

**Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, August 21, 2014
355 East Central Street
Franklin, MA 02038**

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

**14 Oak Street Ext. – Martha and Peter Pepe
Abutters: None Present**

Applicant is seeking a building permit to construct a 12 foot by 18 foot deck 9 feet from the rear setback where 30' is required. Appearing before the board is Peter and Martha Pepe: We have lived in this house since 1977. The lot is preexisting nonconforming and the way the house is situated on the lot no matter what you do to expand the footprint we would need a variance. In 1986 we were approved for a variance to put on a family room and now we would like to add a simple deck onto the back. It is the only place that we could place the deck to go with the flow of the house. Board: So the existing deck is going to stay you are just going to add onto it? Peter: Yes. Board: Just an open deck no roof on it? Peter: Correct. Motion by Tim Twardowski to close public hearing. Second by Robert Acevedo. Unanimous by Board. Motion by Robert Acevedo to grant a 21 foot variance down to 9 feet where 30 feet is required for the proposed 12' X 18' deck as shown on a plan entitled "Certified Plot Plan" located at 14 Oak St. Ext dated July 16, 2014 by Continental Land Survey, LLC. Second by Tim Twardowski. Unanimous by board.

**864 Lincoln St – Athena Health Care Assoc. Inc.
Abutters: See attached**

Applicant is seeking a variance to construct, operate and maintain a 138 bed skilled nursing home facility in a Rural Residential 1 Zone. Appearing before the board is Atty. Richard Cornetta and Frank Demernis of Sage Engineering Co., representing the applicant. Atty. Cornetta: Brief synopsis of previous meeting. (See meeting minutes of Thursday July 24, 2014) We are working to secure a contract (See attached) with an EMS provider that is located in Medway that already services the area and they are located within 2 miles of area. Our traffic study is also not completed and hope to have that shortly. We wanted to appear before the board tonight to advise you as to our progress. Frank Demernis (Sage Engineering) in response to the Fire Chiefs memo we are entering into a contract with a local ambulance service, located in Medway Ma which is actually less than a mile from the proposed site. They will be under contract for 24 hour service, 7 days a week. They are well within the legal time frames to be able to get there in less than 2 minutes in lieu of the fire dept saying it is 9 - 11 minutes for the safety purpose of the residents. They also service other facilities of this nature in the area. Board: How long is this contract good for? Frank: In all

reality it would be indefinite. Frank: We will approach the Town Administrator and the Fire Chief and update them on this prior to our next meeting. For the traffic study, Sage Engineering has retained Fuss and O'Neil to perform a detailed traffic study per request of the board. They are under contract and are in the process of completing the report. Abutters: Concerns regarding using Events. Board: There are things they are looking into that may be one of them. Atty. Cornetta: The owner of the firm will be available at the next meeting. Abutters: Concerns regarding health issues, traffic, distance to the nearest hospital, perceived conservation issues, condition of the roads, noise, lights, deliveries, police response, animals, water supply, fire safety, etc. Dan Kelly, 890 Lincoln St: Would like to go on record as saying we are all abutters if you take a vote there will be no one that would want this to go through. We are all opposed to this project. Atty. Cornetta: We would like to request a continuance to October 23, 2014 @ 7:40 PM an extension in time to November 24, 2014 was submitted and signed by representatives of the applicant and the board members. Motion by Tim Twardowski to continue to October 23, 2014. Seconded by Robert Acevedo. Unanimous by board.

- Motion by Robert Acevedo to approve minutes of August 7, 2014. Second by Bruce Hunchard. Unanimous by the Board.

Motion by Robert Acevedo to adjourn. Second by Tim Twardowski. Unanimous by the Board.

Signature _____
Date _____