



**Economic Development Subcommittee Meeting
Agenda & Meeting Packet**
July 21, 2021

Meeting will be held at the **Municipal Building**
2nd floor, Council Chambers
355 East Central Street
5:45 PM

A NOTE TO RESIDENTS: All citizens are now welcome to attend public board and committee meetings in person. Additionally, in an effort to maximize citizen engagement opportunities and comply with open meeting law regulations, citizens will be able to continue to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate via Zoom by clicking on the attached [link](#) (Phone, Computer, or Tablet required). The meetings will also be [live-streamed by Franklin TV](#) and shown on Comcast Channel 11 and Verizon Channel 29.

- **Link to access meeting:** July 21st EDC Meeting Link [HERE](#) -- Then click "Open Zoom"
 - Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/86062726778>
 - **Call-In Phone Number:** Call **1-929-205-6099** & enter Meeting ID: **860 6272 6778** then press #

Agenda:

1. Review of 2020-2021 Town Council EDC Goals

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

**Town Council Meeting
2020 and 2021 Goals
Town Council Workshop
January 8, 2020**

EDC List

Update: July 19th, 2021

Economic Development – To the EDC

- Revise Solar Bylaw to remove by-right commercial solar in Residential zoning districts -
 - Status: Complete.
- Ferrara Parking Lot Lease for continued commuter rail and free municipal parking in downtown for patrons to visit downtown businesses.
 - Status: Complete.
 - GIS department created a [free downtown parking map](#).
- Continue Lot Line “Clean ups” around town -
 - Status: completed six multi-lot line cleanups. Next phase: individual parcels.
- Zoning Changes
 - Approve Inclusionary Zoning bylaw proposal to stabilize the Town’s Affordable Housing Inventory with the state to ensure we maintain 10% affordable housing stock to preserve local zoning.
 - Status: In progress. Included as a strategy in the housing plan.
 - Master Plan Update before the Council --
 - Status: Complete. Bryan gave an excellent [Master Plan update](#).
 - Draft and Adopt state Affordable Housing Plan
 - Status: In progress. Expected approval consideration summer/fall 2021 by Planning Board and Town Council. [Draft Housing Plan attached here](#).
 - Residential 5 and C-1 density
 - Status: In progress.
 - Awaiting state regulations for zoning around downtown incentives.
 - Town Council approved funding to conduct a complete zoning diagnostics with MAPC in downtown Franklin for the first time since 2003!
 - The Franklin Crossing Neighborhood District rezone
 - Status: No progress.
- Approve Snow Removal bylaw on sidewalks -
 - Status: EDC suggested a draft map be presented to the Town Council. On June 10, the Council requested the issue to be held.
- Present Economic Profile to the Town Council - EDC to evaluate or implement ideas based off of the recommendations in the final report -
 - Status:
 - Completed [presentation and unveiling of study](#) in July 2020.

- Held five successful business sector [listening sessions](#).
- “[Think Franklin First](#)” campaign raised over \$50K in revenues.
- Assisted “Keep it local” with Downtown Partnership, United Chamber, Cultural District and partners.
- \$188,000 [Pop Up store grants](#) with two stores open in downtown.
- Recently awarded a \$21,000 Shared Streets grant. Award expected Summer 2021.
- Internal staff wayfinding signage committee started discussing signage.
- Completed a new [Franklin Business Guide](#).
- Eliminated tasting room % requirement in zoning bylaws for breweries, distilleries and wineries.
- Successful outdoor dining permitting process. Working with licensees for permanent outdoor dining post-COVID.
- Nu-Style (Grove Street) options
 - Status: Held public discussion. Staff are researching funding sources and further options. Bryan Taberner is working on a grant with MassDevelopment.
- Review BioTechnology Bylaw (EDC)
 - Status: No progress this year.
- Analyze Food requirement and closing hours for restaurants (EDC)
 - Status: No progress this year. COVID rules cap at 9:30PM. Could revisit after COVID-19 statutes have sunset April 2022.
 - Held discussion on home occupation food prep.
- Review and cleanup Marijuana Overlay District
 - Status: No progress this year on the bylaw. Staff recommends waiting until all currently permitted businesses have state licenses and then review.
 - However, three retail stores have been permitted and are awaiting licensure from the state. The Town has also permitted three grow-only facilities. All are in various forms of licensure at the state level.
- Revise Over 55 Overlay, including open space requirement (EDC)
 - Status: No progress this year. See [housing plan](#).
- Monitor Mixed Innovation Business District (EDC)
 - Status: Clark, Cutler McDermott has had a successful year despite the pandemic by opening up two buildings for PPE manufacturing. One business won Manufacturer of the Year from the State (Contollo).
 - This parcel still needs to be monitored as we exit out of COVID era.
- MBTA parking Lot in Downtown
 - Status: No progress this year. The MBTA is broke and ridership has plummeted for obvious reasons. The MBTA engages in downtown train stations when they see private and local public investment.
 - Town is doing a full zoning and housing diagnostics in downtown Franklin, which may give some suggestions on how to work with the MBTA based on other successful projects.