

Economic Development Subcommittee

March 14, 2018

Minutes

TOWN OF FRANKLIN
TOWN CLERK

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

2018 MAR 20 P 12:00

Also in attendance: Chairman Town Counsel Matt Kelly, Chairman Planning Board Tony Padula, Vice Chairman Planning Board Joseph Halligan, Town Administrator Jeffrey Nutting, Deputy Town Administrator Jamie Hellen, Planning Director Bryan Taberner and Planner Amy Love. Residents Margaret Ranieri and Andrew Bissanti.

RECEIVED

The meeting was called to order at 5:55 PM.

Solar – Mr. Taberner provided an overview of proposed Zoning Bylaw amendments related to ground mounted solar panels. The proposed changes include a complete re-write of Ch. 185-19A – Accessory buildings and structures adding solar panels to Section 185-19 as an accessory use, and re-write or addition of related definitions in Section 185-3. Mr. Kelly said he felt this should be a separate by-law. There was also talk of requiring a fence. Several people asked about how to determine frontage in lots where there is no structure. The subcommittee will discuss again at the next meeting.

Lot Lines – Mr. Taberner presented 3 separate areas of town that need the zoning lines cleaned up. The first area was Raymonds St and Ponton Ave. Several Commercial II lots have residential houses on them and the recommendation is to change the zoning to Single-Family IV.

The second map change is located on Hayward Street, Fisher Street and Fisher Street Ext. The proposed changes include moving some of the Industrial zoned lots to Single Family IV and a few of the Residential lots to Industrial.

The third proposed map change is located on Washington, Arlington and James Streets. These areas are mainly zoned Single-Family III or Single-Family IV, where many lots are zoned both. The intention of the change is for all lots to have one zoning district.

The subcommittee discussed moving this to a vote at the next meeting.

Commercial I Parking Regulations – Mr. Taberner opened the discussion on the Commercial I parking. Currently there are no requirements for off road residential and commercial parking in the Commercial I district. Mr. Taberner distributed a draft bylaw amendment and discussed a proposed change in requiring one parking space per 500 feet of commercial floor area and 1.5 spaces for each residential unit within the CI district. Mr. Taberner recommended adding the same commercial parking requirements to the DC district. Mr. Halligan stated that no one would build a building without including some parking. Mr. Nutting mentioned that there should be a requirement in the by-law requiring parking. The subcommittee will discuss again at the next meeting.

Commercial I Dimensional Regulations - Mr. Taberner proposed changes to the Commercial I zoning district's dimension regulations and distributed a handout located in Ch. 185 Attachment 7. Mr. Padula asked about where the height is measured from for a building. The subcommittee will further discuss at the next meeting.

Other items on the Agenda that were not discussed due to time limitation:
R7 and Over 55 Housing

Meeting Adjourned at 6:50 PM

The next meeting is scheduled for April 11 at 5:45PM.

FILE COPY

Ground-mounted Solar

Proposal for Consideration

Regulate ground-mounted solar equipment as "accessory structures". Gus Brown recommends no solar structures in front yard and requiring a 40 feet setback in rear and side yards. Limitations on height should be considered especially in residential zoning districts.

Given that Section 185-19 Accessory buildings and structures, and related definitions in 185-3 need improvements, DPCD recommends changes to the following:

§ 185-3. Definitions.

- Delete current "Accessory building or use" definition
- Add "Accessory building or structure" definition
- Add "Accessory use" definition.
- Add "Solar" related definitions, including
 - Small-scale Ground-mounted solar energy system
 - Medium-scale Ground-mounted solar energy system
 - Large-scale Ground-mounted solar energy system

§ 185-19 Accessory buildings and structures

- Completely rewrite section, and create several subsections
 - Setbacks (rewrite wording in current 185-19)
 - Include "The following setbacks shall apply to all accessory buildings and structures, unless noted otherwise in other sections of Chapter 185".
 - Pools (use wording currently in "Accessory building or use" definition)
 - Free standing signs (Develop sentence referring to Sign Bylaw)
 - Ground-mounted solar energy systems
 - Insert wording for ground-mounted solar accessory structures, including subsections on:
 - Setbacks for Ground-mounted solar energy systems
 - Parcels within or adjacent to Residential Zoning Districts
 - Front yard setbacks: Accessory structures, including those related to ground-mounted solar energy systems, are not allowed.
 - Side and rear yard setbacks: 40 feet
 - Parcels not within or adjacent to Residential Zoning Districts
 - Front yard setbacks: Accessory structures, including those related to ground-mounted solar energy systems, are not allowed.
 - Side and rear yard setbacks: 10 feet
 - Height limitations

§ 185-7. Compliance required

- Add the following Primary Uses into the Use Regulations Schedule at Part III Industrial, utility.
 - Small-Scale Ground-Mounted Solar Energy System
 - Medium-Scale Ground-Mounted Solar Energy System (not in most Residential zones)
 - Large-Scale Ground-Mounted Solar Energy System (not in Residential zones)
- Add the following Accessory Uses into the Use Regulations Schedule at Part VII Accessory Uses.
 - Small-Scale Ground-Mounted Solar Energy System
 - Medium-Scale Ground-Mounted Solar Energy System (not in Residential zones)

Proposed Zoning Map Changes

Commercial II or Rural Residential II & Single Family Residential IV to Rural Residential II or Single Family Residential IV

CURRENT

PROPOSED

Commercial II

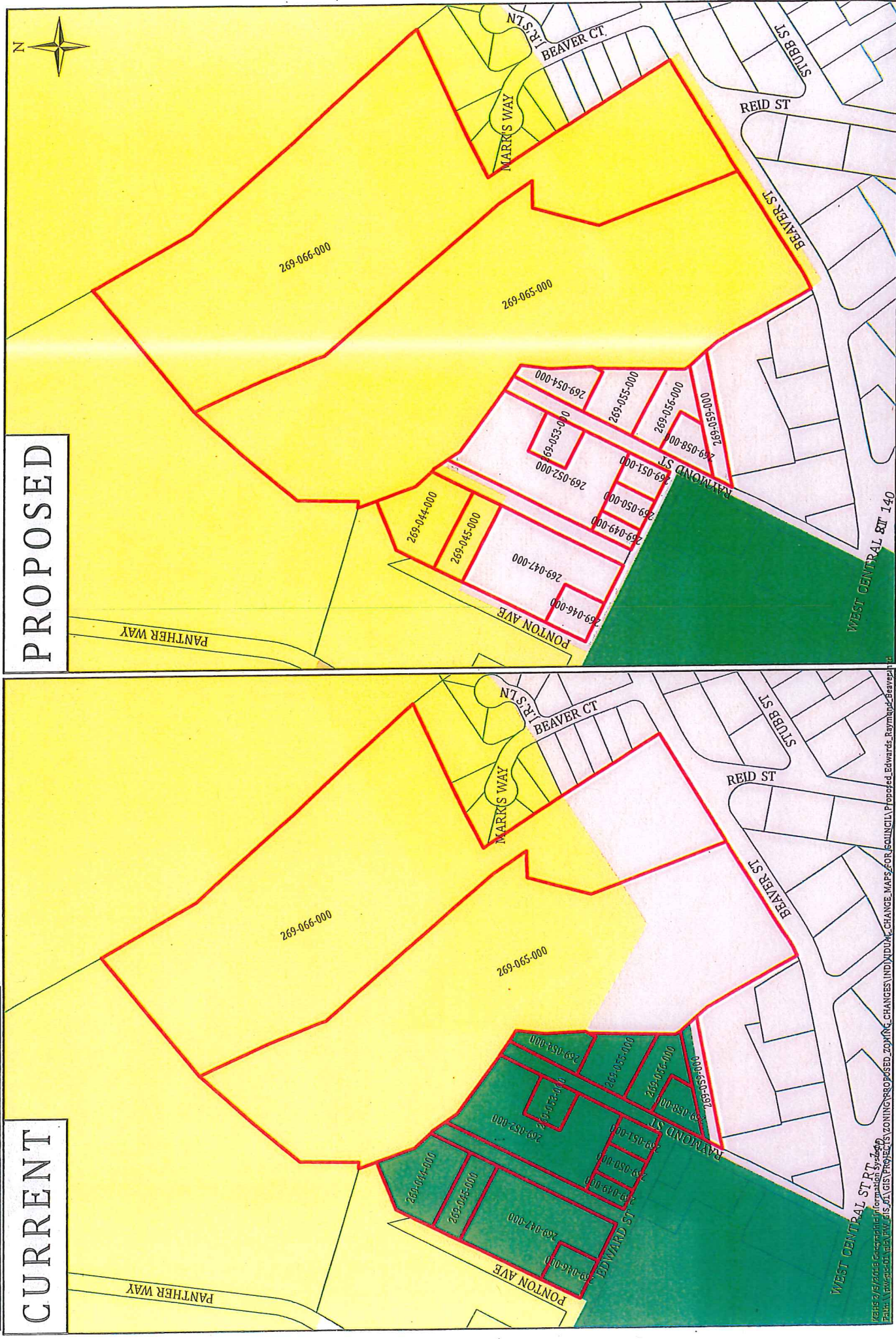
Rural Residential II

Single-Family IV

Area of Proposed Change

Parcel Line

i.



(KHS 2/5/2018 Geographic Information System)
 Path: \\pwr-gis-01\\pwr-gis-01\\GIS\\PROJECTS\\ZONING\\PROPOSED ZONING CHANGES\\INDIVIDUAL CHANGE MAPS FOR SCUNCILL\\Proposed Edwards Raymard\\Reaver\\h

Proposed Zoning Map Amendment

1.

**Commercial II, or Rural Residential II & Single Family Residential IV,
to Rural Residential II or Single Family Residential IV**

On or Near Edwards, Raymond and Beaver Streets

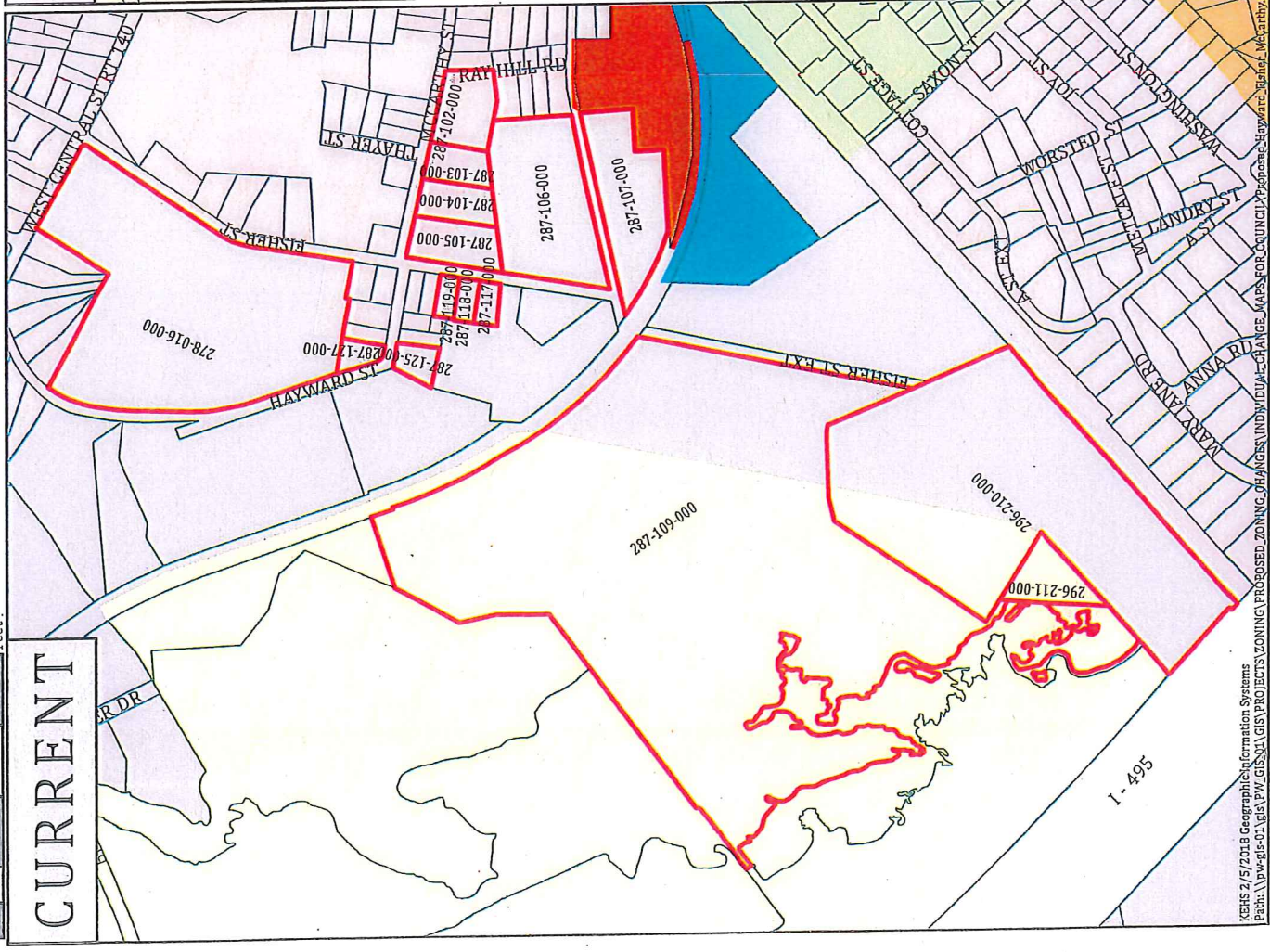
Parcel	From	To
269-044-000	CII	RRII
269-045-000	CII	RRII
269-046-000-000	CII	SFRIV
269-046-000-001	CII	SFRIV
269-046-000-002	CII	SFRIV
269-047-000-000	CII	SFRIV
269-047-000-001	CII	SFRIV
269-047-000-002	CII	SFRIV
269-049-000-000	CII	SFRIV
269-049-000-001	CII	SFRIV
269-049-000-002	CII	SFRIV
269-050-000	CII	SFRIV
269-051-000	CII	SFRIV
269-052-000-000	CII	SFRIV
269-052-000-001	CII	SFRIV
269-052-000-002	CII	SFRIV
269-053-000-000	CII	SFRIV
269-053-000-001	CII	SFRIV
269-053-000-002	CII	SFRIV
269-054-000-000	CII	SFRIV
269-054-000-001	CII	SFRIV
269-054-000-002	CII	SFRIV
269-055-000	CII	SFRIV
269-056-000	CII	SFRIV
269-058-000	CII	SFRIV
269-059-000	CII and SFRIV	SFRIV
269-065-000	CII, RRII and SFRIV	RRII
269-066-000	RRII and SFRIV	RRII

Proposed Zoning Map Changes

Industrial or Industrial & Single Family Residential IV or Industrial & Rural
Residential I to Single Family Residential IV or Industrial

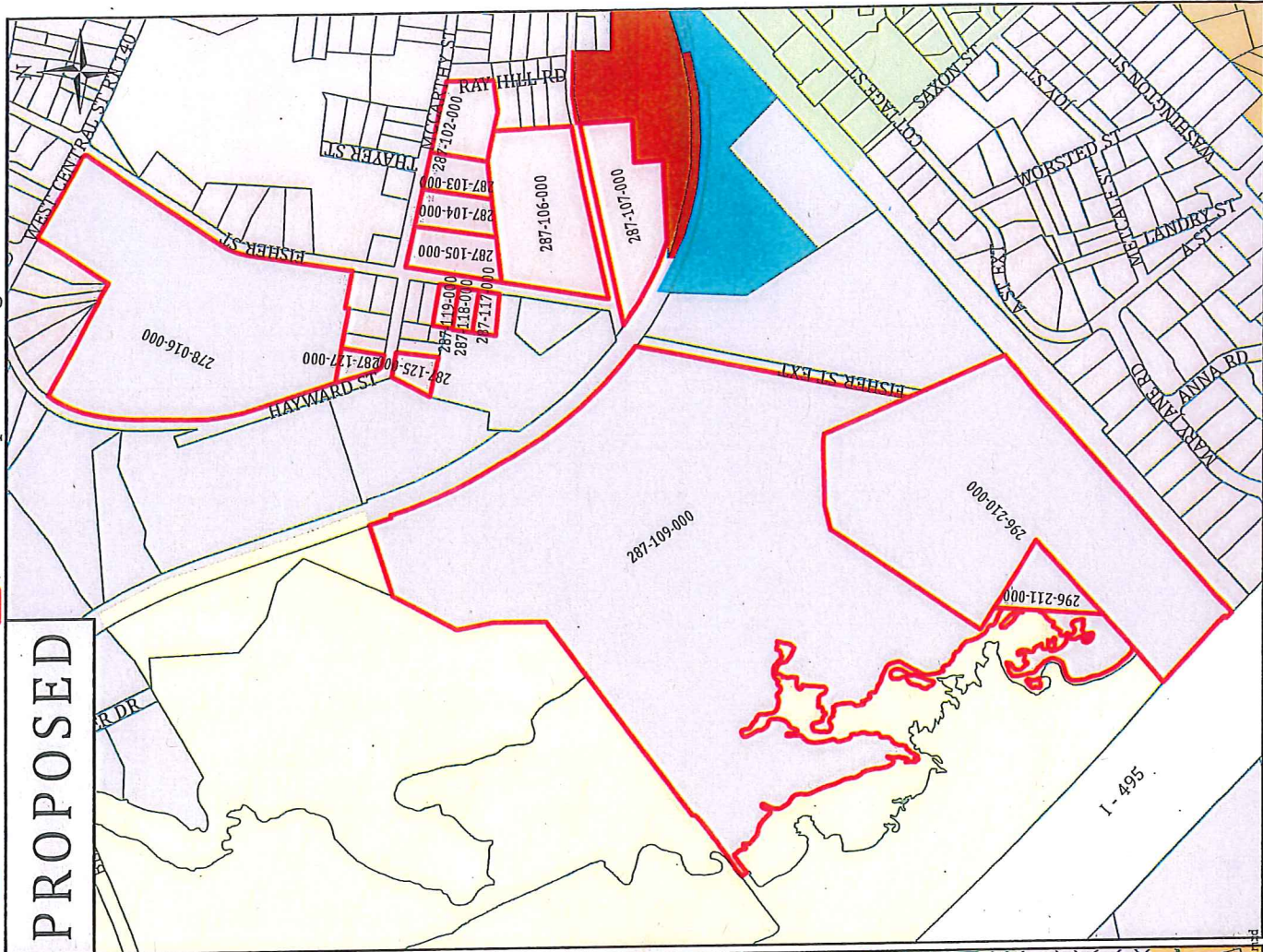
0 125 250 500 750 1,000 Feet.

CURRENT



- Business
- Commercial I
- Industrial
- Residential VI
- Rural Residential I
- Single-Family III
- Single-Family IV
- Area of Proposed Change

PROPOSED



Proposed Zoning Map Amendment

2.

**Industrial, or Industrial & Single Family Residential IV,
or Industrial & Rural Residential I
to Single Family Residential IV or Industrial**

On Or Near Fisher, Hayward and McCarthy Streets

Parcel	From	To
278-016-000	I and SFRIV	I
287-102-000	I and SFRIV	SFRIV
287-103-000	I and SFRIV	SFRIV
287-104-000	I and SFRIV	SFRIV
287-105-000	I and SFRIV	SFRIV
287-106-000	I	SFRIV
287-107-000	I	SFRIV
287-109-000	I and RRI	I
287-117-000	I	SFRIV
287-118-000-000	I	SFRIV
287-118-000-001	I	SFRIV
287-118-000-003	I	SFRIV
287-119-000	I and SFRIV	SFRIV
287-125-000	I	SFRIV
287-127-000	I	SFRIV
296-210-000	I and RRI	I
296-211-000	RRI	I

Proposed Zoning Map Changes

Single Family Residential III & Single Family Residential IV to Single Family Residential III or Single Family Residential IV

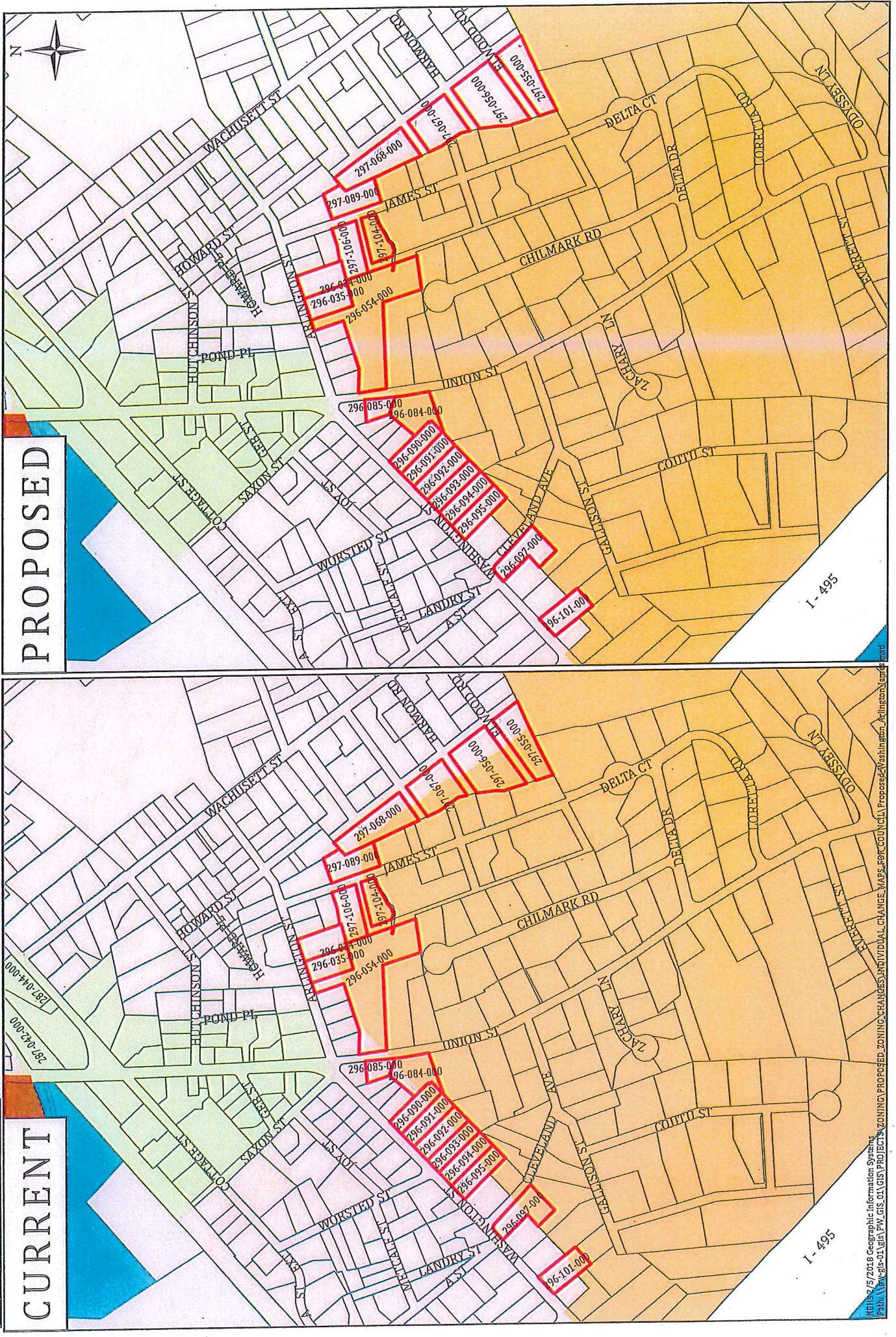
- Business
- Commercial I
- Industrial
- Residential VI
- Single-Family III
- Single-Family IV
- Area of Proposed Change
- Parcel Line

3.

CURRENT

PROPOSED

0 125 250 500 750 1,000 Feet



Proposed Zoning Map Amendment

3.

**Single Family Residential III & Single Family Residential IV,
to Single Family Residential III or Single Family Residential IV**

On Or Near Washington, Arlington and James Streets

Parcel	From	To
296-034-000	SFRIII and SFRIV	SFRIV
296-035-000	SFRIII and SFRIV	SFRIV
296-054-000	SFRIII and SFRIV	SFRIII
296-084-000	SFRIII and SFRIV	SFRIII
296-085-000	SFRIII and SFRIV	SFRIV
296-090-000	SFRIII and SFRIV	SFRIV
296-091-000	SFRIII and SFRIV	SFRIV
296-092-000	SFRIII and SFRIV	SFRIV
296-093-000	SFRIII and SFRIV	SFRIV
296-094-000	SFRIII and SFRIV	SFRIV
296-095-000	SFRIII and SFRIV	SFRIV
296-097-000	SFRIII and SFRIV	SFRIV
296-101-000	SFRIII and SFRIV	SFRIV
297-055-000	SFRIII and SFRIV	SFRIV
297-056-000	SFRIII and SFRIV	SFRIV
297-067-000	SFRIII and SFRIV	SFRIV
297-068-000	SFRIII and SFRIV	SFRIV
297-089-000	SFRIII and SFRIV	SFRIV
297-104-000	SFRIII and SFRIV	SFRIII
297-106-000	SFRIII and SFRIV	SFRIV



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120

FRANKLIN, MA 02038-1352

TELEPHONE: 508-520-4907

FAX: 508-520-4906

March 14, 2018

RE: Proposed Zoning Map Amendment
On and Near Fisher, Hayward and McCarthy Streets

Dear Property Owner:

The Town of Franklin's Administration is working to amend the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code) in an area on and near Fisher, Hayward and McCarthy Streets. The reasons for the Zoning Map changes are twofold:

- The Town's Department of Planning and Community Development (DPCD) and other Town staff are undergoing a project to better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts, as is the case with many parcels in your neighborhood, the subject Zoning Map Amendment will move the Zoning District line so each parcel is only in one zoning district, in most cases based on the current land use.
- Several residential properties are within the Industrial Zoning District; the subject Zoning Map Amendment will rezone these parcels to the Single Family Residential IV Zoning District.

Franklin Town Council will discuss the proposed changes at their **March 28, 2018** meeting. If Town Council supports the proposed zoning map changes, the issue will be scheduled for Planning Board and Town Council public hearings in order to gather public input and further consider the proposed Zoning Map changes.

Enclosed is a document containing the following:

- List of parcels proposed for rezoning (including your own):
- Diagram with two maps: one showing the current zoning in the area of your property, and one showing proposed Zoning Map changes.

If you wish to ask questions or provide input to the Town regarding the potential zoning changes, please contact me (btaberner@franklinma.gov) or Amy Love, Planner (alove@franklinma.gov) at 508-520-4907. We look forward to hearing from you.

Sincerely,

Bryan W. Taberner, AICP, Director

Cc: Jeffrey D. Nutting, Town Administrator
Jamie Hellen, Deputy Town Administrator
Amy Love, Planner

Enclosure: Summary of Proposed Zoning Map Changes

Sponsor: *Administration*

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 18-XXX

Changes to §185-21 Parking, Loading and Driveway Requirements.

**A ZONING BY-LAW TO AMEND CHAPTER 185 SECTION 21
OF THE CODE OF THE TOWN OF FRANKLIN**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **deletions** to §185-21. Parking, Loading and Driveway Requirements, subsections A and B:

A. Parking requirements.

- (1) It is the intent of this section that adequate off-street parking must be provided within a reasonable distance to service all parking demands created by new construction, whether through new structures or through additions to existing ones, or by change of use creating higher parking demand, ~~except in the CI and DC Districts, which is are exempt from this section, with the exception of mixed use developments as described in section 185-21.B(3) below.~~
- (2) Buildings, structures and land uses in existence on the effective date of these provisions are not subject to these off-street parking requirements and may be rebuilt, altered or repaired but not enlarged or changed in use without becoming subject to these requirements.
- (3) In applying for building or occupancy permits, the applicant must demonstrate that the minimum parking requirements set forth in Subsection B of this section will be met for the new demand without counting existing parking necessary for existing uses to meet these requirements.
- (4) The number of required spaces may be reduced below that determined under § 185-21B by the Planning Board for places subject to site plan review or by the Building Commissioner in other cases, upon determination that a lesser provision would be adequate for all parking needs because of such special circumstances as shared parking for uses having peak parking demands at different times, unusual age or other characteristics of site users, company-sponsored car pooling or other trip-conserving measures.

B. Parking schedule. The number of parking spaces required for a particular use shall be as follows:

(1) Residential buildings:

- (a) Dwelling units, regardless of the number of bedrooms: two spaces.**

- ~~(b) Guest houses, lodging houses and other group accommodations: one space.~~
- ~~(c) Hotels and motels: 1 1/8 spaces per guest unit.~~
- ~~(2) Nonresidential buildings. (Gross floor area is measured to the outside of the building, with no deductions for hallways, stairs, closets, thickness of walls, columns or other features.)~~
 - ~~(a) Industrial buildings, except warehouses: one space per 400 square feet of gross floor area.~~
 - ~~(b) Retailing, medical, legal and real estate offices: one space per 200 square feet of gross floor area, plus one space per separate enterprise.~~
 - ~~(c) Other offices and banks: one space per 250 square feet of gross floor area.~~
 - ~~(d) Restaurants, theaters and assembly halls: one space per 2.5 seats; if seats are not fixed, one space per 60 square feet of gross floor area.~~
 - ~~(e) Recreation facilities: 0.8 space per occupant at design capacity.~~
 - ~~(f) Warehouses: one space per 1,000 square feet of gross floor area.~~
- ~~(3) Mixed-use development in the Downtown Commercial Zoning District.~~
 - ~~(a) Residential dwelling units: 1.5 parking spaces per residential unit.~~
 - ~~(b) Nonresidential uses within a mixed-use development in the Downtown Commercial Zoning District are exempt from this section (§ 185-21).~~
- ~~(4) Other facilities: as determined by the Building Commissioner upon advice of the Planning Board, based on usual industrial standards, if any.~~
- (1) In the Downtown Commercial Zoning District:
 - (a) Residential dwelling units: one and a half (1.5) parking spaces per residential unit in a mixed use development.
 - (b) Non-residential uses: one (1) space per 500 square feet of gross floor area.
- (2) In the Commercial I Zoning District:
 - (a) Residential dwelling units: one and a half (1.5) parking spaces per residential unit.
 - (b) Non-residential uses: one (1) space per 500 square feet of gross floor area.
- (3) All Other Zoning Districts:
 - (a) Residential buildings:
 - i. Dwelling units, regardless of the number of bedrooms: two spaces.
 - ii. Guest houses, lodging houses and other group accommodations: one space per guest unit.
 - iii. Hotels and motels: 1 1/8 spaces per guest unit.
 - (b) Nonresidential buildings: (Gross floor area is measured to the outside of the building, with no deductions for hallways, stairs, closets, thickness of walls, columns or other features.)

- i. Industrial buildings: except warehouses: one space per 400 square feet of gross floor area.
- ii. Retailing, medical, legal and real estate offices: one space per 200 square feet of gross floor area, plus one space per separate enterprise.
- iii. Other offices and banks: one space per 250 square feet of gross floor area.
- iv. Restaurants, theaters and assembly halls:
 - a) One space per 2.5 fixed seats.
 - b) One space per 60 square feet of gross floor area, if seats are not fixed.
- v. Recreation facilities: 0.8 space per occupant at design capacity.
- vi. Warehouses: one space per 1,000 square feet of gross floor area.

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: _____, 2018

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

ABSTAIN _____

Teresa M. Burr
Town Clerk

ABSENT _____

Glenn Jones, Clerk

Sponsor: *Administration*

TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 18-xxx
COMMERCIAL I DIMENSIONAL REGULATIONS
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SCHEDULE OF LOT, AREA, FRONTAGE, YARD
AND HEIGHT REQUIREMENTS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following additions and ~~deletions~~ to §185, Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements:

185 Attachment 9
Schedule of Lot, Area, Frontage, Yard and Height Requirements

District	Minimum Lot Dimensions				Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing	
	Area (square feet)	Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures plus Paving ³
Rural Residential I	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VI	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VII ¹¹	40,000	200	200	180 ⁴	40	40	40	3	35	20 ¹²	25 ¹²
Rural Residential II	30,000	150	200	135 ⁴	40	35	35	3	35	20	25
Single Family Residential III	20,000	125	160	112.5	40	25	30	3	35	25	35
Single Family Residential IV	15,000	100	100	90	30	20	20	3	35	30	35
General Residential V	10,000	100	100	90	20	15	20	3	40	30	35
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Rural Business ¹³	40,000	200	200	180	40	30	40	1.5	30	10	30
Downtown Commercial	5,000	50	50	45	5 ¹⁰	0 ²	15	3 ⁹	40 ⁹	80	90
Commercial I ⁷	5,000	50	50	45	20 ¹	0 ³ 10 ²	15	3 ⁶ 3 ⁹	40 ⁶ 40 ⁹	90-80	100-90
Commercial II	40,000	175	200	157.5	40	30	30	3	40	70	80
Business	20,000	125	160	112.5	40	20	30	3	40	70	80
Industrial	40,000	175	200	157.5	40	30 ⁵	30 ⁵	3 ⁶	-	70	80
Limited Industrial	40,000	175	200	157.5	40	30 ⁸	30 ⁸	3 ⁶	40 ⁶	70	80
Office	40,000	100	100	90	20	30 ⁵	30 ⁵	3 ⁶	40 ⁶	70	80

Setbacks: No structure or pole carrying overhead wires shall be put up within 60 feet nor shall a billboard be erected within 100 feet of right-of-way which is 75 feet or more.

NOTES:

¹ But no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment.

² Increase to 20 feet when abutting a residential district.

³ See definition of Upland §185-3, §185-36. Impervious Surfaces and §185-40. Water Resource District.

⁴ Within open space developments (see § 185-43), the lot width must be met for individual lots shall be no less than 1/2 those required within the underlying district.

⁵ Increase by the common building height of the structure, when abutting a residential use.

⁶ Up to 5 stories and/or 60 feet, whichever is greater, may be permitted by a special permit from the Planning Board.

⁷ Permitted residential uses must observe requirements of General Residential V District for residential use building only. Mixed use buildings are exempt from this requirement.

⁸ Increase by 1.5 the common building height of a structure, when abutting a residential district or use.

⁹ Up to 4 stories and/or 50 feet, whichever is less, may be permitted by a Special Permit from the Planning Board provided the structure is set back at least 15 feet from frontage.

¹⁰ Minimum 5' setback required on first floor, street level; upper floors can overhang required first floor set back.

¹¹ See §185-50.

¹² Total impervious surface in the upland shall be no more than 50% if a special permit for multiple, single-family dwelling units is granted in RVII.

¹³ Maximum gross building footprint of non-residential primary use structures is 3,500 square feet.

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: _____, 2018

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Teresa M. Burr
Town Clerk

ABSENT _____

Glenn Jones, Clerk

Residential VII Zoning District (R-7)

§ 185-50

ZONING

§ 185-50

A. General requirements.

- (1) Special permits. Multiple, single-family dwelling units may be authorized by special permit from the Planning Board in the Residential VII Zoning District, but only in accordance with the requirements as set out in § 185-45, Administration and enforcement, and if in accordance with the following requirements of this section, and as long as all other applicable requirements of Chapter 185 are met.
- (2) Site plan review. The requirements of § 185-31, Site plan review, shall be complied with at the time of application for a special permit.

B. Other requirements.

- (1) Mitigation. Design and construction shall reduce, to the extent reasonably possible, the following:
 - (a) The volume of cut and fill.
 - (b) The number of trees removed.
 - (c) The extent of waterways altered or relocated.
 - (d) The visual prominence of man-made elements not necessary for safety or orientation.
 - (e) The removal of existing stone walls.
 - (f) The visibility of building sites from existing streets.
 - (g) The alteration of groundwater or surface water elevations.
 - (h) The disturbances of important wildlife habitats, outstanding botanical features and scenic or historic environs.
 - (i) The soil loss or instability during and after construction.
- (2) Enhancement. Design and construction shall increase, to the extent reasonably possible, the following:
 - (a) Visual prominence of natural features of the landscape.
 - (b) Legal and physical protection of views from the public ways.
 - (c) Use of curvilinear street patterns.

C. Building design and placement.

- (1) Minimum lot size. Multiple, single-family developments shall be constructed on a parcel of land totaling at least five acres of upland.

- (2) Density. The maximum number of dwelling units permitted shall not exceed four units per acre of upland.

Senior Village Overlay District Projects

Name	Street	Parcel #	Units	Status
Villages at Oak Hill	Innsbruck Way	340-012-000	114	Built
Palladini Village	Lawrence Drive	302-023-001	25	Built
Chestnut Senior Village	Chestnut Street	280-007-000	10	Approved, Not Built
Hidden Acres	Longobardi Drive	280-004-000	16	Built
Meadowbrook Heights	Grey Wolf Drive	249-135-000	59	Built
Villas at Eagle Nest	Eagles Nest Way	218-074-000	<u>16</u>	Built
			240	

Senior Village Projects listed above were established through Chapter 185-48 Senior Village Overlay District of Franklin's Zoning Bylaw.

Chapter 185-48 Senior Village Overlay District

Purpose:

To encourage development of master-planned residential communities for persons 55 years of age and older, by allowing for a greater variety of uses and building types at a higher density than would normally be allowed and allow greater flexibility in site planning to promote affordable housing and preservation of open space and historic resources.

General Requirements:

Must be on a parcel of 5 or more acres, and must contain 10 or more dwelling units.

At least 15% of dwelling units will be affordable

At least 30% of the lot area will be permanently protected open space, at least 40% of which will be suitable for passive or active recreation.

May include accessory retail or restaurant uses, and a senior village community center.

All dwelling units are subject to an age restriction: Seniors, age 55 or older, and spouses of any age.

The maximum number of permitted housing units within all permitted senior village developments shall be limited to a number equivalent to 2.5% of the existing single-family residential housing units (excluding senior village units).

Current Status

Total Single Family Housing Units	9,216
Per Town Assessor (Feb. 2018)	
Number of Senior Village Units Constructed/Permitted	240
Single Family Housing Units minus Senior Village Units	8,976
2.5% for Senior Housing	224
Maximum number allowed per 185-48.	
Number of Senior Village Units <u>Over</u> /Under 2.5%	16

Franklin DPCD
2/26/2018

Senior Village Overlay Over 55 Housing

§ 185-48

ZONING

§ 185-48

- (f) Upon approval by the Board, a senior village also may include a senior village community center or community building(s) intended for use and benefit of the senior village residents, provided that such use(s) shall occupy not more than 10% of the gross building floor area constructed within the approved senior village, and only if the Board finds that adequate assurances and covenants exist, to ensure proper maintenance of such facilities by the residents, owners or their agents, and that the residents, owners or their agents will bear all expenses related thereto.
- (g) The maximum number of permitted housing units within all permitted senior village developments in the Town of Franklin shall be limited to a number equivalent to 2.5% of the existing single-family residential housing units (excluding senior village units) located in the Town of Franklin. For the purpose of this bylaw, the number of single-family residential housing units shall be as established by the Board of Assessors as of January 1 of the calendar year. The Board may waive this limitation if the Board finds that the proposed development fulfills a critical senior housing need for the Town of Franklin or the surrounding region. [Amended 10-6-2004 by Bylaw Amendment 04-550; 9-5-2007 by Bylaw Amendment 07-610]

(2) Density determination.

- (a) For the purposes of this bylaw, the base density of a senior village shall be 1.5 housing units per gross site acre, except where the senior village is proposed in General Residential V, and Commercial I Zoning Districts, the base density shall be three units per gross site acre. This base density may be increased by following the requirements of this section. All calculations of dwelling units resulting in a fractional unit of 1/2 or more shall be rounded up to the next whole number, all others being rounded down. [Amended 10-6-2004 by Bylaw Amendment 04-550]
- (i) The maximum number of permitted housing units in a senior village shall be determined by multiplying the base density by a factor of five.
- (ii) For the purposes of this bylaw, one housing unit shall be defined as equal to:
- One home site in a senior village residential subdivision, or one senior village townhouse.
 - Two dwelling units or rooms in an assisted living or congregate living residence facility, or independent living residence facility;
 - Three dwelling units or rooms in a long-term care facility.
- (b) An applicant or developer of a senior village is not entitled to the maximum number of housing units described above. The allowable increased density, up to the calculated maximum number of housing units for the given senior village site, is at the discretion of the Board based on evaluation of the proposed development plan's impacts and benefits, and the density guidelines outlined below.

Chestnut Senior Village
10 units approved

185:91

02 - 01 - 2008

$$9.2 \text{ acres} \times 1.5 (\text{Base density}) = 13.8 \times 5 (\text{Maximum housing units}) = 70$$