

**Economic Development Subcommittee
September 5, 2018
Minutes**

TOWN OF FRANKLIN
TOWN CLERK

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

2018 SEP 7 10:40

Also in attendance: Town Administrator Jeffrey Nutting, Deputy Town Administrator Jamie Hellen, and Planning Director, Bryan Taberner, Planner Amy Love. Franklin Matters, Steve Sherlock, recorded the meeting

RECEIVED

The meeting was called to order at 6:00 PM.

Lot line changes – Mr. Nutting reviewed the proposed lot line changes for the area around Lewis Street, Uncas Ave, King Street, Lawrence Street, Summer Street and Susan's Way. Mr. Sherlock asked when the residents would be notified of these lot line changes. Mr. Nutting said when Town Council refers it to the Planning Board, a public hearing will be held and all residents will be notified.

Motion made by Councilor Jones and seconded by Councilor Hamblen to recommend to the Town Council (3-0).

Residential development impact on abutters – Mr. Padula had submitted a letter to chairman Mercer regarding his concern for noise impacts on new developments. Mr. Padula gave an overview of his concerns and what was said in the letter. There was discussion on both the residential property owners and industrial/business owners take responsibility for the noise control. Mr. Padula recommended adopting some plan to put in place that puts the noise control on the new development along with existing development. Mr. Taberner explained that there should be something in the by-law when residential and industrial abut each other, there is a buffer area. Not allowing development up to the lot line. Staff will continue to work on wording for a by-law change.

Mr. Mercer recommended continuing this item to the next meeting, October 3, for further discussion.

Sale of Town owned land – Mr. Nutting gave an overview of an auction held a year ago for Town owned land. Most of the land was not buildable and had been taken from tax title. Mr. Mercer said a few parcels were bought, but most of the land remained with the Town, since it had no value. Mr. Nutting said there are a few tax taking land that they are waiting for approval on. Mr. Nutting said there is much more land to be sold. There was discussion regarding paper streets, ownership and how they can be used. It was agreed to inquire with Mark Cerel, Town Attorney, for an explanation of paper streets.

Brewery Zoning discussion – Mr. Nutting said that there was inquire about extending the brewery zoning to Hillside Road. Mr. Hellen said the intent of the zoning was to keep it in the Downtown area where the Town wants to attract more business. Mr. Nutting said it would not be recommended to extend the zoning.

Sign By-Law and Temporary Signs – Mr. Nutting gave an overview of the proposed changes to the Sign by-law. Mr. Taberner proved a letter that outlined a few of the outstanding items and concerns of the sign by-law. Mr. Taberner discussed several of the items. Time ran out and will be further discussed at the next meeting.

Mr. Mercer recommended continuing this item to the next meeting for further discussion.

Motion made Mr. Jones, and seconded by Ms. Hamblen to adjourn, (3-0) vote.

Meeting Adjourned at 6:35 PM

Proposed Zoning Map Changes, An Area On Or Near King Street, Summer Street, Lawrence Drive & Uncas Ave

18-820

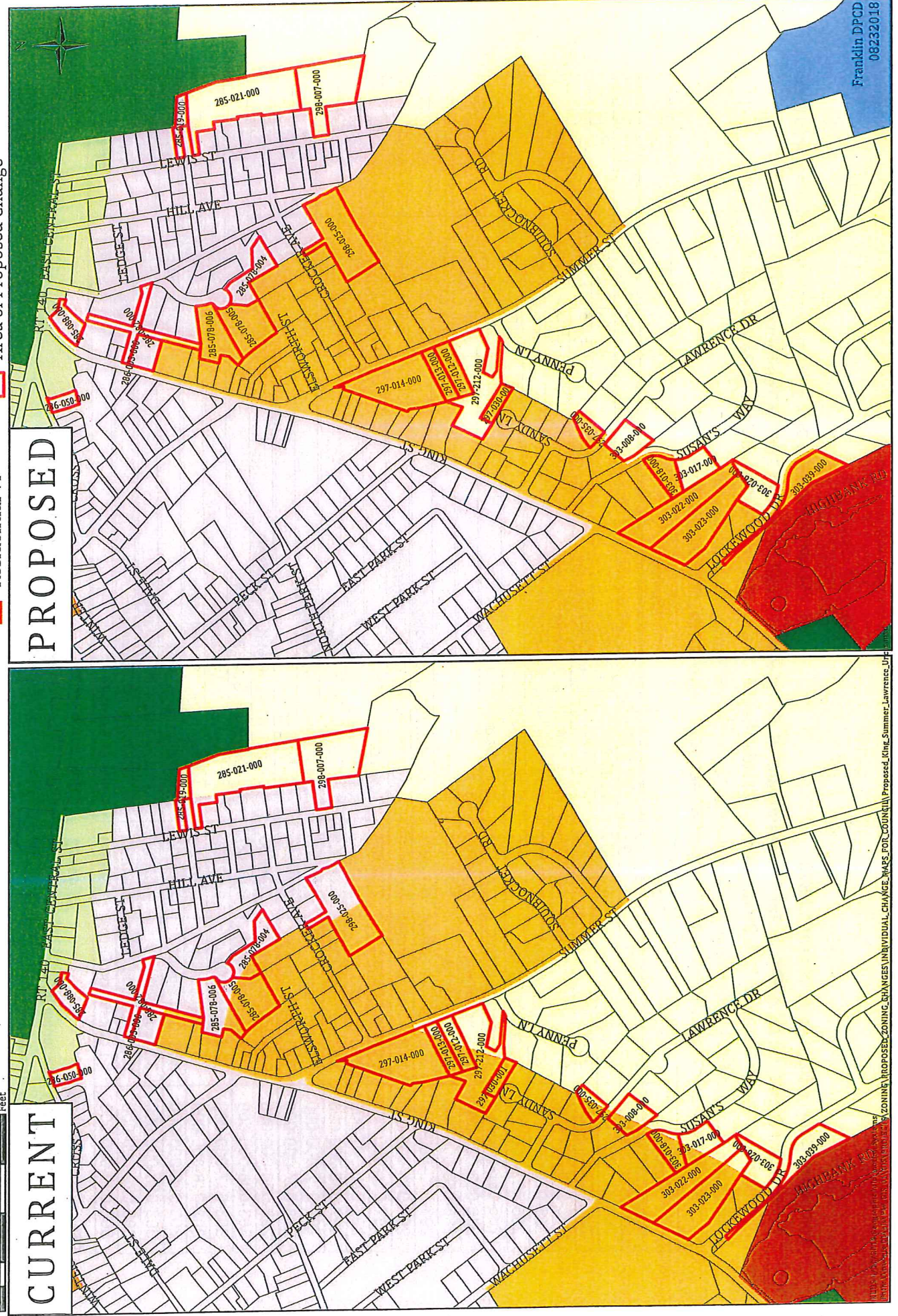
Area of Proposed Change

- Commercial I
- Commercial II
- General Residential V
- Residential VI
- Rural Residential I
- Single-Family III
- Single-Family IV

Parcel Line

CURRENT

PROPOSED



Franklin DP/CD
08/23/2018

Proposed Zoning Map Amendment 18-820

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

From Rural Residential I & Single Family Residential III, Rural Residential I & Single Family Residential IV,
Single Family Residential III & Single Family Residential IV, or Commercial I & Single Family Residential IV
To Rural Residential I, Single Family Residential III, or Single Family Residential IV
An Area On Or Near King Street, Summer Street, Lawrence Drive, and Uncas Ave

Parcel	Location	Size (acres)	Owners	From	To
285-019-000-000	62 Lewis Street	0.51185	J.M. Stumliolo	RRI & SFRIV	SFRIV
285-021-000-000	70 Lewis Street	4.22000	M. Dirosario, J. Dirosario	RRI & SFRIV	RRI
285-078-004-000	90-92 Uncas Ave	1.14500	Walsh Brothers Building Co. Inc	SFRIII & SFRIV	SFRIV
285-078-005-000	86-88 Uncas Ave	1.71300	Walsh Brothers Building Co. Inc	SFRIII & SFRIV	SFRIII
285-078-006-000	82-84 Uncas Ave	1.34300	Walsh Brothers Building Co. Inc	SFRIII & SFRIV	SFRIII
285-082-000-000	Daddario Street	1.44400	E. Bussaglia	SFRIII & SFRIV	SFRIV
285-088-000-000	12-14 King Street	0.65158	R. R. Catalano	CI & SFRIV	SFRIV
286-003-000-000	52 King Street	0.69559	D. A. Colace	SFRIII & SFRIV	SFRIV
286-050-000-000	24 Cross Street	0.35420	S. Yang	CI & SFRIV	SFRIV
297-012-000-000	277 Summer Street	0.72592	C. S. Mendell III, J. Boisvert	RRI & SFRIII	SFRIII
297-013-000-000	273 Summer Street	0.63572	L.J. Marguerite JR, B. Marguerite	RRI & SFRIII	SFRIII
297-014-000-000	Summer Street	2.89700	Town of Franklin	RRI & SFRIII	SFRIII
297-030-001-000	Sandy Lane	0.44812	R.L. Stewart, c/o Ann Fazio	RRI & SFRIII	SFRIII
297-035-000-000	10 Lawrence Drive	0.46008	S. Sherlock, D. P. Sherlock	RRI & SFRIII	SFRIII
297-212-000-000	7 Penny Lane	2.62700	H. Mahadevan, S. Kolamuri	RRI & SFRIII	RRI
298-007-000-000	120 Lewis Street	2.79000	J. E. McGann	RRI & SFRIV	RRI
298-025-000-000	65 Crocker Ave	2.84500	A.J. Lampason Jr, M.K. Lampason	SFRIII & SFRIV	SFRIII
303-008-000-000	9 Lawrence Drive	0.91827	R.J. Scannell, S.M. Scannell	RRI & SFRIII	RRI
303-017-000-000	19 Susans Way	0.92599	M.S. Coscia, M.M. Coscia	RRI & SFRIII	RRI
303-018-000-000	15 Susans Way	0.76159	R.J. Palladino, L.S. Palladino	RRI & SFRIII	SFRIII
303-022-000-000	300 King Street	2.43000	D.P. Lacourse-Cronk	RRI & SFRIII	SFRIII
303-023-000-000	326 King Street	2.59000	D.R. Lacourse, P. Lacourse	RRI & SFRIII	SFRIII
303-026-000-000	6 Lockewood Drive	0.91832	M. Mahdyiar, M. Rezvani	RRI & SFRIII	RRI
303-039-000-000	7 Lockewood Drive	1.39600	Town of Franklin	RRI & SFRIII	SFRIII

RRI = Rural Residential I 35.44723

SFRIII = Single Family Residential III

SFRIV = Single Family Residential IV

CI = Commercial I

8/23/2018

Franklin DPCD

Town of Franklin



Planning Board

355 East Central Street
Franklin, MA 02038-1352

July 19, 2018

Economic Development Committee
Tom Mercer, Chairman
Town of Franklin
355 East Central St
Franklin, MA 02038

Dear Chairman Mercer:

It has come to my attention there is a weakness in Section 185-35 of the Town's Zoning By-Law that needs addressing. Current regulations related to Screening do not require residential developers to screen their projects from adjacent land uses or non-residential zoning districts. The Town's current Zoning Bylaw puts the responsibility of separating land uses fully on the Commercial and Industrial (C&I) uses or zoning districts, regardless of the existing or intended land uses of the adjacent lots, or the length of time a current C&I use has been in place.

In addition, the Zoning Bylaw does not require that residential developers even consider mitigation of industrial or commercial noise levels resulting from new residential development directly adjacent to a current C&I use or zoning district. Again, the full responsibility of noise mitigation falls on the non-residential user, regardless of the length of time the current industrial and commercial use has been in place. Currently residential developers can remove all existing vegetative buffers from their property, and an existing adjacent C&I property owner would be required to mitigate resulting increases in noise.

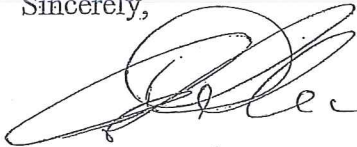
Established C&I businesses should not have to take full responsibility for increases in noise impacts resulting from residential developers eliminating natural buffers. This is not to say C&I property owners should be allowed to negatively impact abutting residential properties, but at least some regulation is necessary to prevent residential developers from taking actions that will substantially increase noise impacts from current C&I uses.

During the site plan review or special permit processes developers should be required to address concerns from likely noise elevations, and required to provide at least some screening or buffering to lessen the impacts from existing adjacent C&I uses. A good example would be the apartment complex on Dean Ave that was approved last year; the *Fairfield at Dean Ave* project is directly adjacent to the MBTA Commuter Rail Tracks and a substantial amount of related noise.

Section 185-35 of the Town's Zoning By-Law should include wording related to mitigating noise impacts from both sides of the property line in order to create a proper buffer between incompatible land uses. The responsibility of separating land uses and related impacts should fall on both property owners, especially where new residential developments are proposed to be adjacent to long established C&I uses.

Can this item be added to an EDC meeting agenda for discussion in the near future? Thank you for consideration of this important issue.

Sincerely,

A handwritten signature in black ink, appearing to read 'APadula', with a large, stylized loop at the beginning.

Anthony Padula
Chairman

Cc: Jeffrey D. Nutting, Town Administrator
Jamie Hellen, Deputy Town Administrator
Bryan Taberner, Planning & Community Development Director
Amy Love, Town Planner

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: UPDATE ON PROPOSED AMENDMENTS TO SIGN BYLAW
CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR
MARK CEREL, TOWN ATTORNEY; GUS BROWN, BUILDING COMMISSIONER;
AMY LOVE, PLANNER
DATE: SEPTEMBER 5, 2018

On the Economic Development Committee September 5, 2018 meeting agenda is an update on the proposed Sign Bylaw amendments that were presented and discussed at their August 8th meeting. Below is a list of changes being proposed to the Draft amendments in response to input received at the August 8th meeting, and input from Town staff:

Temporary Signs.

Up to 30 days. Subsection 185-20D(1)(a). Currently temporary business signs are permitted for up to 30 days. Wording will be edited to state that temporary signs may be permitted for up to 30 days after the permanent signs are installed.

Construction Screening. A new subsection will be added to address temporary construction screening. Maximum size sign currently proposed by Town staff is 20 percent of the fence that faces the street, or 80 square feet, whichever is smaller. The signage must be directly related to the project being constructed.

Size of Political Signs. Town staff are recommending a maximum of 32 square feet (in all Sign Districts) for any political signage.

Size of Freestanding Signs.

Town staff are working on amending their recommendations for the maximum size that may be allowed for free standing signs, especially for properties in the Downtown Commercial and Commercial Business Corridor districts with multiple establishments.

Eventual recommendations will likely include a certain maximum size sign for the first business, and a certain amount of additional square feet of signage for each additional establishment, up to a maximum total size. Recommendations will be presented at an Economic Development Committee meeting in the near future.

Sign Districts Map.

The Sign Districts map has been updated as follows:

- The Sign Districts boundaries have been adjusted to reflect all zoning district line changes.

- The following note has been added to the map

Please note, the Town of Franklin's Zoning Map is amended regularly by changing the zoning district of specific parcels. Therefore the sign districts shown may have changed and individual parcels may be subject to further restrictions upon application. See §185-20 for additional information.

Please let me know if you have questions or require additional clarification.

SIGN Districts

- Commercial and Business Corridor District
- Downtown Commercial District
- Industrial & Office Park District
- Residential District

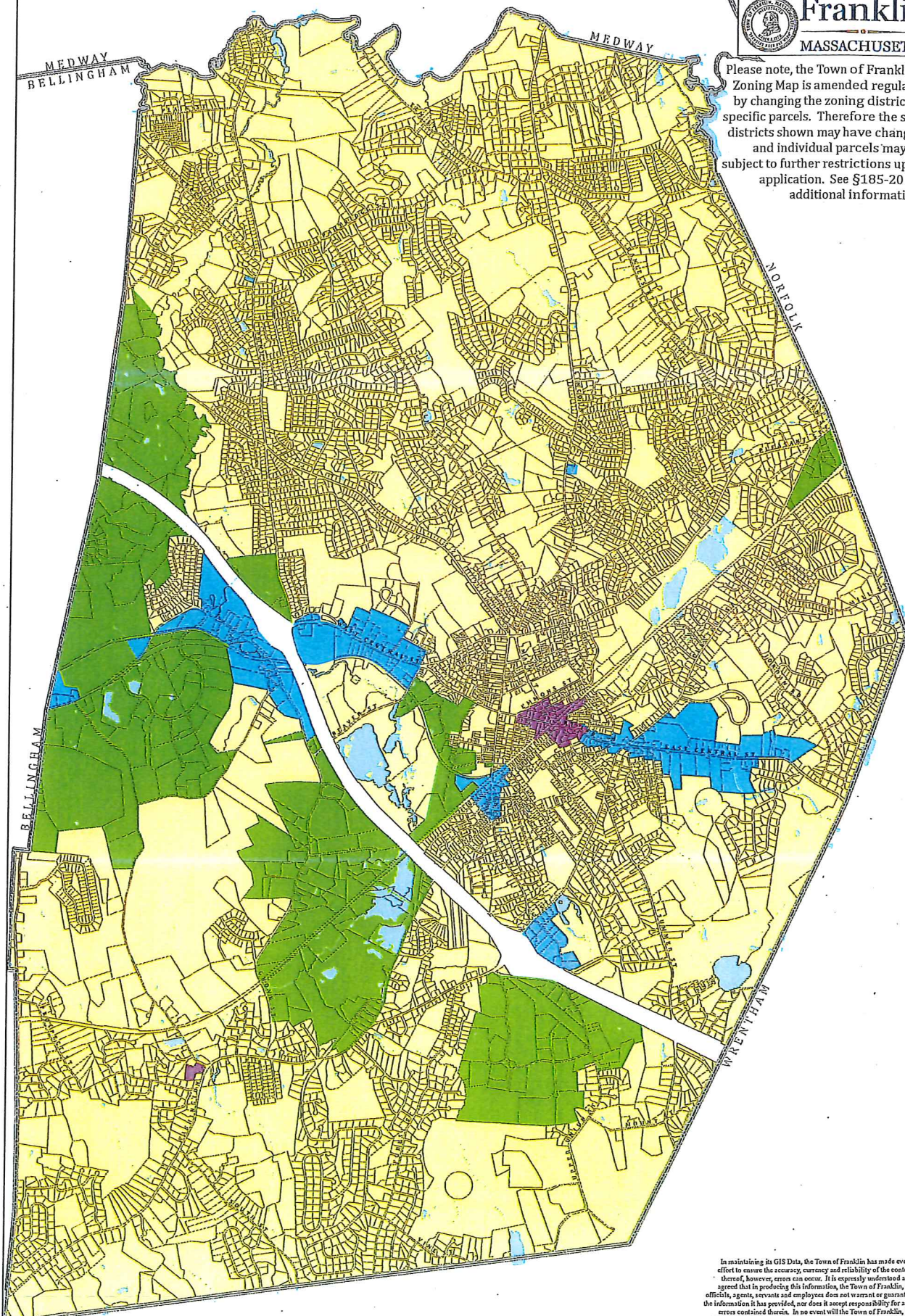
- Parcel Line
- Water
- Municipal Boundary

0 0.25 0.5
Kilometers
0 0.25 0.5
Miles



Franklin
MASSACHUSETTS

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