

**Economic Development Subcommittee Meeting
Agenda & Meeting Packet**

October 7th, 2020

5:45 PM

Meeting will be held at the **Municipal Building**
2nd floor, Council Chambers
355 East Central Street

The public will **NOT** be permitted to enter the building or participate in person. Only pre-approved participants on the meeting agenda will be allowed to enter the Building and participate in person.

Residents can attend and participate via the “ZOOM” Platform.

A NOTE TO RESIDENTS: Due to the continued concerns regarding the COVID-19 virus and Governor Baker's declared State of Emergency, we will be conducting a remote/virtual EDC Meeting for all public access and participation. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by clicking on the attached [link](#) (Phone, Computer, or Tablet required). The attached link and phone number will be active for the duration of the meeting for citizens to ask questions/voice concerns. If residents are just interested in watching the meeting it will also be [live-streamed by Franklin TV](#) and shown on Comcast Channel 11 and Verizon Channel 29.

- **Link to access meeting:** October 7th, 2020 EDC Meeting Link [HERE](#) -- Then click “Open Zoom”
 - Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/87388903235>
 - **Call-In Phone Number:** Call 1-929-205-6099 & enter Meeting ID # 873 8890 3235 --Then press #

Agenda:

1. Lot Line Zoning Change #5
2. Lot Line Zoning Change #6
3. Follow up discussion on Listening Session #1: Downtown Franklin, Franklin Crossing & Franklin Cultural District.

This is a meeting of the Franklin Town Council Sub-Committee; under the Open Meeting Law, this subcommittee is a separate "public body" from the Town Council. Therefore, unless the Town Council has separately noticed and posted its own meeting, Councilors who are not members of this subcommittee will not be permitted to speak or otherwise actively participate @ this meeting, although they may attend and observe. This prohibition is necessary to avoid the potential for an Open Meeting Law Violation

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

TO: JAMIE HELLEN, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
**RE: ZONING BYLAW AMENDMENTS 20-8X5 AND 20-8X6, ZONING MAP CHANGES
TO BETTER DEFINE THE TOWN OF FRANKLIN'S ZONING DISTRICTS**
**CC: MARK G. CEREL, TOWN ATTORNEY; AMY LOVE, TOWN PLANNER;
CHRISSY WHELTON, ASSISTANT TO THE TOWN ADMINISTRATOR;
MAXINE KINHART ASSISTANT TO THE PLANNING DIRECTOR**
DATE: SEPTEMBER 30, 2020

As you know the Department of Planning and Community Development (DPCD) and other Town staff are undergoing a multi-year project to better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts, the Zoning District line is moved so each parcel is only in one zoning district, in most cases based on the current land use.

Attached are two proposed Zoning Map Amendments that would change the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code), Zoning Map Amendments 20-8X5 and 20-8X6.

Zoning Bylaw Amendment 18-8X5: Zoning Map Changes from Rural Residential II and Single Family Residential III, to Rural Residential II or Single Family Residential III an area on or near Oak Street.

Zoning Bylaw Amendment 18-8X6: Zoning Map Changes from Single Family Residential III and Single Family Residential IV, to Single Family Residential III or Single Family Residential IV an area on or near Longhill Road and Pleasant Street

The two attached Zoning Map Amendments include the amendment document, a list of parcels proposed for rezoning, and a diagram with two maps: one showing the current zoning, and one showing proposed Zoning Map changes.

I recommend the Town Council's Economic Development Subcommittee discuss the proposed Zoning Map Amendments in the near future. If the Committee supports the proposed zoning map changes, the two Zoning Map Amendments should be scheduled for a Town Council meeting for further consideration.

The two proposed Zoning Map Amendments are a small part of the larger Town-wide project. Let me know if you have questions or require additional information.



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 18-8X5**

**ZONING MAP CHANGES FROM RURAL RESIDENTIAL II
AND SINGLE FAMILY RESIDENTIAL III
TO RURAL RESIDENTIAL II OR SINGLE FAMILY RESIDENTIAL III
AN AREA ON OR NEAR OAK STREET**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF
FRANKLIN AT CHAPTER 185 SECTION 5, ZONING MAP**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments to §185-5, Zoning Map:

That the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential III to Rural Residential II an area containing **40.89± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

252-091-000	252-107-000	260-018-000
252-092-000	252-108-000	260-019-000
252-093-000	259-062-000	260-020-000
252-094-000	260-009-000	260-024-000

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential III to Single Family Residential III an area containing **0.46± acres**, comprising the following parcel of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

260-010-000

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Oak Street").

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2020

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Nancy Danello
Deputy Town Clerk

ABSTAIN _____

ABSENT _____

RECUSED _____

Glenn Jones, Clerk
Franklin Town Council

Proposed Zoning Map Amendment 20-8X5

Purpose: Better define Zoning District boundaries by following parcel lines.

**From Rural Residential II & Single Family Residential III,
To Rural Residential II or Single Family Residential III,
An Area On Or Near Oak Street**

Parcel	Location	Size (acres)	Owners	From	To
252-091-000	7 Farm Pond Lane	1.0570	Aditya Pellore and Manisha Thanneeru	RRII & SFRIII	RRII
252-092-000	5 Farm Pond Lane	0.7231	Thomas and Raina Yeulenski	RRII & SFRIII	RRII
252-093-000	3 Farm Pond Lane	0.6905	Christopher and Hellen Chaulk	RRII & SFRIII	RRII
252-094-000	3 Echo Bridge Road	0.7028	Pamela and Matthew Barcello	RRII & SFRIII	RRII
252-107-000	375-A Oak Street	25.5310	Austris Kruza C/O J A Kruza	RRII & SFRIII	RRII
252-108-000	6 Diablo Drive	1.4850	David and Karen Bryan	RRII & SFRIII	RRII
259-062-000	2 Diablo Drive	0.6887	Michael and Justine Dolan	RRII & SFRIII	RRII
260-009-000	2 Angelo Way	0.6910	James and Leanne Makris	RRII & SFRIII	RRII
260-010-000	365 Oak Street	0.4604	Mary Ellen Hasenfuss	RRII & SFRIII	SFRIII
260-018-000	6 Lena Circle	2.6960	Terry Elliot	RRII & SFRIII	RRII
260-019-000	Lena Circle	1.1680	Ronald and Karen Calabrese	RRII & SFRIII	RRII
260-020-000	8 Lena Circle	2.8950	Michael and Josephine Callahan	RRII & SFRIII	RRII
260-024-000	Lena Circle	2.5610	Joanne Marguerite	RRII & SFRIII	RRII
	Total Area	41.34950			

RRII = Rural Residential II

SFRIII = Single Family Residential III

9/21/2020

Proposed Zoning Map Changes

An Area On Or Near Oak Street

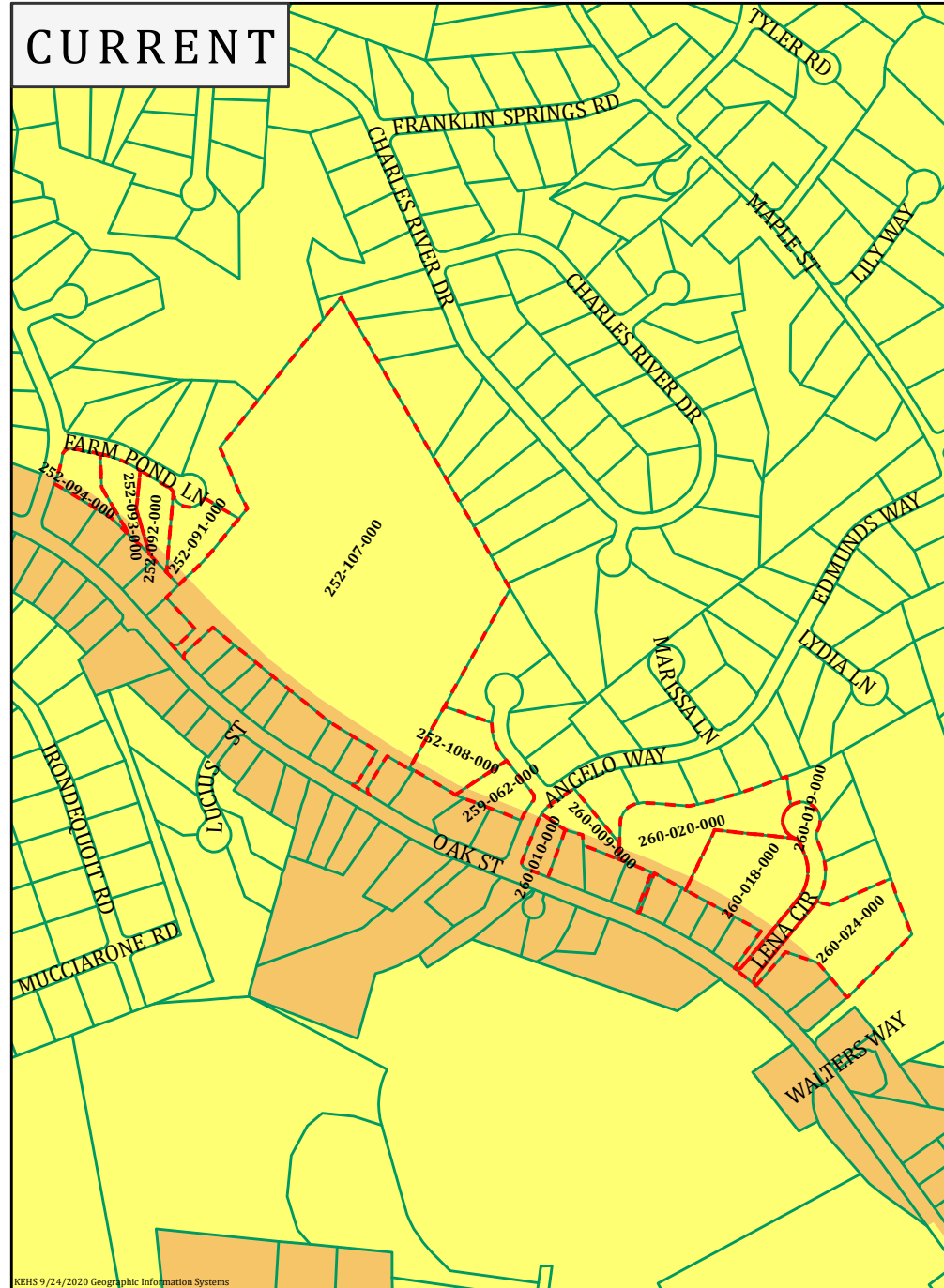
From Rural Residential II & Single Family Residential III, To Rural Residential II or Single Family Residential III

0 445 890 1,780 Feet

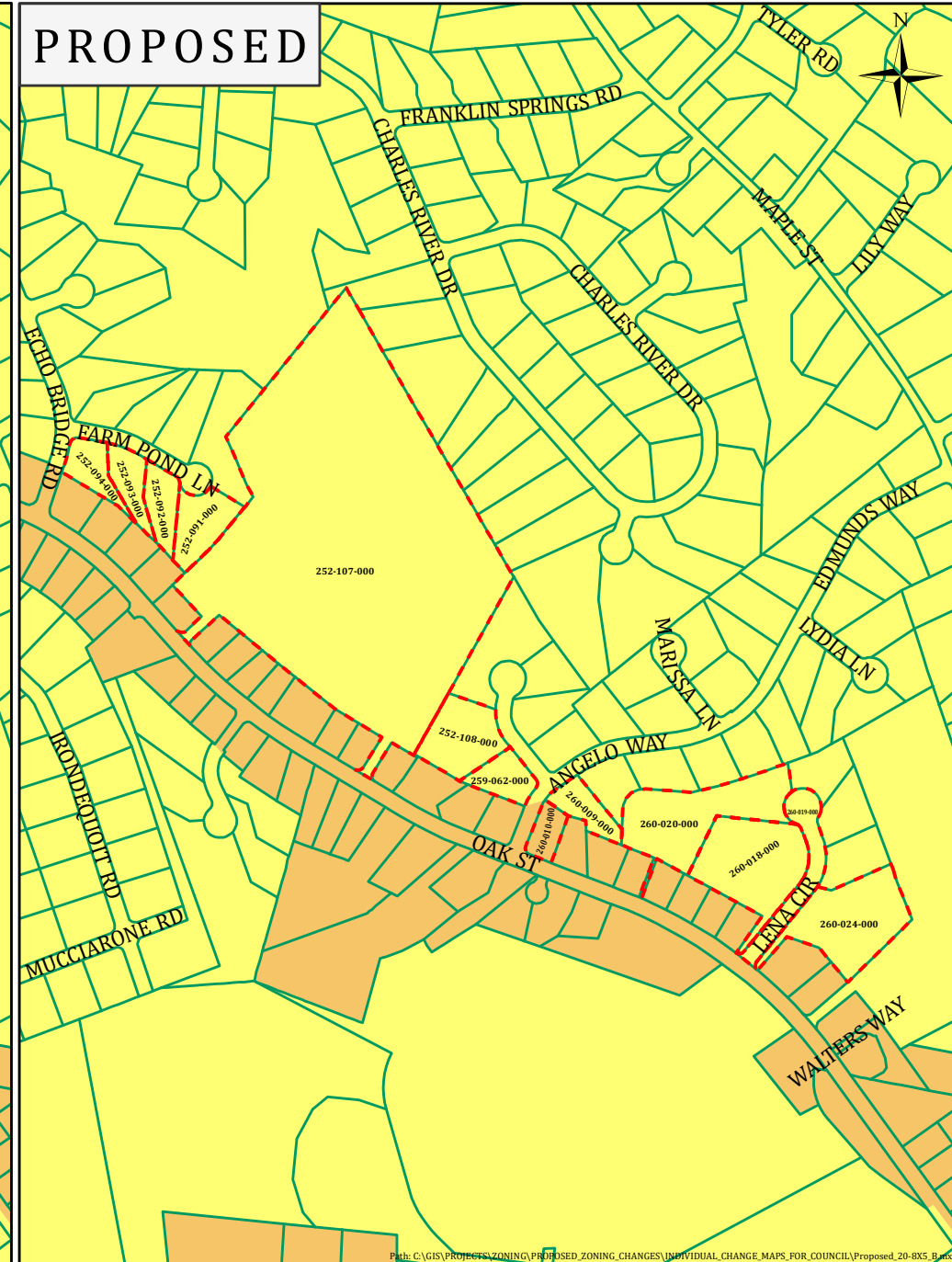
- Rural Residential II
- Single-Family III
- Area of Proposed Change
- Parcel Line

20-8X5

CURRENT



PROPOSED





SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 18-8X6**

**ZONING MAP CHANGES FROM SINGLE FAMILY RESIDENTIAL III AND SINGLE
FAMILY RESIDENTIAL IV TO SINGLE FAMILY RESIDENTIAL III OR SINGLE
FAMILY RESIDENTIAL IV AN AREA ON OR NEAR
LONGHILL ROAD AND PLEASANT STREET**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF
FRANKLIN AT CHAPTER 185 SECTION 5, ZONING MAP**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments to §185-5, Zoning Map:

That the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential III and Single Family Residential IV to Single Family Residential III an area containing **8.48± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

261-037-000

261-041-000

268-034-000

261-038-000

261-042-000

268-144-000

261-040-000

And the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential III and Single Family Residential IV to Single Family Residential IV an area containing **3.7± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

268-114-000

268-115-000

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Longhill Road and Pleasant Street").

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2020

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Nancy Danello
Deputy Town Clerk

ABSENT _____

RECUSED _____

Glenn Jones, Clerk
Franklin Town Council

Proposed Zoning Map Amendment 20-8X6

Purpose: Better define Zoning District boundaries by following parcel lines.

**From Single Family Residential III & Single Family Residential IV,
To Single Family Residential III or Single Family Residential IV
An Area On Or Near Longhill Road and Pleasant Street**

Parcel	Location	Size (acres)	Owners	From	To
261-037-000	105 Lincoln Street	0.34040	Paul Uttaro and Molly Paxson	SFRIII & SFRIV	SFRIII
261-038-000	Lincoln Street	0.26340	John J & Laurie A McCahill	SFRIII & SFRIV	SFRIII
261-040-000	25 Longhill Road	1.10700	Sonia Afonso and Jeremy Ford	SFRIII & SFRIV	SFRIII
261-041-000	8 Pinehurst Street	1.10800	Marina Korneeva	SFRIII & SFRIV	SFRIII
261-042-000	42 Pinehurst Street	1.73100	Robert & Cynthia Bissanti	SFRIII & SFRIV	SFRIII
268-034-000	Virginia Ave	0.61900	Julia Avenue Realty Trust	SFRIII & SFRIV	SFRIII
268-114-000	150 Pleasant Street	2.13900	Paul F & Beth A Mucciarone	SFRIII & SFRIV	SFRIV
268-115-000	154 Pleasant Street	1.56300	Elynor P Crothers L/E, Peter T Crothers	SFRIII & SFRIV	SFRIV
268-144-000	141 Dean Ave	3.31400	Steven R & Suzanne J Nurnberg	SFRIII & SFRIV	SFRIII
	Total Area	12.18480			

SFRIII = Single Family Residential III Zoning District

SFRIV = Single Family Residential IV Zoning District

9/24/2020

Proposed Zoning Map Changes

An Area On Or Near Longhill Rd and Pleasant Street

From Single Family Residential III and Single Family Residential IV, to Single Family Residential III or Single Family Residential IV

0 300 600 1,200 Feet

- General Residential V
- Rural Residential II
- Single-Family III
- Single-Family IV

- Area of Proposed Change
- Parcel Line

20-8X6

