

Economic Development Subcommittee

June 10, 2020

6:30 PM

MINUTES

Members Present: Councilors Melanie Hamblen, Glenn Jones, Andrew Bissanti, Eamon McCarthy Earls

Town staff also in attendance: Town Administrator Jamie Hellen, Chrissy Whelton - Assistant to the Town Administrator, Bryan Taberner - Director of Planning and Community Development, Alecia Alleyne - Administrative Assistant

Other Attendees: Tony Padula, Joe Halligan

Councilor Hamblen called the meeting to order at 6:30 PM

1. Grants updates

a. Municipal Vulnerability Preparedness Assessment & Hazard Mitigation Plan

- i. Bryan Taberner is working with the Town of Bellingham to get our hazard mitigation plan up to speed, this will formally come before the Council in the Fall of this year. We need a public hearing and a public input period of time where the public can come in and provide comments on the drafted plan.

b. Update Market Analysis & Market Position Summary

- i. A draft is coming our way for further analysis and the Town is hoping to have a full presentation for this in July or August.

c. CDBG COVID with Bellingham

- i. We are applying for a community development block grant with the Town of Bellingham and other neighboring communities.

2. Reopening Phase 2 update

- a. We have created an online application for restaurants to apply for temporary outdoor seating, this process has been streamlined for businesses and many restaurants have already applied and are in the process of getting permitted, restaurants that had outdoor seating prior to COVID do not need to apply for this temporary expansion license. We have waved all fees for tent inspections and expansion licenses.
- b. Seating capacity is at about 25% at this point, when we enter phase 3 (Around July 4th) you will be able to eat inside with 50% capacity in restaurants
- c. 15 active COVID-19 cases in Franklin last week and we continue to trend down.

3. Lot Line #4: Zoning Map Amendment on or Near Beaver and Oak Streets

- a. This is part of our ongoing process of cleaning up lotlines. The changes are mostly along Oak Street, in mostly zones two and three, simply stated, this is the process of moving the zoning district line to a lot line. The town owns about 4 of the parcels, and there will be more lotline cleanups to come in the future. Next this will be sent to the Council which will then vote to recommend to the Planning board.
- b. MOTION was made to move to the Town Council. VOTE: Hamblen - Yes, Jones - Yes, Bissanti - Yes, McCarthy Earls - Yes. The motion passes 4-0 to forward it to the full Town Council for their consideration.

4. Snow Removal Bylaw Proposal

- a. This bylaw was repealed a couple of years ago at the Council level because there was no enforcement provision in the bylaw. Kate Sojberg our GLS analysis has created a proposed map to outline which areas

that are new to the bylaws proposed regulations. Many communities have a similar bylaw in place, the DPW will still go through and plow the areas, this is a safety maintenance effort.

- b. Joe Halligan has concerns that it may be impossible for people to shovel the snow without professional equipment because the snow from the street is oftentimes dumped on to the sidewalks, there is simply nowhere for the snow to be put, especially when it is piled 5+ feet high on the sidewalk.
- c. DPW Director Brutus Cantoreggi notes that this is an effort to try and improve services and get snow cleared in a more efficient way. The town has received complaints and this is a way to help improve safety so the DPW does not have 100% responsibility for clearing, this is a community effort to keep the sidewalks clear and maintained
- d. MOTION to move current draft to full council and for public hearing. VOTE: Hamblen - Yes, Jones - Yes, Bissanti - Yes, McCarthy Earls - Yes. Motion Passes 4-0

5. Inclusionary Zoning Bylaw Proposal

- a. The Town of Franklin currently has an outdated housing production plan, the number one goal is to keep our subsidized housing inventory above the 10% minimum. If we are not careful 10 years from now we could have 40b projects coming our way.
- b. There are two types of inclusionary bylaws - 1. mandated housing development, for example any single family housing development must have 25% affordable units, 2. An incentive based inclusionary zoning, we are presenting a combination of the two.
- c. Once units are affordable they will stay at that rate, at the other EDC meeting it was proposed to have affordable unit requirements go into effect once a development has over 5 or 10 units, this system makes it easy for developers to skate the rules by building a nine house development for example and making this a less effective system.
- d. We will look at the density type of incentives specifically in the C1 residential 5 areas. The Town could consider tax increment financing (TIF), this will create middle (moderate) income type developments, the Town could also consider 40R smart growth zoning districts.
- e. The current density allowed is 1 unit per 1000 square feet with a special permit or a zoning change through the Planning Board. The proposed Bylaw should create a mixture of mandatory and incentive based approaches. To do this we would need 2 zoning bylaw amendments 1. A bylaw changing the zoning density allowed by right 2. The actual inclusionary bylaw.
- f. Questions for next meeting:
 - i. Joe Halligan:
 - 1. What is considered affordable in Franklin, what is the figure if it does exist?
 - 2. Is section 8 housing counted towards the 10% affordable requirement?
 - a. It does not count on the subsidized housing inventory because there is no permanent restriction.
 - 3. Why are we only discussing multifamily apartments?
 - ii. Tony padula: How many neighboring towns have their 10% affordable requirement met?

Meeting Adjourned at 8:35 PM