

Master Plan 2023
Land use and Zoning Subcommittee
Meeting Minutes
November 27, 2023, 7:06 PM
Counsel Chambers
355 East Central Street

This meeting was available to be attended in person by all citizens. The meeting was also live-streamed by Franklin TV and shown on Comcast Channel 11 and Verizon Channel 29. Recordings have been made available on Franklin TV's "Franklin Town Hall TV" YouTube channel. Additionally, citizens were able to participate remotely via phone and Zoom.

1. Introductions -

Committee Members in Attendance: Chair Ginelle Lang, Member Joe Halligan, Member Jennifer Williams, Member Gino Carlucci.

Committee Members Absent: Member Erin Gallagher

Member / Others in Attendance via Zoom: Member Bruce Hunchard

Meeting called to order by Chair at 7:06 PM

2. Review Inventory and Assessment Report received from the Barrett Planning Group LLC. & Beta.

Member Gino Carlucci commented on the concept of industry quotient which is the employees who live in Franklin but work elsewhere. Member Carlucci commented on split tax rates and the false perception that it inhibits economic development. Member Halligan noted that when the tax rate is higher the valuation is lower. The members also discussed the neighborhood commercial district bylaw, and the Flood Plain District Model. Member Carlucci noted that the Open Space Subdivision Bylaw has resulted in 900 acres which may or may not be

permanently protected and questioned why they are not all protected. Members noted that the report may not be accurate and current. Members noted that the recent ADU bylaw isn't included and that the Pond Street area has been developed but shows on the report as a priority development area. Member Joe Halligan commented that the report isn't 100% accurate. The members commented that the department of Planning should review the Barrett report for accuracy. Member Halligan stated that there's not a lot of land to attract new business and that less than 3 % of Franklin residents use public transportation to get to work and that a majority of Franklin residents work out of town to be able to afford to live in Franklin. Member Williams noted the need for increased affordable housing close to downtown. Member Halligan commented that \$3,000 per month is now considered affordable housing . Member Bruce Hunchard questioned the accuracy of the report with regards to the number of new houses - 4 built since 2020. The members discussed solar farms and deforestation issues, with the Chair asking if the sub committee should recommend bylaws to address the issue and include it in the master plan. Member Williams stated that Franklin needs a bylaw to define what "New England Character" is. The member discussed downtown parking issues and how other towns such as Hudson have a vibrant downtown. The Chair suggested a field trip to Hudson. The members engaged in discussions concerning parking, housing density and businesses in the downtown area.

The Chair suggested inviting Planning and Community Development Director Bryan Taberner and Town Planner Amy Love to the next meeting to share information.

Next Meeting Land Use and Zoning Subcommittee- TBA January , 2024

Motion to adjourn meeting- seconded. Vote 5-0. Meeting adjourned at 9:10 PM.