

**Economic Development Subcommittee**  
**June 20, 2018**  
**Minutes**

TOWN OF FRANKLIN  
TOWN CLERK

**Members present:** Thomas Mercer, Melanie Hamblen, Eamon McCarthy Earls, Glenn Jones.

2018 JUN 22 A 10:29

**Also in attendance:** Town Administrator Jeffrey Nutting, Deputy Town Administrator Jamie Hellen, and Planning Director, Bryan Taberner, Planner Amy Love. Attached is the sign in sheet for those who attended.

**The meeting was called to order at 5:45 PM.**

Zoning District Height Requirements –Mr. Mercer explained this item is back on the Agenda to re-discuss as there was some confusion from the last discussion. Mr. Mercer stated they are trying to accomplish uniform height across the board at 50feet by Special Permit Planning Board. Mr. Nutting further provided an explanation of the change by increasing the heights to 50feet with a Special Permit from the Planning Board. Mr. Padula asked if changing from 40 feet to 50 feet, does it affect the type of construction allowed. There was discussion about building codes and following the existing state mandated codes.

Mr. Mercer suggested moving this forward to Town Council, but continue to receive any input on the building codes and if height would affect the construction.

Motion by Councilor Jones and seconded by Councilor Earls to recommend to the Town Council (4-0), 50ft height with Special Permit by the Planning Board for CI, CII and Business zoning districts. See attached memo with proposed changes.

**Overlay Districts Review/Updates:**

- a. Economic Opportunity Areas overlay district – Mr. Taberner provided a map and gave a detailed explanation of the existing overlay districts. There were discussions on how the businesses receive a tax break from the local and state levels. Mr. Nutting explained the process for TIF's.
- b. Marijuana Use overlay district – Mr. Taberner provide a map and gave a detailed description of the three overlay districts in Town.
- c. Biotechnology/Life Sciences overlay districts – Mr. Taberner provided an overview of the areas in the town that have been designated for biotechnology. Mr. Taberner explained level 4 is not allowed anywhere in town, and these areas are mainly for level 3 testing. Mr. Taberner said these overlay districts currently work and don't need changing now. There may need some change in the future depending on future growth or tenants in the districts.

Mr. Jones asked if we have looked at expending the Marijuana Use to other areas of Town. Mr. Nutting said at this time, this current map works, however there is always something to consider in the future.

**Meeting Adjourned at 6:40 PM**  
The next meeting is TBD.

# Town of Franklin

Town Administrator  
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355 East Central Street  
Franklin, Massachusetts 02038-1352

## Economic Development Subcommittee Meeting

Municipal Building  
355 East Central Street, Training Room  
Franklin, MA  
June 20, 2018  
5:45 PM

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2018 JUN -1 P 3:31  
TOWN OF FRANKLIN  
TOWN CLERK

### Discussion:

1. Zoning District Height requirements
2. Overlay Districts Review/updates:
  - a. Economic Opportunity Areas overlay district
  - b. Marijuana Use overlay district
  - c. BioTechnology/Life Sciences overlay district

### Future Meetings:

3. Sign bylaw and temporary signs
4. Sale of Town Owned Land
5. Brewery zoning update
6. Food Trucks
7. Multi-Family Housing in RV and C1/Affordable Housing
  - a. R7
  - b. Over 55 Housing Overlay
  - c. Inclusionary Zoning
  - d. Affordable Housing Plan

Economic Development Committee Meeting

Wednesday, June 20, 2018

[illegible]

## FOR DISCUSSION

District	Current Stories By right	Current Height By right	Stories BY SP	Current Height SP	Proposed Change Special Permit	Proposed Ideas
Industrial	3	40	N/A	60		No Change
Downtown C1	3	40	4	50		
Business	3	40	5	60	50	Elim stories/reduce height
C2	3	40	N/A		50	Increase height
			N/A		50	Increase height

The Cake Bar is 38 feet  
Make same as Downtown

Municipal building is 37 feet

Business and C2 currently have 3 stories and 40 feet by right.  
This would change C1, C2 and Business to 50 feet by special permit  
and eliminate the number of stories by special permit in all zones listed

### Why reduce Height in C1-

C1 is at generally along Union Street and Cottage Street. The buildings are generally smaller/short buildings  
Having a 60 foot building in that neighborhood would be completely out of character  
C1 on East Central from Ruggles to King street on the East side and to Lewis Street on the West side  
Having buildings higher than in Downtown makes no sense. Most of the structures are two stories  
A jump to five stories would be out of character

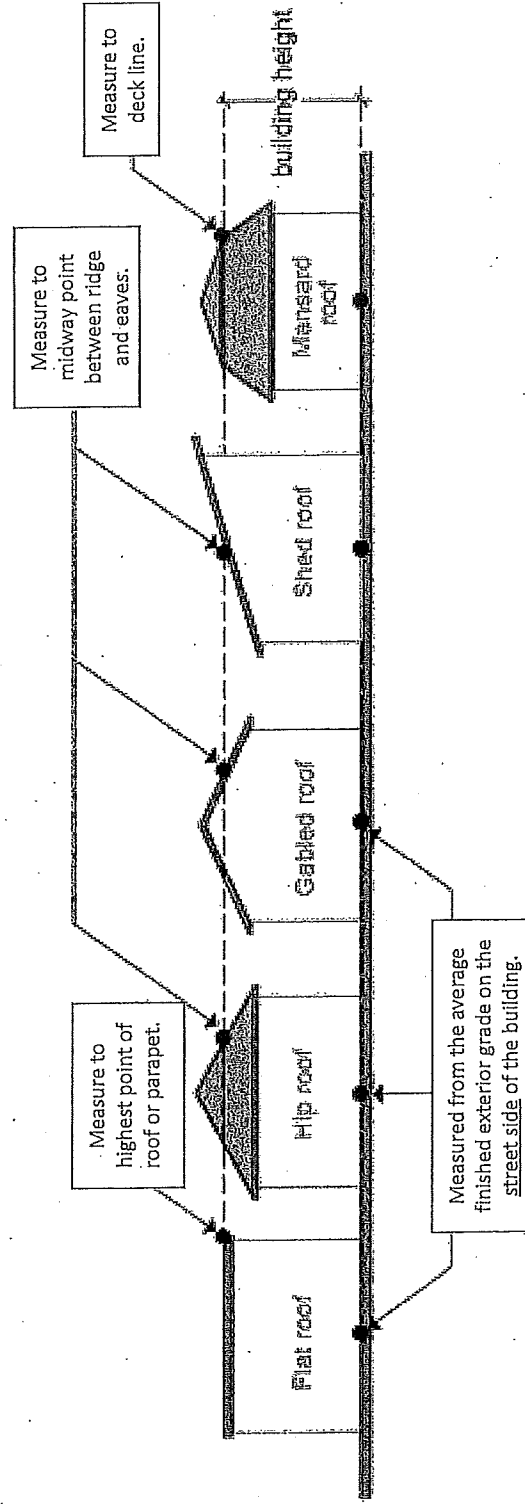
Business Zone is at the Franklin Village Mall and in two locations on the West side of 495  
One at exit 16 and the other at exit 17

**Red** **Final recommendation to be determined by subcommittee**

## Measuring Building Height

Town Staff were asked to develop a new definition for Building Height to replace the current Zoning Bylaw definition in Section 185-3. After substantial debate staff concluded the Town's definition is sufficient. There are a variety of ways to define/measure building height, but none better than our current definition.

The height of a building is measured from the average finished exterior grade on the street side of the building, to a point on the roof, which is dependent upon roof design. The diagram below provides detail on how the Town determines building height.



### Current Definition:

#### BUILDING HEIGHT

The vertical distance, in feet, from the average finished exterior grade on the street side of a building to the highest point of the roof or parapet for flat or shed roofs, to the decline for mansard roofs and to the mean height between the eaves and ridge for gable, hip and gambrel roofs, provided that at no point shall an exterior wall exceed the permitted height by more than 10 feet. Height limitations shall not apply to chimneys, spires, cupolas, television antennas or other parts of structures which do not enclose potentially habitable floor space.

06/20/2018  
Franklin DPCD





Town of  
**Franklin**  
MASSACHUSETTS

## Economic Opportunity Areas & Related Development Incentives

One of the most attractive incentives that a Massachusetts community can offer businesses is a Tax Increment Finance (TIF) agreement. A tax increment finance agreement is a multi-year property tax exemption based on the increased value of the property due to new construction or significant improvements.

In order for a business or property owner to qualify for a tax increment finance agreement, the specific parcels must be within an established Economic Opportunity Area (EOA), and the business' project must be designated as a "Certified Project". A certified project is a business that is expanding its existing operations, relocating its operations, or building new facilities and creating permanent new jobs within an economic opportunity area. In addition to the possibility of a tax increment finance agreement between the property owner and community, a designated certified project can qualify for significant State tax incentives.

### ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

Certified Projects, tax increment finance agreements and economic opportunity areas are all components of the Massachusetts Economic Development Incentive Program (EDIP), which was created in 1993 to stimulate business growth and foster job creation. The EDIP is administered by the Massachusetts Office of Business Development and the Economic Assistance Coordinating Council.

### FRANKLIN'S ECONOMIC OPPORTUNITY AREA INITIATIVE

Establishing large economic opportunity areas helps to create conditions favorable for business expansion, and assist property owners fill the Town's currently empty or underutilized industrially zoned manufacturing, warehouse and office space. The Town of Franklin has created several Economic Opportunity Areas in efforts to stimulate economic development. During 2009 the Town created the three large economic opportunity areas listed below:

- Forge Park Economic Opportunity Area
- Franklin Industrial Park Economic Opportunity Area
- Pond Street Economic Opportunity Area.




In August 2010 Franklin Town Council approved creation of three additional economic opportunity areas:

- North Grove Street Economic Opportunity Area
- South Grove Street Economic Opportunity Area
- Financial Way Economic Opportunity Area.

The Town of Franklin's six economic opportunity areas consist of over 945 acres on 100 parcels.



# MARIJUANA USE OVERLAY DISTRICTS

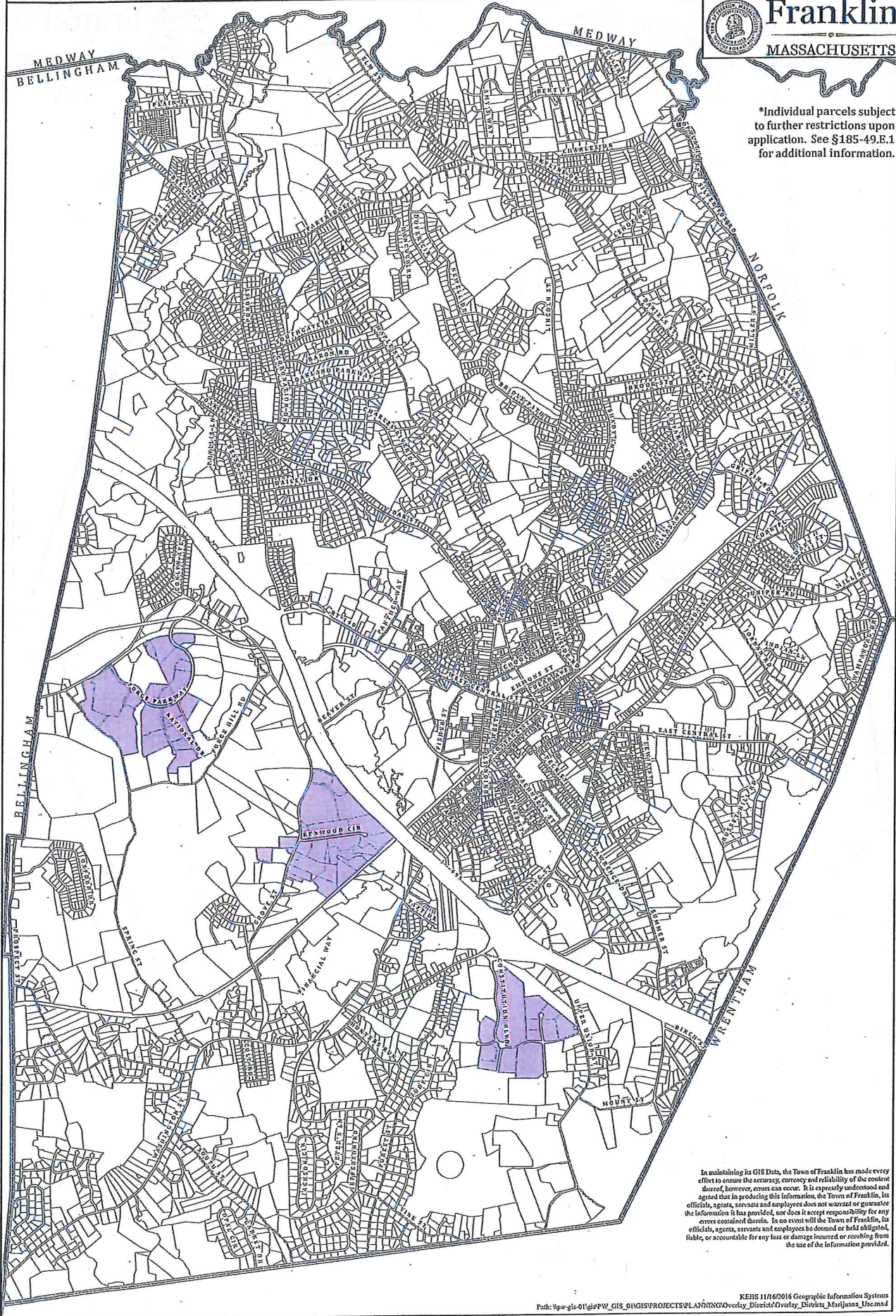
-  Marijuana Use Overlay District\*
-  Parcel Line
-  Municipal Boundary

Kilometers 0 0.25 0.5  
Miles 0 0.25 0.5



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\*Individual parcels subject to further restrictions upon application. See §185-49.E.1 for additional information.



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