

**Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, July 8, 2010
355 East Central Street
Franklin, MA 02038**

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

7:30pm – General Discussion - Minor Modification of Comprehensive Permit–Woodlands Subdivision-Stonehedge Lane

No Abutters Present

The board is in receipt of a letter dated May 3, 2010 from Galvin & Galvin requesting a continuance till August 19, 2010 or a later date for the above general discussion. Motion by Bernard Mullaney to accept the letter of continuance till August 19, 2010 unless the Board has no ZBA meeting on that date the Board will continue the General Discussion till the first available date after August 19, 2010. Seconded by Robert Acevedo. Unanimous by the board.

7:40pm – 473 Coronation Dr – Thomas Childs & Lisa Vacario

Seeking a building permit to construct an addition 20' from Baron Rd where 40' is required & 37.6' from Coronation Dr where 40' is required. This building permit is denied without a variance/special permit from ZBA.

No Abutters Present

The board is in receipt of a letter dated June 21, 2010 requesting a continuance till July 22, 2010. Motion by Bernard Mullaney to continue the public hearing till July 22, 2010 at 7:30pm. Seconded by Robert Acevedo. Unanimous by the board.

7:50pm - 3 Ivy Lane - Robert Moore

Applicant is seeking a building permit to construct an addition 25.8' from front setback where 40' is required. This building permit is denied without a variance/special permit from the ZBA

Abutters Present

Appearing before the board is Robert Moore 3 Ivy Lane. Board-Last time you were here the board discussed trying to mitigate some of the runoff for the proposed addition. Mr. Moore hired an engineer to design a dry well system for the addition. The board reviews the plan. Abutter from 1 Ivy Lane provided the ZBA secretary with two photos of their property showing water in yard on 2/24/10 and same area dry on 5/23/10. Abutter states they looked over the plan and feels it's been carefully engineered by a professional and we agree we can accept it but our only concern is the driveway. Board is the driveway on your side of the other side? Abutter—it's on our side. How is it pitched now? Response- It pitches toward the street. There are no elevations on the plan. We wanted the applicant to come up with a system that would mitigate the impervious surface that he was putting in. The board discusses the down spouts. Motion by Bernard Mullaney to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board. Motion by Robert Acevedo to grant a 14.2 foot frontline setback "Variance" down to 25.8 feet where 40 feet is required for the proposed garage at 3 Ivy Lane, Franklin MA as shown on a plan entitled Certified Plot Plan 3 Ivy Lane dated April 11, 2010 by Continental Land Survey with the condition of the approval be that the applicant construct a dry well system on the property as shown on a plan entitled Proposed Dry Well at 3 Ivy Lane Franklin, MA dated June 24, 2010 by Bruce Saluk & Assoc. Inc. Civil Engineers & Land Surveyors. Seconded by Bernard Mullaney. Unanimous by the board.

General Discussion:

Motion by Bernard Mullaney to accept the minutes of June 10, 2010. Seconded by Robert Acevedo. Unanimous by the board.

Motion by Bernard Mullaney to accept the Zoning Board of Appeals Meeting Schedule for 2011. Seconded by Robert Acevedo. Unanimous by the board.

The Board read a memo inviting the board members to a meeting in regards to Open Meeting Law.

The Board has an email in regards to the slope repair for Eaton Place. They are in the process of getting prices. Will continue to post Eaton Place on the agenda for follow-up discussion.

REORGANIZATION

The Board opens nominations for Chairman of the Zoning Board of Appeals:

- **Robert Acevedo nominates Bruce Hunchard as Chairman for the Franklin Zoning Board of Appeals. Seconded by Bernard Mullaney. Unanimous by the board.**

The Board opens nominations for Vice Chairman of the Zoning Board of Appeals:

- **Bernard Mullaney nominates Robert Acevedo as Vice Chairman for the Franklin Zoning Board of Appeals. Seconded by Bruce Hunchard. Unanimous by the board.**

The Board opens nominations for Clerk of the Zoning Board of Appeals:

- **Robert Acevedo nominates Bernard Mullaney as Clerk for the Franklin Zoning Board of Appeals. Seconded by Bruce Hunchard. Unanimous by the board.**

Motion by Bernard Mullaney to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board.

Signature _____

Date _____