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By City Clerk at 2:30 pm, Apr 04, 2023

ZONING BOARD OF APPEALS

MEMORIAL BUILDING – ROOM 121
150 CONCORD STREET, FRAMINGHAM, MA 01702
508.532.5456 – ZBA@FRAMINGHAMMA.GOV

STEPHEN E. MELTZER, CHAIR | EDWARD COSGROVE, VICE CHAIR
HEATHER O'DONNELL, CLERK | JOHN "RICK" MCKENNA
LAP YAN | LEONARD LEVY

AGENDA: APRIL 12, 2023 BLUMER COMMUNITY ROOM/REMOTE OPEN SESSION, 7:00 PM

REMOTE PARTICIPATION INSTRUCTIONS

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89871089865?pwd=aWRzQmh4dER1YWtRTWp4Sm5nWUlkdz09>

Webinar ID: 898 7108 9865

Passcode: 999460

One tap mobile: US: +13092053325,,89283901954# or +13126266799,,89283901954#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 669 900 9128 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171

Public participation: We encourage people who wish to provide comment on cases to do so in writing. **Please send comments no later than April 11, 2023 to zba@framinghamma.gov.** During the meeting, public comments will be accepted during the public comment periods designated by the Chair both in person and via remote participation. If you wish to make verbal comment through remote participation, please request recognition to speak by raising your virtual hand.

Application and plan documents submitted by applicants are available at: [ZBA Projects - 2023 \(framinghamma.gov\)](#)

1. HEARINGS: CONTINUED

7:00 23-03, 4 Mayhew Street – Robert Foley, D:6, Z: R-1 (TC, HO, LY; LL alt)

Finding to allow the proposed additions of 3 bedrooms for each unit of an existing three family residence, which is a pre-existing, nonconforming commercial structure in R-1 zoning district
Decision Deadline: May 19, 2023

2. SIGN HEARINGS: CONTINUED

7:00 S23-01, 876 Edgell Road – Nouria Energy Retail, Inc., D:3, Z: B-4 (RM; LY, LL, TC, HO alt)

Variance to allow the installation of additional 2 wall signs and one additional freestanding sign
Decision Deadline: April 9, 2023—Extended to April 30, 2023

3. HEARINGS: NEW

7:00 23-05, 5 East Street – Rosa Barroso, D:9, Z: M

Use Variance to allow a proposed single-family dwelling in the “M” zone
Decision Deadline: June 24, 2023

7:00 23-06, 1 Lanes End – Carla and Karl Ouellette, D:7, Z: R-4

Finding to increase the lot coverage to allow for the construction of a pool decking/pool patio
on a pre-existing, nonconforming lot
Decision Deadline: June 24, 2023

4. SIGN HEARINGS: NEW

7:00 S23-02, 100 Worcester Road -- YardBird, Inc., D:5, Z: B

Variance to allow the installation of 1 wall sign with the letter height over 18 inches
Decision Deadline: May 15, 2023

5. OTHER BUSINESS

6. MINUTES ACCEPTANCE

2/8/2023 Open Session

3/8/2023 Open Session

7. ADJOURNMENT