

**Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, November 15, 2012
355 East Central Street
Franklin, MA 02038**

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

3 Pearly Lane – F & L Trust – Kurt Courtemanche

Applicant is seeking a special permit for a new accessory dwelling unit in an existing detached structure. This building permit is denied without a special permit from ZBA. No Abutters Present.

Appearing before the board is Kurt Courtemanche representing F & L Realty Trust. Approaching chairman with pictures (see attached) seeking in-law apartment that was constructed several years ago with the family in mind. Board: In Franklin we don't have a particular definition of an in-law apartment but, it has been the practice of the board in previous applications that we approve these subject to names of people who are going to reside at the residence both the house and this accessory dwelling unit. If you could tell us who that would be. Kurt: My wife (Karen) and I will be residing in the house at 3 Pearly Lane and then the in law apartment will be for either one of my children Kyle or Kara Courtemanche. Board: Do you have a floor plan layout. Kurt: I do but the copy is a breakdown of the print originally submitted several years ago. Board: One or two bedrooms? Kurt: 1 bedroom. Board: Are the entry points in the rear? Kurt: Entry point will be from our driveway and on the left side is a separate entrance that would allow you to get up to the second floor for egress. Board: So you would have to build a deck and stairway down from the double doors. Kurt: That is correct. I have options on gable end of the building I would put a stairwell and a landing coming out for a second means of egress. Motion by Timothy Twardowski to close public hearing. Second by Robert Acevedo. Unanimous by board. Motion by Robert Acevedo to grant the special permit for a second dwelling unit as shown on a drawing dated Oct. 14, 2005 by Desimone and Assoc., Medway, MA. Titled "Proposed Garage and Pool Plan of Land" in Franklin, MA. Second by Timothy Twardowski. Unanimous by board.

101 Forge Hill – UCOM Paging (Tower Assets Sub, LLC) – Alan Carle, Director of Engineering

Applicant is seeking a building permit to attach a new 10' whip antenna to an existing tower and add related ground equipment. This building permit is denied without a special permit from ZBA.

No Abutters Present.

Appearing before the board is Alan Carle, Director of Engineering for UCOM Paging. Presentation by UCOM. Applicant is looking to improve the paging coverage in Franklin, Bellingham and the Wrentham areas. Customers being Metro West Medical Center in Framingham and Natick are asking for improvement with service in this area. Doctors are not receiving pages. UCOM has researched 6 potential transmitter sites in this area and only the one in Forge Hill will cover the areas that we are looking to cover. Board: Did you check the Bellingham area for coverage or a place to put the antenna? Seems to me like if you put something in Bellingham you would get better coverage. Why Franklin? Applicant: The 6 sites were scattered around the area. There are not a lot of sites that I can go on anymore most of them are dominated by cell carriers and owned by cell

companies, in some cases and they will not let our transmitters on. I am a little bit limited but I was able to find 6 in the area. I cannot remember if there was one specifically in Bellingham or not. All sites were evaluated and this one was unique in that it covered everything I needed. Board: Who did the structural analysis? Applicant: American Tower. Board: Is there a dish or something around the whip antennae or just the antennae? Applicant: On the tower it is just the antennae. Applicant: At the base of antennae there is a shelter. We do not have access to the shelter so we would be required to put an outdoor cabinet on the ground at the base. A stainless steel weatherized cabinet. Board: Will it let off any noise? Applicant: You will not be able to hear anything unless you are a few feet from it. Board: This is in the overlay wireless district for the Town of Franklin. The Town of Franklin suggests that sites be collocated on antennas that currently exist which this is one that currently exists and I believe they have met all requirements. You are aware that if you change anything down the road you still have to come back here again even if you want to change an antennae. Applicant: Understood. Motion by Robert Acevedo to close public hearing. Second by Tim Twardowski. Unanimous by the board. Motion by Timothy Twardowski to approve special permit based on draft received for favorable decision. Board: Alan the antennae height is 90' center line height correct? Applicant: Yes it is. Board: And how tall is the antenna? Applicant: 10'. Board: So it will be 5' above the 90'? Applicant: Yes that is correct. Board: Motion made to approve application as outlined in the draft decision UCOM Paging "Special Permit" decision dated November 15, 2012. Second by Robert Acevedo. Unanimous by board.

General Discussion:

- Motion by Robert Acevedo to approve the minutes of October 25, 2012. Seconded by Timothy Twardowski. Unanimous by the board.
- Brief discussion on updating ZBA application.
- Motion by Robert Acevedo to adjourn and second by Tim Twardowski. Unanimous by the board.

Signature _____

Date _____