

**Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, July 28, 2016
355 East Central Street
Franklin, MA 02038**

**Members Present
Bruce Hunchard
Robert Acevedo
Philip Brunelli**

**44 Daniels Street – David and Nicole Resenders
Abutters: None Present**

Applicant is seeking to construct an attached garage 21.13' from the front yard setback where 40' is required. Appearing before the Board is Paul DeSimone, Colonial Engineering, representing the owners. Paul approaches the Board to give brief history of the property (See Attached). The proposed garage is on the left hand side of the house where the existing driveway is. The reason for the left hand side, the existing driveway is on that side and on the right side there really isn't any room, they would need relief on that side as well. We're going to use the existing curb cut that's there now, we are not going to change that, we have no site distance problems at all, no conservation issues, and not in a flood plan. The existing house is 21.83 feet off the right lot line and this new proposed garage is 21.13 feet off the left property line. We will meet the rear and the Daniels Street setbacks. There is a short 10 foot breezeway for a washer and dryer. The garage itself is 26'x26'. So the full size addition is 36.5' x 26'. Board: Single Story? Paul: Yes. Board: Can you shrink down the garage? Paul: Yes. Board: So 24' x 26' garage with the 10 foot breezeway? Paul: Yes, that would be great. Philip Brunelli motioned to close public hearing. Seconded by Robert Acevedo. Unanimous by Board. Motioned by Robert Acevedo to grant a front yard setback variance of 17 feet to 23 feet where 40 feet is required for a single story 2 car garage 24 feet wide by 26 feet deep with an attached mudroom of 10.6 foot wide at 44 Daniels Street for David and Nicole Resenders as shown on a drawing by Colonial Engineering of 11 Awl Street, Medway Ma with a revision date of July 28, 2016. Seconded by Philip Brunelli. Unanimous by Board.

**21 Peck Street and 180 Cottage Street-Madalene Village-MV Cottage Development LLC
Abutters: None Present**

Applicant is seeking a building permit to construct a 40 Unit townhome style development. The building permit is denied without a comprehensive permit from the ZBA. Board: We have been in receipt from Geoff Engler to request a continuance to August 11. Philip Brunelli motioned to continue public hearing to August 11 at 7:35pm. Seconded by Robert Acevedo. Unanimous by Board.

General Discussion

- Motion by Robert Acevedo to approve minutes of July 14, 2016. Second by Bruce Hunchard. Abstained by Philip Brunelli.

Signature _____

Date _____