

Franklin Zoning Board of Appeals
Meeting Held at 355 East Central Street, Franklin, MA 02038
Meeting Minutes for
Thursday, September 27, 2018

Members Present: Bruce Hunchard, Robert Acevedo, Philip Brunelli, Mickey Whitmore.
Members Not Present: None.

Chairman Hunchard called the meeting to order at 7:30 PM.

215 Daily Drive – John and Caroline Sturges

Abutters: None

7:30 pm: Applicant is seeking to construct a breezeway and a two-car garage 18.8' from the front yard setback where 40' is required. The building permit is denied without a Variance from the ZBA. Applicants present: Josh and Caroline Sturges. Ms. Sturges stated they would like to build a two-car garage with an enclosed breezeway connecting the house to the garage; with the new baby they need a lot of storage space as well as space for yard equipment and vehicles. The breezeway is necessary because where the back deck was built, they would have to remove the deck if they wanted to connect the garage directly to the house. The proposed garage is 24' wide x 26' deep with a 10' wide breezeway connected to the house. Chairman Hunchard confirmed the applicants owned the home. He noted that front yard setbacks are something the Board tries to maintain. He stated the applicants are more than half the distance closer than what is required. He questioned if they have thought about a different design or reducing the breezeway. Mr. Sturges stated he could look at the plan to see what the smallest breezeway could be. He explained that at least 3' from the deck would be needed so the footings are not disturbed. Mr. Brunelli noted that a 5' reduction in the breezeway would push it to 23.8' from the front yard setback. Mr. Sturges stated the pool in the backyard was removed and they will be taking down that part of the deck. Chairman Hunchard suggested ways to add on the two-car garage without encroaching on the front yard setback as much. Mr. Acevedo noted it was concerning that it would be so close to the front yard; the Board generally likes to see not more than half the required distance. He would like to see the applicant reduce the size of the breezeway. Mr. Sturges asked if a 5' breezeway would be more appealing. Chairman Hunchard stated that is something they could look at. He suggested the applicant may want to turn the proposed breezeway and garage even if it meant altering the current deck. The applicants noted there are wetlands in the backyard. Mr. Acevedo suggested the applicants speak to the building commissioner who could steer them in the right direction. Chairman Hunchard stated the applicants may have to go before Conservation Commission due to wetlands.

Motion made by Philip Brunelli to continue the public hearing to October 11, 2018, at 7:35 PM. Motion seconded by Robert Acevedo. Unanimous by board.

General Business

Motion made by Robert Acevedo to accept the Meeting Minutes as presented for Thursday, September 13, 2018. Seconded by Philip Brunelli. Unanimous by board.

0 + 51 Chestnut Street – Whitman Homes

Abutters: None

7:35 pm: Applicant is seeking to construct a Senior Village that has 37.2% impervious coverage with structures and paving where 15% is allowed. The building permit is denied without a Special Permit from ZBA. Applicants present: Richard Whittington, owner, and Amanda Cavaliere of Guerriere & Halnon, Inc. Chairman Hunchard stated he contacted the Denis L. Maher company and hydrologist J. Theodore Morine was going to be on vacation for two weeks. He then requested information from the town engineer. The town engineer sent an email indicating he was okay with the drainage design and he reviewed the design for the Planning Board; BETA also did a peer review of the drainage for the Planning Board and Conservation Commission. Chairman Hunchard

noted he was torn on the bylaw requiring the applicant hire a hydrologist; he noted that was for non-residential and this application is for residential. He does not feel it is just to continue to hold up the applicant. He noted the Planning Board continued the applicant's public hearing due to the applicant waiting on approval from ZBA.

Motion made by Philip Brunelli to close the public hearing. Motion seconded by Robert Acevedo. Unanimous by board. Motion made by Robert Acevedo to Grant a Special Permit for impervious coverage to 37.2% where the allowable limit is 15% for residential use in a Water District to Whitman Homes at 0 + 51 Chestnut Street, Franklin, MA, for the development of a residential community specifically for adults over the age of 55, as shown on a drawing entitled 'Chestnut Senior Village Site Plan Modification, Chestnut Street, Franklin, MA' dated August 23, 2018, by Guerriere & Halnon, Inc., 55 West Central Street, Franklin, MA. Seconded by Philip Brunelli. Unanimous by board.

Motion made by Philip Brunelli to adjourn. Seconded by Robert Acevedo. Unanimous by board. Meeting adjourned at 7:53 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature Deanne M. Gerwin

Date 10-25-18