

Town of Franklin



Zoning Board of Appeals

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

<p>AGENDA</p> <p>December 2, 2021</p> <p>7:30 PM</p>	<p><u>NOTICE IS HEREBY GIVEN</u> FRANKLIN ZONING BOARD OF APPEALS Meeting Held online or in the Town Council Chambers Second Floor of the Franklin Municipal Building, 355 E. Central Street Bruce Hunchard–Chairman, Robert Acevedo–V Chairman, Philip Brunelli-Clerk, Meghan Whitmore–Associate, Chris Stickney-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”.</p> <p>This meeting will be held via ZOOM platform. Please log in at https://us02web.zoom.us/j/84830033914</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 11 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>19 Dean Ave- Dean Development Partners LLC</p> <p>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’</p>	<p>Public Hearing-New-CONT.</p> <p>Filed-7/13/21 Hearing- \$350 Mailing- \$155.50 Advertising- \$198.99</p>

	where 15' is required. The building permit is denied without a Special Permit and or a Variance from the ZBA.	
7:35pm	264 Partridge Street- Martin J. & Betty J. White Applicant is seeking to construct a 12'x12' attached covered deck that is 24.5' from the front setback where 40' is required. The building permit is denied without a Variance from the ZBA.	Public Hearing- New Filed- 11/4/21 Hearing- \$ 200.00 Mailing- \$ 176.31 Advertising- \$193.52
7:40pm	Parcel 219-178-002-000- Bruce Wheeler Applicant is seeking to modify a previously approved comprehensive permit.	Public Hearing-New Filed- 10/14/21 Hearing- \$350.00 Mailing- \$522.40 Advertising- \$193.52
7:45pm	10 Margaret's Cove- Shala Ranieri Applicant is seeking to make improvements to their property that increase the total impervious coverage area to 35.0% where 15% is allowed. The building permit is denied without a Special Permit from the ZBA.	Public Hearing-New-Cont. Filed- 10/20/21 Hearing- \$200.00 Mailing- \$150.19 Advertising- \$124.64
7:50pm	Bent Street- KJS Realty, Inc Applicant is seeking a building permit to install a 190' cell tower (196' to the highest appurtenance) and wireless communications facility. The building permit is denied without a Variance from the ZBA.	Public Hearing- New-Cont. Filed- 10/20/21 Hearing- \$700.00 Mailing- \$156.72 Advertising- \$124.64

General Business:

- Memorandum from Department of Planning and Community Development