

Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, October 22, 2009
355 East Central Street
Franklin, MA 02038

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

7:30PM 3 Willow St – Geromini Investment Trust

Applicant seeking a building permit to construct a garage 8' from principal building where 10' is required and building the garage 7' from sideline where the common height of the building is required 14' from sideline. This building permit is denied without a special permit/variance from the Zoning Board of Appeals.

Abutter Present

Appearing before the board is Don Neilson representing Guerriere & Halnon, Chris Geromini and Carlo Geromini who is the owner of the property and trustee of Geromini Investment Trust. Presently it's a one and a half story wood frame home that's on an existing lot that has 15,000 square feet with 100 feet of frontage. Proposing to build a garage 24 by 24. Abutter Scott Wright from 5 Willow Street has no comment. Motion by Bernard Mullaney to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board. Motion by Robert Acevedo to "Take Under Advisement". Seconded by Bernard Mullaney. Unanimous by the board. Motion by Bernard Mullaney to grant a 7 foot sideline setback "Variance" not to exceed 7 feet on the southerly sideline and not to be any closer than 8 feet to the main building for the proposed two car garage on a pre existing non conforming property as shown on a plan entitled Variance Plot Plan 3 Willow Street, Franklin, MA Date September 28, 2009 by Guerriere & Halnon, Inc. Seconded by Robert Acevedo. Unanimous by the board.

7:40PM – 146 Forest St – Roy Blanchard

Applicant is seeking an occupancy permit to allow a home office in an accessory building in a residential zone. This permit is denied without a special permit/variance from the ZBA.

No Abutters Present

Appearing before the board is Roy Blanchard homeowner for 146 Forest Street that has an out building, which I would like to have my business, located. Business itself is a property management company which we manage condominium associations. In the office is one assistant and myself, full time hours are 8 to 5. Two other employees that are maintenance staff, they come in receive an assignment, take a van then gone for the day, come back at 4pm then they are gone. We will not have any equipment on the property; will have one van with our name on the side. Very rare that we have people come to the office, we don't take delivery of products, we are not selling any products. We might get UPS delivery for office material. Building itself is setback about 200 feet off the street. The property is setup with a cape house in the front and a driveway that loops behind the house. Board-How many trips in and out? Response: Eight trips for employees. Board-What about signs? Response: I have no intention of putting a sign on the street. Board-Parking, does everybody park in the back off the street? Response: Yes. Motion by Bernard Mullaney to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board. Motion by Robert Acevedo to issue a "Special Permit" to Roy Blanchard specifically to have an office on the 2nd floor approximately 30 by 30 of an out building not to exceed 30 by 30 for a business known now as Pioneer Property Management Inc. at 146 Forest Street, hours of operation 7am-5pm Monday thru Friday. Seconded by Bernard Mullaney. Unanimous by the board.

General Discussion:

Motion by Bernard Mullaney to approve the minutes of September 24, 2009. Seconded by Robert Acevedo. Unanimous by the board.

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