

Franklin Zoning Board of Appeals  
For Meeting Held On  
Thursday, June 25, 2009  
355 East Central Street  
Franklin, MA 02038

Members Present  
Bruce Hunchard  
Bernard Mullaney  
Robert Acevedo  
Todd Alexander  
Seth Jackson  
Philip Brunelli

**7:45PM- 56 Pine St - Hope Hotchkiss**

**Applicant seeking a building permit to construct an addition & deck. This is denied without a variance/special permit for the front setback at 23.8' where 40' is required & a sundeck 38.1' from front setback where 40' is required.**

**No Abutters Present**

Appearing before the board is Hope Hotchkiss proposing a one-story livable space addition with a farmers porch entryway. The Board states the plan is incorrect and will need to be corrected. Motion by Bernard Mullaney to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board. Motion by Bernard Mullaney to grant a 16.2 front yard setback "Variance" down to 23.8 where 40' is required for the proposed one story addition with a farmers porch entryway and a 1.9 front yard setback "Variance" down to 38.1 where 40 is required for the proposed sundeck on a pre existing non conforming lot as shown on a plan entitled Certified Plot Plan Located At 56 Pine Street by Continental Land Survey dated May 19, 2009 with the condition that the applicant provide a revised plan with the correct dimensions. Seconded by Robert Acevedo. Unanimous by the board. Corrected plan submitted July 6, 2009.

**General Discussion:**

Motion by Bernard Mullaney to approve the minutes of May 28, 2009. Seconded by Robert Acevedo. Unanimous by the board.

The Board thanks Todd Alexander for his years of dedication to the Zoning Board of Appeals and wish him good luck in the future.

The Board welcomes the newest member Philip Brunelli as an associate member.

**Reorganization**

**Chairman** - Motion by Robert Acevedo to keep Mr. Bruce Hunchard as Chairman to the Zoning Board of Appeals. Seconded by Bernard Mullaney. Any other nominations for Chairman? Hearing none we declare those nominations closed. Unanimous by the board.

**Vice Chairman** - Motion by Bernard Mullaney to have Mr. Robert Acevedo Vice Chairman to the Zoning Board of Appeals. Seconded by Bruce Hunchard. Any other nominations for Vice Chairman? Hearing none we declare those nominations closed. Unanimous by the board.

**Clerk** - Motion by Robert Acevedo to have Mr. Bernard Mullaney Clerk to the Zoning Board of Appeals. Seconded by Bruce Hunchard. Any other nominations for Clerk? Hearing none we declare those nominations closed. Unanimous by the board

There are no scheduled hearings for July 9, 2009, the next Zoning Board of Appeals meeting is scheduled for July 23, 2009.

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