

**Franklin Zoning Board of Appeals  
For Meeting Held On  
Thursday, June 7, 2012  
355 East Central Street  
Franklin, MA 02038**

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

**46 Partridge Street – David & Barbara Nichols**

**Applicant is seeking a building permit to construct a detached 24'x24' garage 30' from the front set back where 40' is required. This building permit is denied without a variance from ZBA**

**No Abutters Present**

**Appearing before the board is Barbara and David Nichols seeking a variance to construct a garage 30' from the property line. Two car garage with storage above. A plan is submitted by GBI for a 24 x 24 garage dated 04/11/2012. Motion by Timothy Twardowski to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board. Motion by Robert Acevedo to "Take Under Advisement". Seconded by Timothy Twardowski. Unanimous by the board.**

**During General Discussion: Motion by Timothy Twardowski to grant a ten foot front yard setback "Variance" down to 30' where 40' is required for the proposed 24' by 24' garage with storage area above as shown on a plan entitled Plot Plan Located AT: 46 Partridge Street Franklin, MA Prepared For: Barbara Nichols dated 4/10/12 Revised 4/30/12 by Land Planning, Inc. Seconded by Robert Acevedo. Unanimous by the board.**

**16 Hawthorne Drive – Alan & Paula Coughlin  
(Represented by J.C. Hosford Construction Inc.)**

**Applicant is seeking a building permit to construct a 16' x 14' open deck, 21' from the side setback where 25' is required. Building permit is denied without a variance from the ZBA.**

**No Abutters Present**

**Appearing before the board is contractor Joseph Hosford in regards to a deck that was built without a building permit and needs relief. Motion by Robert Acevedo to close the public hearing. Seconded by Timothy Twardowski. Unanimous by the board. Motion by Robert Acevedo to grant a four foot sideline setback "Variance" down to 21' where 25' is required for the rear deck as shown on a plan entitled Deck As-Built 16 Hawthorne Drive Franklin, MA dated April 2, 2012 by GW Site Solution Inc. and subject to any disciplinary action deemed necessary by the Building Commissioner. Seconded by Timothy Twardowski. Unanimous by the board.**

**General Discussion:**

- **79 Brook Street – Property owner Joseph Bertone seeking guidance on an addition that will require a set of stairs and encroach on the sidelines. This property is a single story ranch and will need the stairs to get to the proposed second story. The stairs will be enclosed. There will be an access from inside the house and an access coming from a side door going up a set of stairs to get into the upstairs area itself. Board–If you decide to apply to Zoning Board of Appeals you will need dimensional relief from the sideline setback so you will ask for a variance, then if you decide to have a second dwelling unit upstairs you will need to apply for a special permit.**

- **Motion by Robert Acevedo to approve the minutes of April 19, 2012. Seconded by Timothy Twardowski. Unanimous by the board.**

- **Motion by Robert Acevedo to approve the minutes of May 3, 2012. Seconded by Timothy Twardowski. Unanimous by the board.**

- **Motion by Timothy Twardowski to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board.**

---

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

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