided below. Meetings are recorded and archived by Franklin TV on the [Franklin Town Hall TV YouTube channel](#) and shown on repeat on Comcast Channel 9 and Verizon Channel 29.

**ZOOM WEBINAR DETAILS:** ID # 976 0501 0023& Link: <https://zoom.us/j/97605010023>

- **Any participants who wish to speak** during the webinar must enter their full name and email address when joining the webinar.
- All participants will be automatically muted upon joining the webinar. In order to speak, participants will need to select the “Raise Hand” function to request to be unmuted.
- All speakers will be required to state their full name and street address before commenting.

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#### 1. ANNOUNCEMENTS FROM THE CHAIR

- a. Chair to identify members participating remotely.

#### 2. CITIZEN COMMENTS

- a. Citizens are welcome to express their views for up to three minutes on a matter that is not on the agenda. In compliance with G.L. Chapter 30A, Section 20 et seq, the Open Meeting Law, the Zoning Board cannot engage in a dialogue or comment on a matter raised during Citizen Comments. The Zoning Board ask the Dept Director/Other to review the matter.

#### 3. APPROVAL OF MINUTES

November 6, 2025

#### 4. TOPIC

- a. 7:30PM : 33 Elm Street- G. David Iverson, Trustee  
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 department is denied without a Variance from the ZBA.

1. [33 Elm Street Plot Plan](#)

#### 5. TOPIC

- a. 7:35PM 444 East Central Street- TAG Central LLC  
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.

1. [Site Plans](#)

2. [Conservation Letter Oct. 30. 2025](#)
3. [Nov. 13. 2025 Godard Consulting waiver recommendations](#)
4. [Nov.10. 2025 Hancock review](#)
5. [Revised Comp Permit Plans](#)
6. [DEP Comments](#)

6. GENERAL BUSINESS: Madalene Village- Minor Modification Request

**1. Minor Modification request**

[Modification Request](#)

[Modification Plan](#)

[Fire Truck Turn around](#)

7. FUTURE AGENDA ITEMS

8. ADJOURN