

**Franklin Zoning Board of Appeals  
For Meeting Held On  
Thursday, November 17, 2011  
355 East Central Street  
Franklin, MA 02038**

**Members Present  
Bruce Hunchard  
Robert Acevedo  
Timothy Twardowski**

**7:30pm – 345 West Central Street – Village Ski Realty Trust**

**Applicant is seeking a variance for relief from minimum front yard setback allowing building down to 13.2' where 40' is required for the proposed one story storage addition. This building permit is denied without a variance/special permit from the ZBA.**

**Abutter Present**

**Appearing before the board is Richard Cornetta attorney for the applicant. Joining me this evening is Richard Brachold trustee of the Village Ski Realty Trust which is the title owner of the property at 345 West Central Street. As mentioned, this is request for variance relief; the property in question is 345 West Central Street in Franklin. It is a 20,000 square foot parcel located in the 1776 Plaza which has a number of stores. It is separately owned but shares a mutual easement arrangement within the shopping center to use the parking spaces as well as the travel lanes within that area to service his retail building. The current use of the building is used for the Village Ski and Sports Shop. It's a two story building located within the Commercial II zoning district and would require a 40' front yard setback for the building. This particular property received a variance for the construction of the improvements that currently exist on the premises. Over the years the business has grown and Mr. Brachold has outgrown the space. Currently there is a retaining wall that runs along the perimeter of that boundary 13.2 from the property line. Drops in grade from north to south as you go along Raymond Ave. Mr. Brachold would like to construct an extension to his existing building that would extend and create a roof top over this storage area that extends about 17' off the building and connects to this retaining wall. Been told by his architects that the retaining wall was constructed in such a manner that it could serve as the exterior easterly boundary of this improvement to the building. An elevation plan was submitted. He is not proposing to create a second floor or any useable space above that. Attorney Cornetta reviews the variance criteria. Abutter Kevin Remissong 6 Edward Street has no objection to the proposed. Board-Will this be used for storage only? Response: Yes, presently using a container but if approved the container will be removed. Board-Doors on the plan you will not be using an overhead door or loading dock? Response: Yes, correct. Board-Are you planning on using any doors in the back of the building? Response: No. Board-Are you going to close up any existing openings on the existing building? Response: No, we do have a side entrance. Board states this is a preexisting non conforming lot, the lot did not even meet it before we gave relief to build the building. As far as the vegetation that's out there, the trees and everything I agree I think they have grown up since this building been constructed and don't see any issues with Raymond Street because there isn't any houses directly across the street from this project. There is a house on the corner of West Central Street. As long as it's used for storage only, they are using the area for storage now with an unsightly container. Motion by Timothy Twardowski to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board. Motion by Robert Acevedo to grant a Minimum Front Yard Setback allowing building to a minimum of 13.2 feet, where 40.00 feet is required for a proposed one story wood frame storage addition to be 55 feet by 16.5 feet, approximately 908 square feet to be built in the existing space without removing or altering the existing concrete retaining wall. Relief is granted on the conditions that the addition shall be constructed as shown on a plan entitled, "SITE PLAN MODIFICATION FOR VILLAGE SKI & SNOWBOARDING IN FRANKLIN MASSACHUSETTS", prepared by Guerriere & Halnon, Inc., dated October 18, 2011 and shall be used for storage purposes only. Code of the**

**Town of Franklin, Chapter 185, Attachment 9. Seconded by Timothy Twardowski. Unanimous by the board.**

**General Discussion:**

**Motion by Robert Acevedo to approve the minutes of November 3, 2011. Seconded by Timothy Twardowski. Unanimous by the board.**

**There will be no Zoning Board of Appeals meeting December 15, 2011.**

**The Board will notify William Yadisernia town engineer of its approval to review any plans that Mr. Bourne provides in regards to the ZBA application for 3 Bent Street.**

**Motion by Timothy Twardowski to adjourn. Seconded by Robert Acevedo. Unanimous by the board.**

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**Signature \_\_\_\_\_**

**Date \_\_\_\_\_**