

Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, May 28, 2009
355 East Central Street
Franklin, MA 02038

Members Present
Bruce Hunchard
Bernard Mullaney
Robert Acevedo
Todd Alexander

7:30PM- 1 Cook Street – Frank Stankevicius

Applicant is seeking a building permit to construct a sundeck 7' from sideline where 20' is required. This building permit is denied without a variance for sideline relief from ZBA

No Abutters Present

Bernard Mullaney recused himself from the Board for this hearing
Appearing before the board is Frank Stankevicius proposing an open side deck 16 by 20 feet.
Motion by Robert Acevedo to close the public hearing. Seconded by Todd Alexander.
Unanimous by the board. Motion by Robert Acevedo to grant a 7 foot sideline "Variance" down to 13 feet where 20 feet is required for the proposed 16 by 20 foot open deck as shown on a plan entitled Variance Plan Located at: 1 Cook Street Franklin, MA dated 4/22/09 by Land Planning, Inc. Seconded by Todd Alexander. Unanimous by the board.

7:40PM- 394 Washington Street – F&P Molla, Inc. (Frederick Wetzell III)

Applicant is seeking a building permit to construct a porch 24.5' from rear line where 30' is required and 32.9' from front setback where 40' is required. This is a non-conforming structure. This building permit is denied without a variance from the ZBA

No Abutters Present

Appearing before the board is Fran Molla of F&P Molla representing the homeowner. Proposing a screened in porch with an overhang on the front and rear. Motion by Bernard Mullaney to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board. Motion by Robert Acevedo to grant a 5.5' rear line setback "Variance" down to 24.5' where 30' is required and a 7.10' front setback "Variance" down to 32.9' where 40' is required for the proposed 14 by 8 foot open screened in porch with a 4 foot overhang in the front and rear of the existing non conforming structure as shown on a plan entitled Variance Plot Plan 394 Washington Street Franklin, MA dated May 5, 2009 by Guerriere & Halnon, Inc. Seconded by Bernard Mullaney. Unanimous by the board.

General Discussion:

Motion by Bernard Mullaney to approve the minutes of May 14, 2009. Seconded by Robert Acevedo. Unanimous by the board.

The board is in receipt of a letter dated May 15, 2009 from board member Todd Alexander notifying the Town of Franklin that he will not pursue a renewal of his term to the Zoning Board of Appeals since he will be moving out of town. The Board was very appreciative of his service.

The board is in receipt of a memo from Jeff Nutting requesting recommendation from the Board for Mr. Philip Brunelli's appointment. Motion by Bernard Mullaney to give a favorable recommendation for Mr. Brunelli who attended the ZBA meeting and was interviewed by the Board. Due to his immeasurable experience and knowledge of the Town of Franklin the Board would highly recommend Mr. Brunelli. Seconded by Bernard Mullaney. Unanimous by the board.

Motion by Bernard Mullaney to adjourn. Seconded by Robert Acevedo. Unanimous by the board.