

# Town of Franklin



## Zoning Board of Appeals

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

<p><b>AGENDA</b></p> <p><b>August 5, 2021</b></p> <p><b>7:30 PM</b></p>	<p><b><u>NOTICE IS HEREBY GIVEN</u></b></p> <p><b>FRANKLIN ZONING BOARD OF APPEALS</b></p> <p>Meeting Held online or in the Town Council Chambers Second Floor of the Franklin Municipal Building, 355 E. Central Street</p> <p>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><b>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”.</b></p> <p><b>This meeting will be held via ZOOM platform. Please log in at <a href="https://us02web.zoom.us/j/83903470546">https://us02web.zoom.us/j/83903470546</a></b></p> <p><b>You may also join the meeting on your smart phone by calling 1-929-205-6099</b></p> <p><b>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 Franklin Pride channel</b></p> <p>Agenda Topics</p>	
<p><b>7:30pm</b></p>	<p><b>50 Oak Street- Kristen Alexion-Zocoli and Fabricio Zocoli</b></p> <p>Applicant is to construct a 24’ x 24’ detached garage that is 19.06’ in height. The garage is proposed to be 10.1’ from the right side line where 19.06’ is required. The building permit is denied without a Variance from the ZBA.</p>	<p><b>Public Hearing- New</b></p> <p>Filed- 7/01/21 Hearing- \$200.00 Mailing- \$167.94 Advertising- \$198.98</p>
<p><b>7:35pm</b></p>	<p><b>3 Mary Jane Road- David and Lorraine Handley</b></p> <p>Applicant is seeking to construct an addition with an accessory dwelling unit. The building permit is denied without a Special Permit from the ZBA.</p>	<p><b>Public Hearing-New</b></p> <p>Filed- 7/12/21 Hearing- \$200.00 Mailing- \$ 199.04 Advertising- \$198.99</p>

<p><b>7:40pm</b></p>	<p><b>19 Dean Ave- Dean Development Partners LLC</b></p> <p><b>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' where 15' is required. The building permit is denied without a Special Permit and or a Variance from the ZBA.</b></p>	<p><b>Public Hearing-New</b></p> <p><b>Filed-7/13/21</b>  <b>Hearing- \$350</b>  <b>Mailing- \$155.50</b>  <b>Advertising- \$198.99</b></p>
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Approval of July 22, 2021 Minutes