

**Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, December 12, 2013
355 East Central Street
Franklin, MA 02038**

**Members Present
Bruce Hunchard
Philip Brunelli
Timothy Twardowski**

15 Opal Circle – Ed & Leah Ronan

Abutters: None present

Applicant is seeking a special permit for an accessory dwelling unit. This unit was an existing accessory dwelling unit prior to the present property owner. The building permit is denied without a special permit from ZBA. Appearing before the board is Ed and Leah Ronan. Leah: We just purchased this property with a legal second dwelling unit and we were told by our realtor that we need to apply to the ZBA for my mother Denise and Francis Malloy to occupy the in-law. Board: No interior or exterior changes? It is just a name change? Leah: Correct, just a name change. Motion by Tim Twardowski to close the public hearing. Second by Philip Brunelli. Unanimous by board. Motion by Tim Twardowski to grant a special permit for the second dwelling unit located at 15 Opal Circle with the condition of the special permit that the in-law, Denise and Francis Malloy reside at the property along with the owners of the property Ed and Leah Ronan. Second by Philip Brunelli. Unanimous by board.

3 Hawthorne Drive – Maryanne Berger, Jacquelin and Paul Carroll

Abutters: See abutters list attached.

Applicant is seeking a special permit for a new accessory dwelling unit. The building permit is denied without a special permit from ZBA. Appearing before the board is Maryanne Berger and Jacquelin and Paul Carroll. Jacquelin: We would like to add an in-law apartment into the ground floor of the home that we purchased back in August. Board: No changes to the outside of the house? Everything is in the basement? The second dwelling unit is going to be mainly in the basement. Jacquelin: Correct. Motion by Tim Twardowski to close the public hearing. Second by Phil Brunelli. Unanimous by board. Motion by Tim Twardowski to grant the special permit for the second dwelling unit for the property located at 3 Hawthorne Drive, with the condition that the special permit be that the in-law Maryanne Berger resides at the property along with the owners Jacquelin and Paul Carroll. Second by Philip Brunelli. Unanimous by board.

22 Old Grove Street - Mary Boudreau and Nancy and Scott Francis

Abutters: None present.

Applicant is seeking a special permit for a new accessory dwelling unit. The building permit is denied without a special permit from ZBA. Appearing before the board is David Anderson, contractor and family member. David: We have built a 24' X 32' addition added to the existing home which we would like to convert to a second dwelling unit for Nancy's mother Mary Boudreau to reside. Board: The one story addition is already constructed and you have a building permit? David: Correct. Motion by Tim Twardowski to close the public hearing. Second by Phil Brunelli. Unanimous by board. Motion by Tim Twardowski to grant a special permit for a second dwelling unit for the property located at

22 Old Grove Street with the condition of the special permit that the in law Mary Boudreau reside at the property along with the owners as shown on the "As Built" plan located at 22 Old Grove Street, prepared by Continental Land Survey, LLC., 105 Beaver Street, Franklin, MA dated September 25, 2013. Second by Phil Brunelli. Unanimous by board.

General Discussion:

- **Motion by Tim Twardowski to approve minutes of November 21, 2013. Second by Bruce Hunchard. Unanimous by board.**

Motion by Tim Twardowski to adjourn. Second by Philip Brunelli. Unanimous by board.

Signature _____

Date _____