

Town of Franklin



Zoning Board of Appeals

**Thursday, February 16, 2023
Meeting Minutes**

Chair Bruce Hunchard called the above-captioned Remote Access Zoom Virtual Meeting to order this date at 7:30 PM. Members in attendance: Bruce Hunchard, Philip Brunelli, Robert Acevedo, Christopher Stickney, Meghan Whitmore. Members absent: None. Also in attendance: Casey Thayer, Administrative Assistant.

This meeting is being conducted as a Remote Access Zoom Virtual Meeting as allowed by Governor Baker's signing into law An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency. The Zoom meeting link and the Zoom meeting call-in number are provided on the agenda. The meeting is being televised and recorded for the public's information.

220 Chestnut Street - Anthony Cabeca and Kimberli Jacobsen

Abutters: None.

7:30 p.m. Applicant is seeking to construct a 12' x 22' sunroom that increases the total impervious area to 19.7% where 15% is allowed in the Water Resource District. The building permit is denied without a Special Permit from the ZBA. Applicants present: Amanda Cavaliere of Guerriere and Halnon, Inc. representing the applicant; Anthony Cabeca and Kimberli Jacobsen, applicants.

Ms. Cavaliere showed and reviewed the plans. She stated that the applicants are requesting a little more than the allowed 15% impervious coverage in the Water Resource District. She stated that this is an existing single-family house with an existing 12' x 16' deck in the back. They are proposing to raze the existing deck and add a 12' x 22' sunroom to be on piers; it is an additional 6' to the north side of the property line. She stated that the existing impervious coverage is 19.1%; they are raising impervious coverage by 0.6%. The proposed is an increase of 72 sq. ft. of what is already there. She stated that this lot was created in 2017 as part of a private subdivision plan. She noted the proposed will be no closer to the septic system. She reviewed the provided Supporting Statement for a Special Permit.

Chair Hunchard asked if this was recently rezoned into the Water Resource District. Ms. Cavaliere stated that she did not know. Chair Hunchard explained that the applicants are not looking for relief of 0.6%; they are looking for relief of 4.7% as they should be at 15%. He stated that he is not sure how they got to the 19.1% as it was not approved by anyone that he is aware of. Ms. Cavaliere stated that she had done some research; it came to her as 19.1%. She stated that when the subdivision was created, they were required to put in a rain garden. She explained that they are recharging the roof runoff.

Chair Hunchard stated that some mitigation such as a Cultec system is needed. He stated that he can see where the extra impervious comes from. He stated that he believes to get the road approved for the subdivision, that is why the rain gardens were put in. He stated that on the plans he wants to see mitigation and the percentage number that they are mitigating. He stated that is what is expected of anyone coming in for relief regarding the Water Resource District. He stated that the ZBA is not opposed to giving you what you need, but everyone else provides some mitigation. Ms. Cavaliere showed photos of the existing back deck and views of the current downspouts going into the river rocks. Ms. Whitmore asked for the

calculations on the recharge. Mr. Stickney requested the same. Mr. Brunelli stated that they should bring it down to 15% with mitigation. Anthony Cabeca and Kimberli Jacobsen stated that they had no questions.

Ms. Cavaliere reviewed that they would provide existing conditions calculations showing what they are currently mitigating, and if all is not accounted for, show additional mitigation to make sure the additional 0.6% is covered. Chair Hunchard stated no. He stated that we need it down to 15%; we need you to mitigate to get it down to at least 15% even though we are going to give relief of the 19.7%. He suggested a couple of Cultec systems. He stated that this is the mitigation they look for from everyone else.

Motion made by Philip Brunelli to continue the public hearing to March 2, 2023, at 7:45 PM. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Meeting Minutes February 2, 2023

Motion made by Robert Acevedo to approve the Meeting Minutes as presented for Thursday, February 2, 2023. Motion seconded by Philip Brunelli. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Chair Hunchard stated that a letter was received from the Town Administrator regarding a recently established citizens committee recently approved by the Town Council for the Master Plan update. He read aloud the letter. One member of the ZBA has been requested to serve on the Master Plan Update Committee. The ZBA is asked to nominate one appointee. Once one member from each board is approved by the Town Administrator, it will be brought to the full Town Council for ratification. Please let Mr. Hellen know by March 3, 2023, which member of the ZBA will be nominated to the Master Plan Update Committee. Chair Hunchard stated that Mr. Stickney spoke to him about his interest in being on this committee. Chair Hunchard stated that he would be interested in this committee as well. He stated that if it is okay with Mr. Stickney, he will put down his name and list Mr. Stickney as a second. Mr. Stickney said fine. Chair Hunchard reviewed that he thought Zoom meetings would continue. He recommended a vote by the ZBA.

Motion made by Robert Acevedo to select Bruce Hunchard, and Christopher Stickney as a second, to join the Master Plan Committee. Motion seconded by Philip Brunelli. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Chair Hunchard confirmed the next meeting will be held on March 2, 2023.

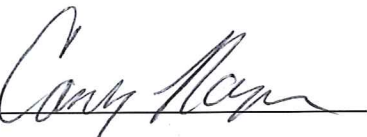
Motion made by Philip Brunelli to adjourn the Remote Access Zoom Virtual Meeting. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Meeting adjourned at 7:51 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature



Date

3/8/23