

Town of Franklin



Zoning Board of Appeals

Thursday, September 28, 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, Meghan Whitmore, Christopher Stickney. Members absent: None. Also in attendance: Casey Thayer, Administrative Assistant.

This meeting is being conducted as a Remote Access Zoom Virtual Meeting. 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.

648 Old West Central Street – AVG Intermediate Holding LLC

Abutters: Bill Chouinard, 649 Old West Central Street; Lui Puga, 621 Old West Central Street; James Schlieffe, 647 Old West Central Street.

7:30 p.m. Applicant is seeking to operate an UrgentVet – Animal clinic. The use is denied without a Special Permit from the ZBA. Applicants present: Douglas Troyer, attorney for the applicant; James Dobies, applicant.

Mr. Troyer stated that he represents AVG Intermediate Holdings; AVG stands for American Veterinary Group. He stated they are seeking a special permit for the use of one of the four units at the building at 648 Old West Central Street for use as an urgent vet animal hospital. He shared his screen and reviewed a map of the location. He stated that the property is located in the business zoning district and is just under 43,000 sq. ft. in size. He stated the property contains a single building of approximately 9,000 sq. ft. He stated currently there are three uses: Starbucks, hair salon, and urgent care; Unit D is the proposed location for the urgent vet. He stated the previous use for this unit was for a restaurant. He stated that the owner of the building has entered into a lease agreement with the applicant. He explained what urgent vet care is and noted there are many of these clinics in the south; they are looking to come to the New England area.

Mr. James Dobies, founder of UrgentVet, explained the business. He said he founded the company in 2015. UrgentVet is a walk-in, outpatient, acute care clinic to fill the gap between a pet owner's regular veterinarian visit and the need for veterinarian emergency hospitals. He discussed that it is open generally after the regular veterinarian closes. He stated that they chose Franklin as it was an under-served area for this type of care. He stated this is an important part of veterinarian care. He discussed the types of pet illnesses that they focus on. He stated that they do not offer primary care, vaccines, or dentistry. They focus on the issues that happen when a person gets home and needs their pet checked out but is not an emergency. He discussed the other locations they have.

Mr. Troyer discussed that there is no proposed changes to traffic flow, parking, or pedestrian circulation. He stated the proposed hours of operation are 3 PM to 11 PM on Monday through Friday, 10 AM to 8 PM on weekends, and 12 PM to 8 PM on holidays. The average length of a visit is usually one hour. He

reviewed the hours of Starbucks and the hair salon. He noted there are no changes proposed to the drainage, utilities, or other infrastructure servicing the property. He reviewed items from his Statement in Support of Application for Special Permit which was provided in the meeting packet. He stated that the only internal changes the applicant proposes to the site are to build out Unit D by constructing five exam rooms, lab and pharmacy areas, two ADA compliant restrooms, comfort suite, and break room.

Chair Hunchard asked if the applicant has had communication with the former tenant. Mr. Troyer stated no they have not had communication with the prior tenant, Noodles. Chair Hunchard stated that there is a parking problem there and everyone knows it. He noted that the applicant has seven employees as indicated and six exam rooms. He stated that if everyone were working and all exam rooms were filled, that would be 13 vehicles. Mr. Troyer noted that the applicant's hours will be different from the other uses on the site. He said he was not sure how many employees would be on site at any given time. Chair Hunchard noted that there will be some overlap from 3 PM to 8 PM.

Chair Hunchard stated that he considers this one of the worst sites that the ZBA ever had to approve for a building to go into. He noted that the use that the applicant is looking for needs a special permit. He stated that he is not sure the ZBA is inclined to grant a special permit to run another business in there right now. He stated that since that unit has been vacant, there have been a lot fewer complaints.

Mr. Dobies commented on his use and the traffic pattern. He stated they have five exam rooms, not six, and their busiest times are 5 PM to 9 PM. He discussed that Saturday and Sunday are their busiest days. He said there would be four to five staff parked regularly compared to when they are fully busy with seven staff members. He discussed that on Saturdays, they would be willing to work out a situation to have the employees park elsewhere. He noted that they have done research and determined there is only one provider within 12 miles that provides after-hours services. He stated that they are trying to fill a gap within the profession to serve the community; they want to add value to the community.

Mr. Bill Chouinard, 649 Old West Central Street, asked why Mr. Dobies would want to operate this business in this location as they will not have any parking on the weekends. He reviewed past businesses in the area and the crowdedness of the parking area. He stated that any increase in traffic would be problematic for this neighborhood which will further erode the fabric of the neighborhood. He noted that Precision Vet Care is only 8 miles away on I-495; they are not without options in the area for vet care.

Mr. James Schlieffe, 647 Old West Central Street, stated that Mr. Chouinard highlighted many of his concerns. He highlighted problems with parking, dumpsters, and deliveries with the businesses across the street from him. He stated none of those problems were supposed to happen. He stated that this proposed facility is not going to help with traffic and congestion. He said this will not help the fabric of the neighborhood. He stated that having businesses stay open to 11 PM next to a residential neighborhood will increase traffic flow and add to headlights shining right into the house.

Mr. Lui Puga, 621 Old West Central Street, stated that he agrees 100 percent with Mr. Schlieffe and Mr. Chouinard. He stated that he has concerns with the parking, traffic, safety, and noise. He stated that introducing this new business into the plaza will make things worse from a safety perspective.

Ms. Whitmore discussed that at one time there was a veterinary place that was looking for a permit to go in next to a sub shop. She stated the ZBA had concerns that it was near a place that there was food and asked where the pets would relieve themselves. She stated that she has some concerns about it being near a medical services place. Chair Hunchard clarified that the business Ms. Whitmore referred to was going to use the same entrance as the sub shop.

Mr. Stickney echoed concerns about parking. He stated that it is a tight spot, and the building is overbuilt for the parking. He asked for clarification on the services to be provided and for confirmation that there is

no operating at this facility. Mr. Dobies stated that they are an outpatient center only. He stated that they are going to work with the landlord for an area that is suitable regarding pet waste. He stated that they have 51 locations across the country and have never received a complaint about pet waste. Mr. Stickney stated that if the applicant was going to consider some type of off-site parking for the employees, it would have to be documented and an agreement put in force. Chair Hunchard stated that then they would have to become the police department regarding parking.

Mr. Acevedo stated that he agrees with everyone who has spoken so far. He said the location is challenging. He stated that he is there every weekend and there is a line backed up on the street for the drive-in. He noted that one of the services was for end-of-care and having a Starbucks next door is not a good spot. He noted the pet waste which will happen. He said he does not think this is a good location. Mr. Brunelli questioned how they would handle medical waste and end-of-care. He said that he does not think this is the right fit.

Building Commissioner Gus Brown noted that from early on the deliveries have been a problem, it has been a tough situation, and it was not supposed to happen.

Mr. Troyer asked that for the deliveries, is the heavy user Starbucks. Chair Hunchard stated that there are already problems there. He stated that since Unit D has been empty, the number of complaints has gone down. He asked about the relief area for the dogs. Mr. Troyer said that there is a building there, and there is a use there. He stated that some of the by-right uses will generate more traffic than the urgent care. He explained the usual number of patients and explained this would be less traffic and parking than a restaurant use. He stated that he would like to explore options in which they may be able to present to prove to the ZBA that their traffic and parking use is not going to be to the level of what other uses would be. He asked if there are other mitigations they can do for staff parking to allow this use to go in.

Chair Hunchard stated that if they want to come to Franklin, there are other locations in town which they may want to explore. He stated that this is the wrong location as far as he is concerned.

Mr. Troyer asked if there are any conditions or mitigation that could be placed on this so it would be considered. Chair Hunchard asked both Mr. Brunelli and Mr. Acevedo if they see any conditions that they could have to allow this to go in. Both ZBA members said no.

Mr. Troyer stated that he would like to withdraw the application without prejudice. Chair Hunchard asked for a letter. Mr. Troyer said he could provide a letter tomorrow.

Motion made by Philip Brunelli to allow the applicant to withdraw without prejudice for 648 Old West Central Street – AVG Intermediate Holding LLC. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

380 King Street – Union Crossing Realty Trust

Abutters: Victoria and Paul Bartlett, 407 King Street;
Tom DiGioia, 99 Highbank Road, Spruce Pond Village;
Jeanne Fegan, 3 Spruce Pond Road;
Robert Faretra, 96 Highbank Road, Spruce Pond Village;
William Gardner, 403 King Street;
Nancy Kilroy, 44 Quince Landing;
Eileen Clauser, 64 Bayberry Common, Spruce Pond Village;
Lauren and Jeff Lannon, 90 Highbank Road, Spruce Pond Village;
Raymond Lavalley, 405 King Street;
John Quinn, 94 Highbank Road, Spruce Pond Village;
Ken Storlazzi, 57 Bayberry Common;

Laura Spiniello, 95 Highbank Road, Spruce Pond Village.

7:35 p.m. Applicant is seeking a building permit to construct a 40-unit multi-family development. The building permit is denied without a Variance from the ZBA. Applicants present: Edward Cannon, attorney for the applicant; Pat Maguerite, principal of the trustee.

Mr. Cannon reviewed the Supporting Statement for Variance provided in the meeting packet. He stated that the applicant seeks a variance to allow the construction of a 40-unit residential condominium building in the C-2 zoning district. The lot consists of 40,022 sq. ft. on King Street. The building would consist of approximately 11,600 sq. ft. and four stories. The construction would be wood frame. He discussed that if a variance is granted by the ZBA, the applicant must seek site plan approval from the Planning Board. He reviewed the criteria of M.G.L. Ch. 40 A Sec. 10 which authorizes local zoning boards to grant a variance. He noted the unique conditions affect locus but not zoning district, the literal enforcement would involve substantial hardship to the owner, and the variance will not substantially harm public good or substantially derogate from bylaw's purpose. He stated that there is a critical need for this type of housing, and these are not subsidized units. He discussed the housing crisis in Massachusetts. He stated that these residential units would be a huge benefit to the public good. He stated that there are several buildings in the area larger than the proposed building. He stated that he had a chance to review the concerns in the letter from Mr. Robert Faretra which was signed by many of the abutters who live in the area. He stated that many of the items brought up in the letter would be better brought up in front of the Planning Board and not to the ZBA in terms of the use variance being requested.

Chair Hunchard noted that for the new inclusionary zoning in Franklin any multi-family dwelling must include one affordable unit per 10. Mr. Cannon confirmed they would be two-bedroom units.

Mr. Robert Faretra, 96 Highbank Road, read aloud his letter to the ZBA, dated September 27, 2023, stating the reasons why he and those signing the letter would like this denied. He noted that 50 residents of Spruce Pond Village have signed the letter. The reasons outlined in the letter include that it would be dysfunctional in terms of daily life, concern for parking, concern for traffic and pedestrian safety, traffic congestion, unit density, building height does not conform, and the proposal is not a credible contribution to affordable housing goals.

Mr. Tom DiGioia, 99 Highbank Road, asked about the large pine trees that act as a natural barrier. He discussed that one of the challenges of the proposal is that it looks like the parking spaces are going there and they are going to cut all the trees down. He said he does not know who owns the trees. He said the vegetation removal would take away the neighborhood feel. He noted concern about run off that would go into Spruce Pond.

Mr. Cannon said that if the variance is granted there would be full site plan approval. He stated that the intention is not to eliminate that buffer. He stated that the applicant planted those trees 30 years ago. Mr. Pat Maguerite stated that they planted the trees to be the buffer. He stated that those trees probably are at an age that they need to be reinforced with a new generation of trees behind them and that is the plan so there will be a double buffer.

Mr. Paul Bartlett, 407 King Street, stated that trying to get out of the driveway at certain times of the day is almost impossible and adding 40 units with presumably at least 40 vehicles will be a traffic nightmare.

Ms. Laura Spiniello, 95 Highbank Road, said she does not drive and walks down King Street all the time; she has trouble now and with more cars she will not be able to.

Ms. Lauren Lannon, 90 Highbank Road, asked if use variances are allowed by law. Chair Hunchard said yes. Ms. Lannon noted that the applicant said it would be a financial hardship to put another commercial

building there. She questioned that Mr. Marguerite owns all the other property there already. Chair Hunchard said Mr. Marguerite owns the properties, but not the businesses.

Ms. Nancy Kilroy, 44 Quince Landing, asked about the affordable housing. She said Franklin is within its quota for affordable housing, Franklin is in compliance, and this would only add a few units anyway. Chair Hunchard said the town is in compliance at this time. He discussed the affordable housing units and process for the lottery. He stated that all this approval from the ZBA would do is allow them to go to the Planning Board for site plan approval and a special permit for the height for four stories. He said the Planning Board is where the traffic studies would come in. The project would be looked at by the town engineer and peer reviewed. He said what the applicant is here for tonight is asking for the ZBA to grant them a variance to build these units on this piece of property as long as they go through the Planning Board process and site plan approval and special permit and possibly Conservation. He said this is just the first step.

Mr. Tom DiGioia, 99 Highbank Road, said that for four stories the requirement is for 80 parking spaces and the applicant is requesting 68 spaces. He asked who would approve that. Chair Hunchard stated that is the Planning Board's issue.

Mr. Stickney asked if there have been other instances of C-2 recommendations or requests for variances for multi-family. Chair Hunchard said the 104 units across the street from Town Hall. Mr. Stickney said he was in support for housing but understanding we are talking about use and not density. Mr. Acevedo said if we move forward and approve this and it goes to the Planning Board, does the Planning Board have the authority to say we do not want this built and they can stop the project. Chair Hunchard provided an example of another project and confirmed the fourth story would be a special permit from the Planning Board. Mr. Brunelli further explained that ZBA approval is only giving the applicant the right to go to the Planning Board. He said we are not giving the applicant the right to build four floors, or 40 units, or how many cars can be parked, so he is in favor of it.

Mr. Cannon read aloud excerpts of Mr. Maguerite's response to the concerns raised in Mr. Faretra's letter. Mr. Marguerite said that in developing the plans, he is willing to sit down with all the abutters and develop the plans together. He said he does not want to build something that is going to intrude on people's privacy which is the reason for the trees in the first place. He stated that he has owned the property for a long time and he wants it to be successful.

Chair Hunchard asked about an easement and if all the properties he owns there would be connected. Mr. Marguerite said they may need to change the traffic pattern a little bit. He said he thinks 30 or 40 units would be less of a traffic impact than another commercial building there.

Ms. Victoria Bartlett, 407 King Street, asked that if this does get approved and it goes to the Planning Board, is there any other chance for the residents to appeal this. Chair Hunchard explained that they get a bite of the apple at every board the applicant goes to. He said the abutters will get abutter notifications for Planning Board and Conservation Commission hearings. He explained the process of a traffic study.

Mr. Maguerite stated that he wanted to let the abutters know he would like to talk to them and involve them before the plans are completed.

Motion made by Philip Brunelli to close the public hearing for 380 King Street, Union Crossing Realty Trust. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Motion made by Bruce Hunchard to take this under advisement for 380 King Street, Union Crossing Realty Trust. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

3 Abbey Lane - Thomas Decarlo and Amielyn DuPlessis

Abutters: Paul and Jill Varnum, 2 Abbey Lane.

7:40 p.m. Applicant is seeking to obtain an animal kennel use. The use is denied without a Special Permit from the ZBA. Applicants present: Amielyn DuPlessis.

Ms. DuPlessis stated that she and her partner currently have three dogs and would like the opportunity to get a fourth dog. She stated that the kennel license is needed to have a fourth dog or more, but they would only use it for a fourth dog. She stated that they are not looking to build any structures on their property. She stated they are financially and physically able to care for the dogs, and the current dogs are registered with the Town and have their dog licenses.

Mr. Paul Varnum, 2 Abbey Lane, asked why this is needed for a fourth dog; he thought this was for a kennel. He asked if the applicant could get 10 dogs. Chair Hunchard explained that Franklin has a law that you need a kennel license for a fourth dog which is obtained through a special permit from the ZBA. He stated that the special permit would run with the owner and not the property, and the ZBA can limit the number of dogs under the special permit. He explained that if approved, the kennel permit would be issued for not more than four dogs on the property at one time; as such, the applicant could not get 10 dogs. He noted that the applicant could not board dogs and that the applicant indicated that she may foster dogs.

Ms. DuPlessis stated that sometimes a dog is placed in a home and if it does not work out, she fosters it until it is placed. As well, she may want a fourth dog at some point. Chair Hunchard explained that if the applicant loses one of the current three dogs, then the kennel license for a fourth dog would go away. Ms. DuPlessis stated okay.

Ms. Whitmore stated that she has two dogs and sometimes a third as a foster. She stated it is admirable that the applicant is helping out. Mr. Stickney said he was in favor of the license with the stipulation that the kennel license expires if the dog count goes down. Mr. Acevedo asked if they would get the names of the dogs. Ms. DuPlessis stated that the dogs' names are Kota, Nali, and Cooper, and they are all Great Pyrenees mixes. She stated that they go to dog training amenities in the community.

Motion made by Philip Brunelli to close the public hearing. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Motion made by Robert Acevedo to grant a Special Permit to Thomas Decarlo and Amielyn DuPlessis to have a kennel license, but not to have more than four (4) dogs on the property at any time, at 3 Abbey Lane, and the names of the current three (3) dogs are Kota, Nali, and Cooper, and a fourth dog could possibly be a rescue, and if one (1) of the original dogs leaves the property, then the kennel license expires. Motion seconded by Philip Brunelli. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

394 Washington Street - Hallie Wetzell and Nicholas Paone

Abutters: None.

7:45 p.m. Applicant is seeking to construct a detached 24' x 36' garage with an Accessory Dwelling Unit that is 25.3' from the frontage and to render impervious coverage 21.0% where 15.0% is allowed. The building permit is denied without a Special Permit and Variance from the ZBA. Applicants present:

Amanda Cavaliere of Guerriere & Halnon, representing the applicant; Hallie Wetzell and Nicholas Paone, applicants.

Ms. Cavaliere shared her screen and reviewed the provided plans. She stated that there are several special permits and a variance request. She stated that the property has a single-family, two-story wood-framed house, and the applicants would like to have their mother-in-law live closer to them. The applicants are looking to take advantage of the new Town bylaw regarding an accessory dwelling unit that is detached. She reviewed that the special permits are to allow for an ADU in a single-family Residential 3 district, to allow more than one building on a lot, to allow an accessory structure within the required front yard setback, and to render impervious coverage more than 15% of the upland area in a water resource district. She reviewed the variance is to allow an accessory structure within the required front-yard setback. She stated that the applicant is requesting relief for 14.7' from the 40' setback requirement to 25.3'. She reviewed the Supporting Statement for a Variance and the Supporting Statement for a Special Permit; both documents were provided in the meeting packet. She read aloud the answers to the questions on the statements. She discussed that the ADU is strictly for a family member. She said the ADU proposed is 24' by 36', with an in-law apartment on a single floor. She said that building plans were received today, but were not in time for the meeting packet. She noted that it looks like the ADU has been reduced to 22' x 34' with the height at 15' 2". She said they are showing 11.5' offset to the real property line where 10' is typically allowed. Showing a drawing, she explained the proposed floor plan of the house, garage, and height.

Chair Hunchard reviewed the proposed height. He said 11.66' is a little more than 11.5'. Ms. Cavaliere said the plan set says 11.5'; however, with the new plans of 22' x 34', the 11.6' can work. She said they will review the new footprint. She stated that they are only looking for the front-yard setback. She stated that they would have to revise the plans.

Chair Hunchard asked if they could do 12' off the rear. He said if you could make it 31' as that is what the house is, and the house is in non-compliance, so I would like to keep them both the same. He said he understands that the lot is an irregular shape. Ms. Cavaliere explained that the mound goes up with the existing trees. She stated that with the new footprint, it will still be an increase in impervious coverage in the water resource district. Chair Hunchard confirmed that they were mitigating that with underground drainage. Ms. Cavaliere said they do not have any problem with that. Chair Hunchard reviewed that with the setbacks it would be 12' and 31' off the street to match the house; therefore, you are not encroaching any more than what you have already. Ms. Cavaliere explained that if it were reduced down to 34', they are only picking up 2'. She reviewed the location of the proposed house on the drawing. She said they wanted to keep 10' from the existing house. She confirmed there is sewer.

Chair Hunchard calculated when 100 days from application submittal would be. He asked if Ms. Cavaliere could adjust this within the next two weeks. Ms. Cavaliere said they still have to go to Conservation Commission. She said the October 12 meeting would work.

Mr. Acevedo asked about the rear-yard setback. Chair Hunchard said the applicant does not require any relief for the backyard setback. Building Commissioner Gus Brown confirmed that is correct and said that as this is an accessory dwelling unit it can be 10' off the property line and the height also must be taken into account.

***Motion made by Philip Brunelli to continue the public hearing to October 12, 2023, at 7:40 PM.
Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES.
Unanimous by the Board.***

865 Upper Union Street - Sean Pisani

Abutters: None.

7:50 p.m. Applicant is seeking to construct a single-family home that has 153.56' of lot frontage where 200' is required and has 153.9' of lot width where 180' is required. The building permit is denied without a Variance from the ZBA. Applicants present: Amanda Cavaliere of Guerriere & Halnon, representing the applicant; Sean Pisani; Anthony Pisani.

Mr. Brunelli recused himself.

Chair Hunchard stated that he activated Ms. Whitmore to take Mr. Brunelli's place.

Ms. Cavaliere stated that she spoke with Mr. Sean Pisani after the last hearing, and he asked for some guidance on the zoning bylaws regarding what they were proposing to do. She said that they did not do the plan. She stated that they looked at the historical documents, and they watched the video from when the applicant presented. She stated that this is a unique lot. She stated that a letter was submitted this morning with some backup information and the history of the lot; she reviewed the letter. She said that based on what they found through research, the existing lot was created in 1993. It was a single lot of 2.2 acres. The owner divided it into two lots. A few months later, the ZBA issued a variance for the parcel for the odd shape. One parcel created was conforming, the second parcel was conforming except for lot frontage. The ZBA decision was recorded at the Registry of Deeds. She stated that there is a one-year time limit associated with it or it does lapse. There were two separate deeds for the two lots. She stated that the applicant thought they would obtain the two parcels, build on one now, and hold on to the second property for a family member in the future. She stated that 29 years later their son and his fiancée are looking to live in Franklin next to their parents. She stated that there is 153.56' of frontage where 200' is required. Other than that, everything on the lot conforms. She noted that the requirement of width was not a factor when the lots were created in 1993. She stated that both the prior and current owners had the intent to develop this as a single-family home. She noted that at the last hearing the ZBA provided a suggestion of an ADU. She stated that would require the parents to combine the two lots and build an accessory dwelling. However, based on the new zoning, it is 900 sq. ft. or less. She stated that this does not make sense financially for the applicant. She stated that the proposed single-family house application does not offer any detriment to the neighborhood. She stated that they are hoping the ZBA will consider that this was always considered to be a single-family lot and is consistent with the surrounding neighborhood.

Chair Hunchard confirmed that the original owner subdivided the property, got relief, and then within a year he sold it. Ms. Cavaliere stated yes. Chair Hunchard stated that could be considered that he acted upon the variance back then. Building Commissioner Gus Brown confirmed that Chair Hunchard is considering this as an act that the owner sold the lots. He said that he would need to see the deeds. Chair Hunchard discussed what acting on it means; selling the lot is acting on it. Ms. Cavaliere reviewed the lots and deeds. Chair Hunchard asked Mr. Brown to bring those documents to the town attorney to have him look at it and see what he thinks. Mr. Brown said absolutely. He asked the current owner that when he bought the two lots, was he was under the impression that he bought two buildable lots. Mr. Anthony Pisani stated yes. Mr. Brown stated that he would bring it to the town attorney tomorrow to ask the question.

Chair Hunchard stated that when the ZBA meets again on October 12, if we do not get the answer that you like, we are probably going to vote no and not give it to you.

Motion made by Robert Acevedo to continue the public hearing to October 12, 2023, at 7:45 PM.

Motion seconded by Meghan Whitmore. Roll Call Vote: Whitmore-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Mr. Brunelli re-entered the meeting.

380 King Street – Union Crossing Realty Trust (continued from earlier in the meeting)

Motion made by Philip Brunelli to approve a variance to construct not more than a 40-unit multi-family development for 380 King Street, Union Crossing Realty Trust. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

General Business

JNJUHL and Associates LLC letter request for Comprehensive Permit Extension, Franklin Ridge Senior Housing, Veteran's Memorial Drive

Chair Hunchard stated that a letter was received from Jon Juhl of JNJUHL and Associates LLC requesting a Comprehensive Permit Extension, Franklin Ridge Senior Housing, Veteran's Memorial Drive.

Motion made by Philip Brunelli to grant a one-year extension for the Comprehensive Permit for Franklin Ridge Senior Housing, Veteran's Memorial Drive. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Meeting Minutes September 14, 2023

Motion made by Robert Acevedo to approve the Meeting Minutes as presented for Thursday, September 14, 2023. No Second Made. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

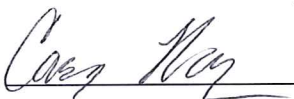
Motion made by Philip Brunelli to adjourn the Remote Access Zoom Virtual Meeting. Motion seconded by Robert Acevedo. Roll Call Vote: Brunelli-YES; Acevedo-YES; Hunchard-YES. Unanimous by the Board.

Meeting adjourned at 9:45 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature



Date

10.19.23