

**Franklin Zoning Board of Appeals  
For Meeting Held On  
Thursday, January 8, 2015  
355 East Central Street  
Franklin, MA 02038**

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

10 Juniper Road – Jim Peterson  
Abutters: None Present

Applicant is seeking a Variance to construct a 26' x 20' deck 32' from the side setback where 40' is required. Appearing before the board is Clay Reeder representing Mr. Jim Peterson. Mr. Reeder: We would like to build a deck, it is a pie shaped lot so it's a little tricky to put the deck off the rear right side. Board: The irregular shape of the lot and the way the house is positioned on the lot makes it even worse. It looks like they should have got relief when they built the house. Motion by Tim Twardowski to close the public hearing. Second by Robert Acevedo. Unanimous by board. Motion by Robert Acevedo to grant a 8 foot variance down to 32 feet where 40 feet is required for the proposed 26 x 20 deck as shown on a plan entitled "Variance Plan" for the property located at 10 Juniper Road, dated November 17, 2014 prepared by Land Planning, Inc. Second by Tim Twardowski. Unanimous by board.

10 Haverstock Road – Glenn and Nancy Carey  
Abutters: None Present

Applicant is seeking a Special Permit/Variance to construct an 11.4' x 36.6' addition that will increase the non-conforming nature of the subject property. Detached garage is proposed to be attached and will be 19' from the sideline setback where 35' is required. Appearing before the board is Edward Springer, Registered Architect representing the homeowner. Edward: There is clearly a life safety issue with ice and snow piling up between the house and garage. We are proposing to attach the garage to the house for safe passage. Board: Is the breezeway enclosed? Edward: Yes, it will be enclosed. Board: This will be a single story? Will the attic tie into the house and the garage? Edward: No, there will be no connection. Motion by Tim Twardowski to close the public hearing. Second by Robert Acevedo. Unanimous by board. Motion by Robert Acevedo to grant a 16 foot side yard variance down to 19 feet where 35 feet is required for the proposed one floor addition to connect a preexisting free standing garage to the house making a need for sideline relief as shown on a plan entitled "Plan showing Proposed Addition" at 10 Haverstock Road, dated September 4, 2014

prepared by D. O'Brien Land Surveying, Franklin, MA. Second by Tim Twardowski. Unanimous by board.

General Business: Discussion regarding the meeting on January 13, 2015 with Acme Jazz and Town Officials which will be heard by Zoning Board of Appeals on January 22, 2015. Applicant will be submitting revised plans.

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

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_