

Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, May 3, 2012
355 East Central Street
Franklin, MA 02038

Members Present
Bruce Hunchard
Robert Acevedo
Timothy Twardowski

48 Daniels St – John and Evelyn Peters

Applicant has purchased a home with a previous special permit for the accessory dwelling unit. This unit will need a new approval before occupancy by the new owner.

No Abutters Present

Appearing before the board is John and Evelyn Peters who purchased a property that previously had an in-law added in 1984. Requesting our own in-law for wife's parents and will not make any changes to the property. Motion by Timothy Twardowski to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board. Motion by Robert Acevedo to grant a second dwelling unit for the property located at 48 Daniels Street with the condition of the Special Permit be that the in-law Raymond and Sarah O'Neal reside at the property along with John and Evelyn Peters and that the Special Permit for the second dwelling unit becomes null and void if either party moves or transfers ownership. No separate utilities shall be permitted unless required by the DPW at 48 Daniels Street. The board also determines that the social, economic or community needs, which are served by the proposal, will be met. Traffic flow and safety will not be encumbered, adequate utilities and other public services exist, the proposal is consistent with the neighborhood character and social structure as it exists now and that the quality of natural environment will stay intact. There is no potential fiscal impact for the Town of Franklin by the issuance of the Special Permit. Also, that the Special Permit be recorded at the Registry of Deeds. Seconded by Timothy Twardowski. Unanimous by the board.

352 Partridge St – Jennifer & Jeffrey Dumas

Applicant is seeking a building permit to construct an addition 33.5' from the westerly side where 40' is required and 33.3' from the easterly side where 40' is required along with 38.4' from the front lot line where 40' is required. This building permit is denied without a variance from the ZBA.

No Abutters Present

Appearing before the board is Jennifer and Jeffrey Dumas requesting a variance for an addition. The property is non-conforming, was built in 1959 and the zoning was changed. Two story addition with a farmer's porch. First floor would be to expand our kitchen, put in a mudroom and bring up the laundry room and proposing a sunroom in the back. The second floor would be a master bedroom with a walk-in closet and a master bath. Motion by Timothy Twardowski to close the public hearing. Seconded by Robert Acevedo. Unanimous by the board. Motion by Robert Acevedo to grant a 1.6 foot front yard setback "Variance" down to 38.4' where 40' is required, a 6.5 foot sideline setback "Variance" down to 33.5' on the westerly side where 40' is required and a 6.7 foot sideline setback "Variance" down to 33.3' on the easterly side where 40' is required for the proposed two story addition as shown on a plan entitled Certified Plot Plan in Franklin, Massachusetts April 5, 2012 signed 4/10/12 for the property located at 352 Partridge Street by Rod Carter Associates Land Surveyors. Seconded by Timothy Twardowski. Unanimous by the board.

General Discussion:

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

Signature _____

Date _____