

**Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, April 5, 2012
355 East Central Street
Franklin, MA 02038**

Members Present

**Bruce Hunchard
Robert Acevedo
Timothy Twardowski**

7:30pm – 11 Brookfield Road – Matthew & Leanne Reardon

Applicant is seeking a building permit to construct an addition 30' from the front setback where 40' is required. This building permit is denied without a variance/special permit from the ZBA

No Abutters Present

Appearing before the board is Matthew and Leanne Reardon proposing a second floor addition. Met with an architect while considering what we could do with the house. We were told any option in order to get stairs to the second floor would require some type of bump out in the front of the house. Had a survey and need relief. Board-why can't you go out the side? Response: The side has zoning issues. Board-You don't have any issues to the other side? Response: Correct, but we were into conservation. Board-It does not show on the plan that's the problem, we need to see that. Based on variance criteria you need to show a hardship. This property is a ranch with a bump out and planning on putting on a second floor. Board explains in order to grant variance relief there has to be a hardship and in this case it appears that your hardship is the existence of the conservation land to the right side of that house that really prevents you from building in that area in general. That would be recognizable as a valid ground for granting the variance but without having documentation we really don't have anything to go on. Especially when it comes to a front yard variance those are generally limited to circumstances where it's not possible due to side yard, rear yard setback or conditions like this were you have wetlands that prevent you from doing your addition in those areas. So we need something for the record to show the existence of those wetlands there. Speak with your engineer and have them delineate the wetlands along with some topography showing how the lot slopes. Also, provide some pictures of the property. Motion by Timothy Twardowski to continue the public hearing till April 19, 2012 at 7:50pm. Seconded by Robert Acevedo. Unanimous by the board.

7:40pm - 60 Earl's Way – Sprint Spectrum L.P.

Applicant is seeking a building permit to remove and replace antennas on existing tower.

No Abutters Present

Appearing before the board is Peter LaMontagen Centerline Communications LLC, 960 Turnpike Street, Canton, MA. Representing the applicant Sprint, consultant for Sprint Spectrum so last we left off the board requested a structural analysis. Like to submit the structural letter. Motion by Timothy Twardowski to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board. Motion by Timothy Twardowski to grant a "Variance" to replace three existing antennas with three new antennas and one GPS antenna and also to install an accessory equipment cabinet on the site as shown on a plan entitled Sprint Vision Site Number: BS54XC939 Site Address: 60 Earls Way, Franklin, MA dated January 13, 2012 consisting of twelve sheets prepared by Atlantis Group. Seconded by Robert Acevedo. Unanimous by the board.

Motion by Robert Acevedo to approve the minutes of March 22, 2012. Seconded by Timothy Twardowski. Unanimous by the board.

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

Signature _____

Date _____