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FRANKLIN TOWN COUNCIL

Agenda & Meeting Packet

July 20, 2022

Meeting will be held at the **Municipal Building**
2nd floor, Council Chambers
355 East Central Street
7:00 PM

A NOTE TO RESIDENTS: All citizens are welcome to attend public board and committee meetings in person. Meetings are [live-streamed by Franklin TV](#) and shown on Comcast Channel 11 and Verizon Channel 29. In an effort to maximize citizen engagement opportunities, citizens will be able to continue to participate remotely via phone OR Zoom.

Link to access meeting via Zoom for July 20, 2022 Town Council Meeting:

- Zoom Link [HERE](#) -- Then click "Open Zoom".
- Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/87453391045>
- Call-In Phone Number: Call 1-929-205-6099 and enter **Meeting ID # 874 5339 1045** --Then press #

1. ANNOUNCEMENTS FROM THE CHAIR

- This meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon Channel 29. This meeting may be recorded by others.*
- Chair to identify members participating remotely.*

2. CITIZEN COMMENTS

- Citizens are welcome to express their views for up to three minutes on a matter that is not on the agenda. The Council will not engage in a dialogue or comment on a matter raised during Citizen Comments. The Town Council will give remarks appropriate consideration and may ask the Town Administrator to review the matter.*

3. APPROVAL OF MINUTES

- [June 8, 2022](#)
- [June 22, 2022](#)

4. PROCLAMATIONS / RECOGNITIONS

- Proclamation: Margaret (Peg) Simpson
- Proclamation: Unified Basketball Team

5. APPOINTMENTS

- [2022 Election Workers](#)

6. HEARINGS - 7:00 pm - None Scheduled.

7. LICENSE TRANSACTIONS - None Scheduled.

8. PRESENTATIONS / DISCUSSION

- a. Presentation: Elks Rider Donation Presentation
- b. Discussion: [Disposition of Town-owned land containing South Franklin Meeting House](#)

9. LEGISLATION FOR ACTION

- a. [Resolution 22-43: Gift Acceptance - Veterans' Services Department \(\\$2,000\)](#) (**Motion to Approve Resolution 22-43 - Majority Vote**)
- b. [Resolution 22-44: Authoring Tax Increment Financing, Plansee USA LLC, 115 Constitution Boulevard](#) (**Motion to Approve Resolution 22-44 - Majority Vote**)
- c. [Resolution 22-45: Transfer of Care, Custody, Management and Control of Davis-Thayer Elementary School from School Committee to Town Council](#) (**Motion to Approve Resolution 22-45 - Two Thirds Majority Vote**)
- d. [Resolution 22-46: Gift Acceptance - Historical Commission \(\\$2,000\)](#) (**Motion to Approve Resolution 22-46 - Majority Vote**)
- e. [Resolution 22-47: Gift Acceptance - Disability Commission \(\\$2,000\)](#) (**Motion to Approve Resolution 22-47 - Majority Vote**)
- f. [Bylaw Amendment 22-881: Chapter 7 Affordable Housing Trust Fund: Add Vice Chair and Clerk positions, 1st reading](#) (**Motion to Move Bylaw Amendment 22-881 to Second Reading - Majority Vote**)
- g. [Bylaw Amendment 22-882: Chapter 4 Admin. of Govt.: Authorize Town Clerk to make format changes, 1st reading](#) (**Motion to Move Bylaw Amendment 22-882 to Second Reading - Majority Vote**)
- h. [Resolution 22-55: Town Council's Local Authorization and Approval for Conduct of 2022 State Elections, as Required by Chapter 92 of Legislative Acts of 2022](#) (**Motion to Approve Resolution 22-55 - Majority Vote**)

10. TOWN ADMINISTRATOR'S REPORT

- a. ["Friendly 40B" Application](#)
- b. Town Administrator Five Year Fiscal Forecast

11. SUBCOMMITTEE & AD HOC COMMITTEE REPORTS

- a. Capital Budget Subcommittee
- b. Budget Subcommittee
- c. Economic Development Subcommittee

12. FUTURE AGENDA ITEMS

13. COUNCIL COMMENTS

14. EXECUTIVE SESSION

- a. *Collective Bargaining*
 - i. *Exemption #3: Collective Bargaining (DPW, Custodians, Facilities, Library, Firefighters, Police Sergeants) - To discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares.*

15. RETURN TO OPEN SESSION

- a. Resolution 22-48: Ratification of the Memorandum of Agreement Between the Public Library Staff Association and the Town of Franklin (**Motion to approve Resolution 22-48 - Majority Vote**)
- b. Resolution 22-49: Ratification of the Memorandum of Agreement Between the DPW Union and the Town of Franklin (**Motion to approve Resolution 22-49 - Majority Vote**)
- c. Resolution 22-50: Ratification of the Memorandum of Agreement Between the Custodians Union and the Town of Franklin (**Motion to approve Resolution 22-50 - Majority Vote**)

- d. Resolution 22-51: Ratification of the Memorandum of Agreement Between the Public Facilities Union and the Town of Franklin (***Motion to approve Resolution 22-51 - Majority Vote***)
- e. Resolution 22-52:Ratification of the Memorandum of Agreement Between the Professional Firefighters of Franklin and the Town of Franklin (***Motion to approve Resolution 22-52 - Majority Vote***)
- f. Resolution 22-53: Ratification of the Memorandum of Agreement Between the Franklin Police Sergeants Union and the Town of Franklin (***Motion to approve Resolution 22-53 - Majority Vote***)

16. ADJOURN

Note:

Two-Thirds Vote: requires 6 votes

Majority Vote: requires majority of members present and voting

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
June 8, 2022**

A meeting of the Town Council was held on Wednesday, June 8, 2022, at the Municipal Building, 2nd Floor, Council Chambers, 355 East Central Street, Franklin, MA. Councilors present: Brian Chandler, Theodore Cormier-Leger, Robert Dellorco, Cobi Frongillo, Melanie Hamblen, Glenn Jones (via Zoom), Thomas Mercer, Deborah Pellegrini, Patrick Sheridan. Councilors absent: None. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Mark Cerel, Town Attorney; Alecia Alleyne, Assistant to the Town Administrator.

CALL TO ORDER: ► Chair Mercer called the meeting to order at 7:00 PM. Chair Mercer called for a moment of silence. All recited the Pledge of Allegiance.

ANNOUNCEMENTS: ► Chair Mercer reviewed the following as posted on the agenda. A Note to Residents: All citizens are welcome to attend public board and committee meetings in person. Meetings are live-streamed by Franklin TV and shown on Comcast Channel 11 and Verizon Channel 29. In an effort to maximize citizen engagement opportunities, citizens will be able to continue to participate remotely via phone or Zoom. He announced that this meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon Channel 29. This meeting may be recorded by others. He announced that Councilor Jones will be attending the meeting remotely. He stated that he asked Councilor Pellegrini to sit in as clerk for tonight's meeting.

CITIZEN COMMENTS: None.

APPROVAL OF MINUTES: ► *April 13, 2022 and May 4, 2022.* ► **MOTION to Approve** the April 13, 2022 meeting minutes by Dellorco. **SECOND** by Hamblen. **No discussion.** ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegrini-YES; Sheridan-YES.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Approve** the May 4, 2022 meeting minutes by Dellorco. **SECOND** by Hamblen. **No discussion.** ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegrini-YES; Sheridan-YES.** ► **VOTE: Yes-9, No-0, Absent-0.**

PROCLAMATIONS/RECOGNITIONS: ► *Proclamation - Franklin Flyers Youth Hockey Team.* ► Chair Mercer stated that this is a proclamation recognizing the Franklin Flyers Youth Hockey Team. ► Councilor Cormier-Leger read aloud the proclamation honoring the Franklin Flyers Youth Hockey Team for winning the South Shore Conference championship.

► *Proclamation - Franklin High School Theatre Company.* ► Chair Mercer stated that this is a proclamation recognizing the Franklin High School Theatre Company. ► Councilor Frongillo read aloud the proclamation honoring the Franklin High School Theatre Company on being selected as a finalist in the 2022 Massachusetts High School Drama Festival. ► Councilor Jones stated that he was very happy for this group. He stated that the group's performances are tremendous. He congratulated the group for their hard work.

Chair Mercer declared a two-minute recess.

APPOINTMENTS: None.

HEARINGS: None.

LICENSE TRANSACTIONS: ► *License Modification: Change of Hours - PH Franklin, Inc. d/b/a Raillery Public House, Located at 280 Franklin Village Drive, Franklin, MA 02038.* ► Councilor Pellegri read the license transaction. ► **MOTION to Approve** the request by PH Franklin House, Inc. d/b/a Raillery Public House to change the opening time of 11:00 a.m. to 10:00 a.m. on Sundays, by **Pellegrini. SECOND by Dellorco. Discussion:** ► Mr. Hellen stated that the applicant is asking for an extension of one hour on Sundays. ► Councilor Chandler complimented Mr. Glenn Stowers on the Raillery Public House. ► Councilor Pellegri stated that opening one hour early bothers her. ► Mr. Stowers (via Zoom) discussed the request for the one-hour change. He stated that he wanted the hours changed to include brunch. ► Councilor Jones said that according to Franklin bylaws, there needs to be food of sustenance during the period of serving alcohol; he wanted to make sure they were aware of that bylaw. ► Mr. Stowers stated yes they are. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES.** ► **VOTE: Yes-9, No-0, Absent-0.**

► *New Farmer Winery-Farmers Market License - Crave Mead, LLC d/b/a Crave Mead, Located at 7 Main St., Unit 1, Blackstone, MA 01504.* ► Councilor Pellegri read the license transaction. ► **MOTION to Approve** the issuance of a Farmer Winery, Farmer's Market License to Rachel Humphries, Crave Mead, LLC, by **Pellegrini. SECOND by Dellorco. Discussion:** ► Mr. Hellen stated that this application is for Ms. Rachel Humphries to have samples at the Franklin Farmers' Market. He stated that this application has been reviewed and approved by all departments. ► Councilor Chandler asked if the applicant was serving at last Friday's Farmers' Market. ► Ms. Humphries (via Zoom) stated that they skipped last Friday. She will be at the Farmers' Market on July 15, 2022. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES.** ► **VOTE: Yes-9, No-0, Absent-0.**

PRESENTATIONS/DISCUSSIONS: ► *Presentation/Discussion: North Grove Priority Development Area Redevelopment Concept-Urban Land Institute Technical Assistance Panel & MassDevelopment.* ► Mr. Hellen stated that this presentation is about the Nu-Style property on Grove Street. He thanked Director of Planning and Community Development Bryan Taberner and Town Planner Amy Love for working on this and looking for a solution for this property. He stated that the Town does not have the needed technical staff to implement a project of this nature by itself. DPCD reached out to MassDevelopment for assistance in the form of funding and/or technical assistance. As a result, the Town is being provided with technical assistance through an Urban Land Institute Technical Assistance Panel (TAP). He thanked the presenters for financing this study. He noted that the team has been here all day; they have talked with all adjacent property owners, interviewed some of the businesses, and done site visits. He stated that the presenters would be providing a PowerPoint presentation of their ideas based on their full-day analysis. He noted that there is a proposal in the governor's budget for assessment and remediation at the Nu-Style property in Franklin for \$284,400. He thanked the presenters, the governor, and the administration for recognizing this complicated project. ► Mr. Ed O'Rourke of Azzur Group stated that he is from the Urban Land Institute. The Institute is a non-profit organization with 46,000 members internationally comprised of all manner of experts in the real estate industries. He stated that what we do in the Boston area is that we come together to look at problems that towns and municipalities have and we assemble the appropriate experts to look at it. Ms. Mary Ellen DeFrias, Vice President for Community Investment at Mass Development, stated that they have been working on this project with the Town for close to five years. She stated that brownfields are a problem and towns do not have money to fix them. Mr. Joe Marini of Gibson Sotheby's International Realty stated that he does project development. Mr. John Kucich stated that he is with Bohler Engineering. Mr. James Heffernan of Rich May Law stated that he is a co-chair. ► Mr. Heffernan narrated the slideshow presentation. He stated that the panel assignment addressed three questions: Is the Town's North Grove revitalization and access roadway project feasible given existing constraints or are there better options, can the Town create a

public/private development partnership to implement the proposed project, and what specific process should the Town take to implement the chosen revitalization project. He showed a map of the study area and reviewed the process to assess redevelopment which included the briefing meeting, the site visit, and stakeholder interviews. He stated that they will be putting together a more formal written draft of their ideas and this presentation which will be issued in 10 to 12 weeks. ► Ms. DeFrias reviewed the stakeholder input which included that the Nu-Style property needs to be cleaned, there are challenges due to layout, topography, and that it is no longer a recognized road, all stakeholders have to get on the same page, and lack of appetite for discussion around a roadway. She reviewed the existing condition of North Grove PDA which include that a number of the current parcels have environmental contamination; she reviewed the chemicals in the soil. She stated that they have not looked under the building. She reviewed the assets and opportunities which include that the Town already owns a parcel and has already commenced some remediation, accessibility from Rt. 140 and I-495, commuter rail station nearby, Forge Parkway, and helpful existing zoning bylaw. She reviewed the challenges which include that the site is still contaminated, multiple parcel owners, landlocked sites, lack of street frontage, location of Mine Brook, topography, and existing building conditions. ► Mr. Heffernan reviewed and discussed the recommendations which include that while the Access Roadway project is an attractive solution, there are better options to remediate and develop the Town's Nu-Style property and stimulate private investment in the site. He discussed one option is the Town becoming an active partner and facilitating a land swap allowing the Town-owned Lot 22 and 15 Grove Street to be joined and remediated, leading to a larger developable parcel with the additional benefit of increased curb appeal, and additionally, extending the biotechnology overlay district to provide economic incentive and increase the likelihood of private investment. To address the question of can the Town create a public/private development partnership to implement the proposed project, he reviewed that the panel recommends that the community works with the EPA, Mass DEP, and Mass Development to create a comprehensive remediation plan which will lead to future private investment in the site. He stated that the third questions regarding the specific process that should be implemented was a way to put it all together. He discussed the possible property acquisitions with 25 Grove Street and the remediation effort of the combined site. He stated that this is in a business district and suggested the Town add the biotechnology use overlay district. ► Ms. DeFrias stated that if the two lots were combined and the Town owned them both, they would be eligible for the grant funds. Mr. Marini discussed marketing and reviewed that once remediation is completed, the new parcel will benefit from additional hardscaping and landscaping. The final phase is to contract with a local commercial broker to divest from the property. ► Town Council members asked questions and made comments. In response, Mr. Hellen stated that the grant for this process was paid for by Mass Development and the Town has done several hundred thousand dollars' worth of remediation in the past. He stated that the Town has applied for many EPA grants in the past. It stated that it would take a public/private effort to reach the full potential of the parcel. Ms. DeFrias responded to Councilor Frongillo's request for assurance that there is a path for getting more money out of this than the Town is putting in. She discussed that the governor's bond bill was a very clear indication that he is taking it seriously for the funding for the cleanup. However, there may be other things the Town has to do. Mr. Hellen stated that the appropriation in the governor's bill will help with the next big step. After that, we can think of the land swap concept. If that were to happen and it were to be successful, the return on investment to the Town is good as we could sell the two parcels together and it would be a clean site. He stated that he would like to believe that in a real estate market like Massachusetts, it would be marketable. Mr. O'Rourke discussed the next steps if the land swap could not be done. Ms. DeFrias stated that they think they have a handle on the contamination, but they do not know about how extensive some of the hot spots are. She does not think that they are looking at a complete unknown. Mr. O'Rourke discussed the process of removing the contaminated soil. Ms. DeFrias stated that the metals have been removed. She stated that even with the land swap, she does not think this would rise to the cost of a Superfund site. She stated that the Town could check with their LSP, but her inclination is that as the EPA was here and did the cleanup, if they did not put the requirement to block off the site, then it is fine. They would have shut it down if they thought otherwise. She does not see anything indicated in the report that says there is

concern about where the karate school is located; she would check with the LSP. Mr. Hellen stated that the Town has already done \$0.5 million in remediation of taking the materials out; \$200,000 was from the EPA. He stated that 300 Fisher Street has a higher designation than what we are talking about here. He stated that area was fenced off and no one was allowed down there. He stated that he assures everyone that if this area being discussed needed to be fenced off and cautioned, we would have already been told to do it. Ms. DeFrias noted that these were one parcel at one point. Mr. Hellen asked what was the panel's opinion on the North Grove PDA proposed roadway concept. Mr. O'Rourke and Mr. Heffernan discussed their opinions; the roadway would be an uphill battle, but the idea should not be deleted. ► Chair Mercer thanked the presenters for their time and effort.

LEGISLATION FOR ACTION:

Note: Two-Thirds Vote requires six votes; Majority Vote requires majority of members present and voting.

- a. **Resolution 22-32: Salary Schedule: Full-Time Elected Official - Town Clerk (Motion to Approve Resolution 22-32 - Majority Roll Call Vote).** ► Councilor Pellegri read the resolution. ► **MOTION to Approve** Resolution 22-32: Salary Schedule: Full-Time Elected Official - Town Clerk, to \$90,475 beginning July 1, 2022, by **Dellorco. SECOND** by **Hamblen.** ► **MOTION to Amend** Resolution 22-32: Salary Schedule: Full-Time Elected Official - Town Clerk, to \$96,000 beginning July 1, 2022, by **Chandler. SECOND** by **Dellorco. No discussion (on the amendment).** ► **ROLL CALL VOTE (on the amendment): Chandler-YES; Cormier-Leger-ABSTAIN; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES.** ► **VOTE: Yes-8, No-0, Abstain-1.** ► **MOTION to Approve** Resolution 22-32 as Amended by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Councilor Frongillo questioned if they are confident that the compensation classification study will show that the Town Clerk is underpaid. ► Mr. Hellen stated that there is a 100 percent chance that she is underpaid. ► Councilor Cormier-Leger requested clarification of "market adjustment to make the salary more commensurate with comparable communities of the same job title" in Mr. Hellen's memo to the Town Council dated June 3, 2022. ► Mr. Hellen stated that there are numerous ways to do comparable communities. He stated that the Town's consultant has a fairly flawless methodology. The salary study is going to be for all non-union employees. He stated that he hesitates to provide the comparable communities right now because he does not want to jump ahead of the consultant in the study. He stated that suffice it to say that it is not just area communities like Medway as they are smaller communities; it looks at applicable metrics. He stated that it will be pointed out in the study that this position is appointed in some communities and elected in some communities. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-ABSTAIN; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES.** ► **VOTE: Yes-8, No-0, Abstain-1.**

- b. **Resolution 22-30: FY22 Capital Plan Round 2 (Motion to Approve Resolution 22-30 - Majority Vote).** ► Councilor Pellegri read the resolution. ► **MOTION to Approve** Resolution 22-30: FY22 Capital Plan Round 2 by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen stated that Councilor Pellegri reviewed the resolution well. ► DPW Director Brutus Cantoreggi stated that the SNETT improvement work is going out to bid now; he stated that he anticipates getting it done by the end of the fiscal year. He reviewed that the work starts on Grove Street and goes through Bellingham. He noted that they are going to expand the parking lot there; it will be a benefit to the community. He reviewed his request for another \$200,000 for snow and ice for last year. He stated that the price of salt went up and they used more salt than anticipated. ► Mr. Hellen stated that the total for snow and ice is pretty average. ► Mr. Cantoreggi stated that he is cautious about the amount of salt they use. ► Chair Mercer asked where are the desktops and docking stations. ► Mr. Hellen stated it is a mix of Municipal and School. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-**

YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES.
► VOTE: Yes-9, No-0, Absent-0.

- c. Resolution 22-34: Gift Acceptance - Senior Center (\$100), Fire Department (\$50) (Motion to Approve Resolution 22-34 - Majority Vote).** ► Councilor Pellegri read the resolution. ► **MOTION to Approve Resolution 22-34: Gift Acceptance - Senior Center (\$100), Fire Department (\$50) by Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Hellen stated that the names of the donors are Paul and Christine Molla for the Senior Center donation and Mary and Donald Ranieri for the Fire Department donation. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES.** ► **VOTE: Yes-9, No-0, Absent-0.**
- d. Resolution 22-35: Cable Funds in Support of PEG Service and Programming per MGL Ch. 44, §53F3/4 (Motion to Approve Resolution 22-35 - Majority Vote).** ► **MOTION to Waive the reading by Cormier-Leger. SECOND by Dellorco. No discussion.** ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Approve Resolution 22-35: Cable Funds in Support of PEG Service and Programming per MGL Ch. 44, §53F3/4 by Dellorco. SECOND by Hamblen. No discussion.** ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES.** ► **VOTE: Yes-9, No-0, Absent-0.**
- e. Resolution 22-39: Authorizing the Additional Borrowing of Money to Pay Additional Costs of the Beaver Street Interceptor Replacement Project (Motion to Approve Resolution 22-39 – Two-Thirds Majority Vote).** ► **MOTION to Waive the reading by Dellorco. SECOND by Hamblen. No discussion.** ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Approve Resolution 22-39: Authorizing the Additional Borrowing of Money to Pay Additional Costs of the Beaver Street Interceptor Replacement Project by Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Hellen stated that they are in the final stages of applying for and getting authorization for the loan. He stated that we know that we have to get this started. He stated that \$25 million was authorized earlier this year for the Beaver Street Interceptor project; however, the costs have gone up. He stated that the cost of inaction and the potential catastrophe that looms are more than the additional \$8 million requested. He noted that just because it is authorized, it does not mean it will be spent. ► DPW Director Brutus Cantoreggi introduced Water Superintendent Doug Martin and Assistant Water Superintendent Jacob Stanley. Mr. Cantoreggi narrated a slideshow presentation highlighting where the cost drivers are. He stated that this piece of sewer infrastructure is 108 years old and located in a terrible place near a river and train tracks. He stated that a firm was hired in October to determine how much this will cost. He reviewed the proposed new Beaver Street pump station and force main; it will go up Rt. 140. He discussed the new pipe and sewers needed and the locations. He stated that they anticipate bidding in August of this year. He stated that cost for construction is approximately \$28 million, construction and post construction engineering is approximal \$3 million, and police details are approximately \$1 million for a total of approximately \$33 million. It is a 30-month construction duration. ► Mr. Martin discussed potential loan forgiveness of a few million off the loan. ► Mr. Cantoreggi discussed cost increase factors including fuel, supply chain issues, availability of materials, and project factors. ► Town Council members asked questions and made comments. ► In response, Mr. Martin stated that the funding loan is pretty standard at two percent. ► Mr. Hellen stated that the AAA bond rating has no effect. He discussed the Housing Choice Program which should make it 1.5 percent. He stated that a stabilization fund would not be considered due to the state program. ► Mr. Cantoreggi reiterated the completion timeline is 30 months with a start this fall. He stated that there would be no

benefit to keeping the old system going once the new one is completed; they have already extended the life of the old system as long as possible, and the costs would be too prohibitive. He stated that the old system will be filled in which is included in the cost. He discussed the inconvenience and impact to businesses and traffic for the 30 months of construction. He stated that there will be a lot of public outreach needed. ► Councilor Chandler explained that this project has to be done. Councilor Dellorco explained that the residents in Plymouth have had large tax increases due to that town's sewer problems. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES.** ► **VOTE: Yes-9, No-0, Absent-0.**

TOWN ADMINISTRATOR'S REPORT: ► None.

SUBCOMMITTEE REPORTS:

- a. **Capital Budget Subcommittee.** ► None.
- b. **Budget Subcommittee.** ► None.
- c. **Economic Development Subcommittee.** ► Councilor Hamblen stated that they met before tonight's Town Council meeting. She stated that they will be meeting on August 10, 2022, at 6 PM when they have more time to discuss the final recommendations for the Franklin for All project.

FUTURE AGENDA ITEMS: ► Councilor Frongillo suggested an agenda item for the Town to recognize June as Pride month. ► Councilor Cormier-Leger asked for co-chair Kaye Kelly to attend a meeting to talk about the Franklin Cultural Council. ► Councilor Pellegri asked to invite the Community Preservation Committee to let the Town Council know what they have done and how the money has been expended.

COUNCIL COMMENTS: ► Councilor Cormier-Leger thanked the Veterans' Administration and everyone who put the beautiful Memorial Day celebrations together. He wished everyone a happy Pride month. ► Councilor Chandler noted the great Memorial Day. He provided his new phone number to be added to the website. ► Councilor Sheridan thanked all those involved in the Memorial Day events. He noted the upcoming Strawberry Festival and event for Ukraine. ► Councilor Frongillo noted that there are many events in Franklin in June. He noted Pride Day and Juneteenth open mike events. ► Councilor Hamblen thanked everyone involved in the Memorial Day events and all those involved in last Friday's graduation. She noted the field hockey field opening. She noted Dean College parking is open to the public for the Strawberry Stroll. She stated that the Ladybug Trail will have its official opening. ► Councilors Pellegri, Jones, and Dellorco noted agreement with the other Town Council members' statements. ► Councilor Dellorco stated that on August 1, 2022, the SAFE Coalition will be moving from Norfolk to the Mosely Mills location in Franklin. ► Chair Mercer agreed that there will be a lot of activities going on in June in Franklin.

EXECUTIVE SESSION: ► *Exemption #6: To consider the purchase, exchange, lease or value of real property, because an open meeting may have a detrimental effect on the negotiating position of the public body and the chair so declares. i. Schmidt's Farm, Prospect Street.*

► Chair Mercer stated there is a need for an executive session. He stated that he needs to recuse himself from the executive session; he will turn the gavel over to Vice Chair Dellorco. ► Vice Chair Dellorco stated that there is a need for an executive session to consider the purchase, exchange, lease or value of real property, because an open meeting may have a detrimental effect on the negotiating position of the public body and the chair so declares, Schmidt's Farm, Prospect Street. ► **MOTION to Enter** executive session for the purpose of Exemption #6: To consider the purchase, exchange, lease or value of real property, because an open meeting may have a detrimental effect on the negotiating position of the public body and the chair so declares, for Schmidt's Farm, Prospect Street, and the open meeting will not

reconvene at the conclusion of the executive session by **Pellegrini**. **SECOND** by **Hamblen**. **No Discussion**.
▶ **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Pellegrini-YES; Sheridan-YES.** ▶ **VOTE: Yes-8, No-0, Recused-1.**

Open Session ended at 9:27 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
June 22, 2022**

A meeting of the Town Council was held on Wednesday, June 22, 2022, at the Municipal Building, 2nd Floor, Council Chambers, 355 East Central Street, Franklin, MA. Councilors present: Brian Chandler, Theodore Cormier-Leger, Robert Dellorco, Cobi Frongillo, Melanie Hamblen, Glenn Jones, Thomas Mercer, Deborah Pellegrini, Patrick Sheridan. Councilors absent: None. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Mark Cerel, Town Attorney; Alecia Alleyne, Assistant to the Town Administrator.

CALL TO ORDER: ► Chair Mercer called the meeting to order at 7:00 PM. Chair Mercer called for a moment of silence. All recited the Pledge of Allegiance.

ANNOUNCEMENTS: ► Chair Mercer reviewed the following as posted on the agenda. A Note to Residents: All citizens are welcome to attend public board and committee meetings in person. Meetings are live-streamed by Franklin TV and shown on Comcast Channel 11 and Verizon Channel 29. In an effort to maximize citizen engagement opportunities, citizens will be able to continue to participate remotely via phone or Zoom. He announced that this meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon Channel 29. This meeting may be recorded by others.

CITIZEN COMMENTS: ► Mr. Archit Bhatia, 25 MaryJane Road, stated that he would like to give a presentation on the greenhouse gas inventory for Franklin. He stated that he got into the project through the Franklin High School Green Team. He stated that they took an inventory of all the emissions of the town. He narrated a slideshow presentation. He stated that they used the Metropolitan Area Planning Council (MAPC) greenhouse gas inventory tool which helped them get information on activities in town that raised emissions. He provided an overview of the findings. He stated that per year, Franklin releases approximately 350,000 tons of CO₂. He described stationary energy. He stated that in total, Franklin emits 10.8 tons of CO₂ per resident, per year. He reviewed information regarding heading in the direction of net zero. He stated that he would be excited if the town administration continued to work with them on this.

APPROVAL OF MINUTES: ► *May 25, 2022 and May 26, 2022.* ► **MOTION to Approve** the May 25, 2022 meeting minutes by **Dellorco. SECOND** by **Jones. No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Approve** the May 26, 2022 meeting minutes by **Dellorco. SECOND** by **Jones. No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.**

PROCLAMATIONS/RECOGNITIONS: ► *Proclamation and Performance: Electric Youth.* ► Chair Mercer stated that this is a proclamation recognizing Electric Youth. He read aloud the proclamation honoring Electric Youth on the occasion of their 2022 European tour. ► Ms. Raye Lynn Mercer thanked the Town Council. ► Electric Youth members introduced themselves and gave a singing presentation.

► *Proclamation: LGBTQIA+ Pride Month Recognition.* ► Chair Mercer stated that this is a proclamation recognizing LGBTQIA+ Pride Month. ► Councilor Cormier-Leger read aloud the proclamation honoring LGBTQIA+ Pride Month recognizing June as LGBTQIA+ Pride Month.

Chair Mercer declared a two-minute recess.

APPOINTMENTS: ► ***Richard Salve - New Hire, Firefighter/Paramedic - Fire Department.*** ► Fire Chief James McLaughlin introduced new member of the Fire Department, Richard Salve. He reviewed Mr. Salve's education, background, and career. ► Town Clerk Nancy Danello performed the swearing in. ► Mr. Salve's girlfriend pinned the badge.

► ***Timothy Sweeney - New Hire, Firefighter/Paramedic - Fire Department.*** ► Fire Chief James McLaughlin introduced new member of the Fire Department, Timothy Sweeney. He reviewed Mr. Sweeney's education, background, and career. ► Town Clerk Nancy Danello performed the swearing in. ► Mr. Sweeney's wife pinned the badge.

► ***Annual Reappointments of Boards and Committees.*** ► Councilor Jones read the Appointed Committee Members June 2022 document. ► **MOTION to Ratify** the Annual appointments to the following boards and commissions (as listed on the Appointed Committee Members June 2022 document) by **Jones. SECOND** by **Dellorco. Discussion:** ► Ms. Pellegri asked about the Historical Commission's appointment regarding Alan Earls as a full member as his application indicates serving as an associate. ► Mr. Hellen noted an email correspondence indicating that Mr. Earls wanted to be a full member. ► Councilor Frongillo asked about the application process and the reappointment process. ► Mr. Hellen stated that when there is a vacancy, they put out an announcement, and traditionally a lot of applications are received. In approximately July, they will put out a posting with all the currently available seats. Normally, they do not need to do that every year; they keep the applications on file. He explained the reappointment process. He stated that when a term of appointment is up, the person is asked if they would like reappointment. Usually, if there are no concerns, the member can be reappointed. He stated that it is good to have some consistency on the boards. He noted that these are volunteers. ► Councilor Frongillo asked that the reappointment process be looked into. He stated that there are a whole bunch of benefits of getting new people in. ► Mr. Hellen explained the staggered appointment terms on most non-elected boards. He stated that many of the bigger committees have a very healthy cycle of new faces. He provided an example of the Finance Committee membership. ► Councilor Jones stated that there were times that the town was struggling to get volunteers on boards. He said that he is excited to see people stepping up to get involved in volunteer opportunities. He stated that there are countless hours behind the scenes that are needed to do the committee work. ► **VOTE: Yes-9, No-0, Absent-0.**

► ***Tri-County School Committee Appointment - Jennifer D'Angelo.*** ► Councilor Jones read the appointment. ► **MOTION to Ratify** the appointment by the Town Administrator of Jennifer D'Angelo to serve as a member of the Tri-County Regional Vocational School Committee, with a term to expire on June 30, 2025, by **Jones. SECOND** by **Dellorco. Discussion:** ► Mr. Hellen and Councilor Pellegri stated this is a great candidate. ► **VOTE: Yes-9, No-0, Absent-0.**

HEARINGS: None.

LICENSE TRANSACTIONS: None.

PRESENTATIONS/DISCUSSIONS: None.

LEGISLATION FOR ACTION:

Note: Two-Thirds Vote requires six votes; Majority Vote requires majority of members present and voting.

- a. ***Resolution 22-36: FY23 CPA Budget & Reservations (Motion to Approve Resolution 22-36 - Majority Vote).*** ► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 22-36: FY23 CPA Budget & Reservations by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen

explained that the vote before the Town Council is the formal legal recommendation from the Community Preservation Committee (CPC). This budget sets out 5 percent administrative costs, 10 percent for each of the three categories, and 65 percent remaining in the budgeted reserve. He reviewed that this states the legal framework for which we have to spend the money by those amounts in those categories. ► **VOTE: Yes-9, No-0, Absent-0.**

- b. Resolution 22-37: FY23 CPC Appropriation of Capital Funds (Motion to Approve Resolution 22-37 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Approve Resolution 22-37: FY23 CPC Appropriation of Capital Funds by Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Hellen stated that there are some great projects; this is huge. This is what everyone voted for. He stated that he is excited to bring these forward and endorsed by the CPC. He stated that these are a lot of projects that people had in mind; he is grateful to get these projects moving. He noted that the Red Brick Schoolhouse has been out to bid; bids will be due soon. He stated that he hopes the work will start in July. ► CPC Chairman Christopher Feeley was in attendance at the meeting. ► Councilor Jones confirmed the Red Brick Schoolhouse is still being used by the robotics club. ► Councilor Hamblen stated that she is excited that these projects are going to get done. She asked why each item has to be a separate appropriation. ► Mr. Hellen stated it is an accounting process. ► In response to questions, Mr. Feeley stated that these projects were all voted on unanimously by the committee. He noted that other projects were discussed; there is going to be a rolling application process. ► Mr. Hellen explained the Franklin Ridge housing project and where some of the funding has come from for this project; this amount matches the required 10 percent contributions. He stated that the state and federal have to help out on this project. ► Councilor Chandler stated that the Red Brick Schoolhouse is dilapidate, and he appreciates the CPC taking on this project list. ► **VOTE: Yes-9, No-0, Absent-0.**
- c. Resolution 22-38: CPC Appropriation of Funds - Debt Service Maple Hill Land (Motion to Approve Resolution 22-38 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Approve Resolution 22-38: CPC Appropriation of Funds - Debt Service Maple Hill Land by Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Hellen stated that this is the first payment on the Maple Hill property. In the future, they will not have to do this annually; he wanted people to know the cost. He noted that from the borrowing of about a month ago, they got a 3.38 interest rate. ► Councilor Hamblen stated that due to the CPC, we can save open space, and it is really not that much money. ► **VOTE: Yes-9, No-0, Absent-0.**
- d. Resolution 22-40: Appropriation Transfers FY22 (Motion to Approve Resolution 22-40 - Majority Vote).** ► **MOTION to Approve Resolution 22-40: Appropriation Transfers FY22 by Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Hellen stated that on an annual basis there are a few transfers that need to be done between departments. He stated that the real message is that out of a \$138 million budget, all of our departments did a tremendous job staying within budget and working within their budget to where we only have to transfer less than \$50,000. In response to questions, he stated that regarding the \$10,000 for Fire Expenses, he believes there was a cost increase in one of the contracts. He explained the Town Administrator Expenses for \$7,800. He stated that any unspent money during the fiscal year creates free cash money. He stated that the \$7,800 is probably miscellaneous from all the accounts. ► Fire Chief James McLaughlin explained Fire Expenses for \$10,000. He stated that they were a little short. He stated that they went a little over with training. He reviewed the EMS training process. ► **VOTE: Yes-9, No-0, Absent-0.**
- e. Resolution 22-41: Authority for Town Administrator to File Clean Water State Revolving Fund Application (Motion to Approve Resolution 22-41 - Majority Vote).** ► **MOTION to Approve Resolution 22-41: Authority for Town Administrator to File Clean Water State Revolving Fund**

Application by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen reviewed that the SRF loan application for this project requires a last resolution authorizing the Town Administrator to file applications, execute agreements, provide relevant information for grant and/or loan assistance, and otherwise to act as the authorized representative of the Town in connection with this application.

► DPW Director Brutus Cantoreggi, in response to questions, stated that through the whole project, they have an outside consultant who will be there and who will bring in specialists as well. It is a checks and balances kind of thing, similar to the plant they did on Grove Street. ► **VOTE: Yes-9, No-0, Absent-0.**

- f. Resolution 22-42: Gift Acceptance - Veterans' Services Dept. (\$1,960) (Motion to Approve Resolution 22-42 - Majority Vote).* ► Councilor Jones read the resolution. ► **MOTION to Approve Resolution 22-42: Gift Acceptance - Veterans' Services Dept. (\$1,960) by Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen stated that Mr. Joseph Halligan is probably one of the more generous people in town. He thanked him for his gift. He noted that next year, this will be a Town-sponsored event. He discussed reasons as to why the Memorial Day Parade was not a Town-sponsored event this year. He noted that in previous years it was the Rotary Club that spearheaded the parade. ► Councilor Pellegri questioned why the police detail payment was not taken out of the Town budget and why an individual had to pay for it. She stated that she does not agree with having to have an individual pay for a police detail. She stated that we should have found the money to pay for it; we find the money for other things. ► Mr. Hellen explained that historically the Rotary Club has funded the Memorial Day Parade including the police detail. ► Councilor Jones thanked Mr. Halligan for his wonderful donation. He thanked former Town Council member Matt Kelly for spearheading the Memorial Day Parade with the Rotary Club. ► **VOTE: Yes-8, No-1, Absent-0.** (Councilor Pellegri voted No.)

TOWN ADMINISTRATOR'S REPORT: ► **None.**

SUBCOMMITTEE REPORTS:

- a. **Capital Budget Subcommittee.** ► **None.**
- b. **Budget Subcommittee.** ► **None.**
- c. **Economic Development Subcommittee.** ► **None.**

FUTURE AGENDA ITEMS: ► Councilor Sheridan asked to talk about the flag and the historical districts. ► Mr. Hellen stated the historical districts discussion would be around November. ► Councilor Frongillo asked to follow up with the student who presented the greenhouse gases inventory and get it on an agenda. He asked to talk about parking. ► Councilor Hamblen stated that she agreed with Councilor Sheridan about a discussion on the flag and the emissions discussion. ► Councilor Cormier-Leger mentioned the state flag presentation; he supported hearing more from the group putting it together. He asked to hear more about the greenhouse gases emissions. ► Councilor Pellegri asked if the plastic bags were going to be brought forward again; we put it on hold. ► Mr. Hellen stated that it has been in the local code for four years. It was passed. He noted there was a brief hold put on it during Covid. He confirmed businesses should not be using plastic bags. ► Councilor Pellegri stated something should be put out on Facebook or wherever to let people know they are not supposed to be using them because there are stores using them. ► Councilor Jones stated that he would like the Davis Thayer School to be put on a future agenda. ► Councilor Dellorco asked for the person who did the greenhouse gases emissions presentation to be brought back.

COUNCIL COMMENTS: ► Councilor Cormier-Leger thanked the Town for the proclamation recognizing Pride month. ► Councilor Chandler thanked all the people who volunteer and all the people who were reappointed to the boards and committees. He thanked Mr. Halligan for his payment of the police detail for the Memorial Day Parade. He said Electric Youth were awesome. ► Councilor Pellegri

gave condolences to the family of Stacey Bower. ► Councilor Sheridan thanked the Franklin Clergy Council for organizing the event in Support for Ukraine held on Town Common. ► Councilor Frongillo noted the Franklin Art Association is opening their art gallery; the grand opening is tomorrow from 6 PM to 8 PM. He noted Pride Day is Sunday at the Town Common from 12 PM to 4 PM. ► Councilor Hamblen said ditto to what everyone said. She stated that she was adding to not forget about the Farmers' Market. She stated that this year the SNAP program is in effect; Dean Bank has matched the first \$10 you spend. She wished everyone a wonderful and safe Fourth of July. ► Councilor Jones asked for the feasibility of getting lights at the crosswalk at Dean College. ► Mr. Hellen stated that he got a response from DPW Director Brutus Cantoreggi. He stated that Mr. Cantoreggi and the Town Engineer have taken note of it; they are going out to see how close some of the ornamental lights are. They plan to talk to the new incoming Dean College president about this. ► Mr. Cantoreggi stated that ornamental lights are easy to change; so, if we need to upgrade it, it can be easy to change. He noted the trees have grown as well. ► Councilor Jones apologized for his absence at the last meeting due to Covid. ► Councilor Dellorco gave a shout-out to the Franklin High Baseball Team. He gave condolences to the family of Stacey Bower. ► Chair Mercer gave a shout-out to the Franklin High Baseball Team. He congratulated the Franklin Boys Lacrosse Team and the Franklin Girls Lacrosse Team.

EXECUTIVE SESSION: ► *Collective Bargaining - Exemption #3: Collective Bargaining (all Town unions) - To discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares.* ► Chair Mercer stated there is a need for an executive session for Collective Bargaining, Exemption #3, Collective Bargaining (all Town unions) to discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares, and we will not return to open session. ► **MOTION to Enter** executive session for the purpose of Collective Bargaining - Exemption #3: Collective Bargaining (all Town unions) - To discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares, and to not return to open session, by **Jones. SECOND** by **Dellorco. No Discussion.** ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegrini-YES; Sheridan-YES.** ► **VOTE: Yes-9, No-0, Absent-0.**

Open Session ended at 8:44 PM.

Respectfully submitted,

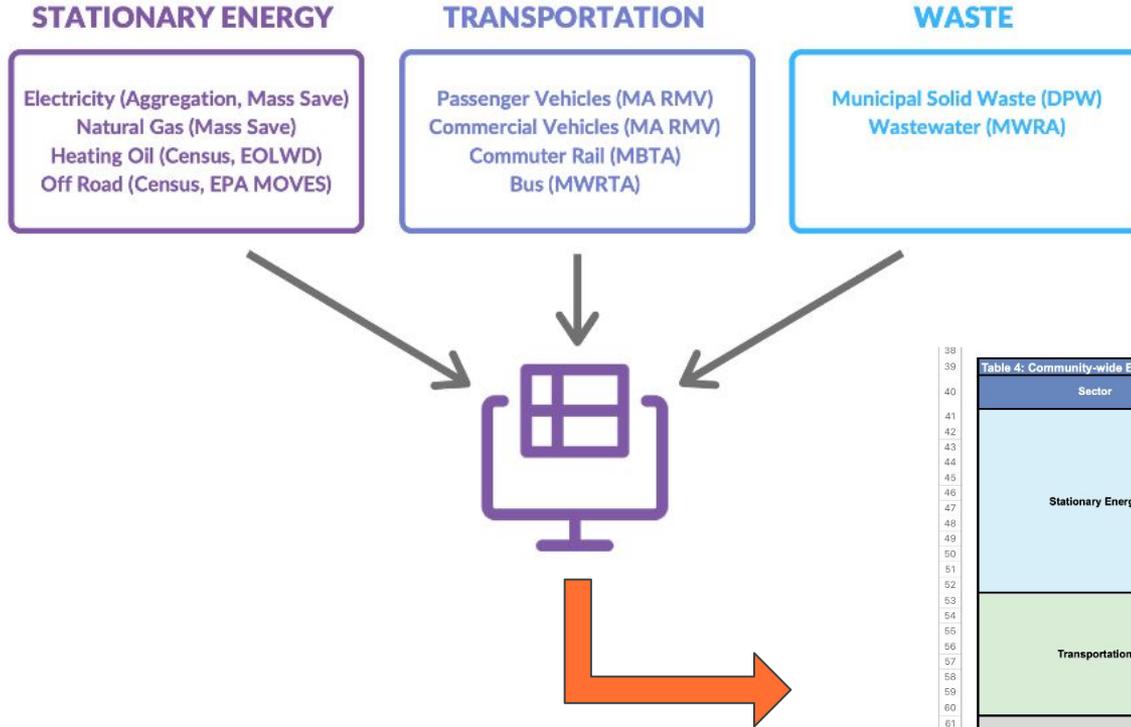
Judith Lizardi
Recording Secretary



**Franklin, MA
Greenhouse Gas
Emissions Inventory**



The Tool: Metropolitan Area Planning Council



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Table 4: Community-wide Emissions Summary by Sector, Subsector, Source & Scope

Sector	Subsector	Source	Scope	
Stationary Energy	Residential Buildings	Electricity	2	
		Electricity T&D Losses	3	
		Fuel Oil	1	
		Natural Gas	1	
		Nat. Gas. Dist. Losses	1	
	Commercial & Institutional Buildings & Manufacturing Industries	Electricity	2	
		Electricity T&D Losses	3	
		Fuel Oil	1	
		Natural Gas	1	
		Nat. Gas. Dist. Losses	1	
Construction	Off-Road (Various Fuels)	1		
	Off-Road (Various Fuels)	1		
Transportation	On-road	CNG	1	
		Diesel	1	
		Electricity	2	
		Electricity T&D Losses	3	
	Rail	Gasoline	1	
		Diesel	1	
		Electricity	2	
Waste	Solid Waste Disposal	Electricity T&D Losses	3	
		Methane Commitment	3	
	Wastewater Treatment and Discharge	Biological Treatment of Waste	Direct Emissions	3
		Incineration and Open Burning	Incineration	3
			Effluent	3
			All Sectors & Subsectors	

Total Emissions

Waste

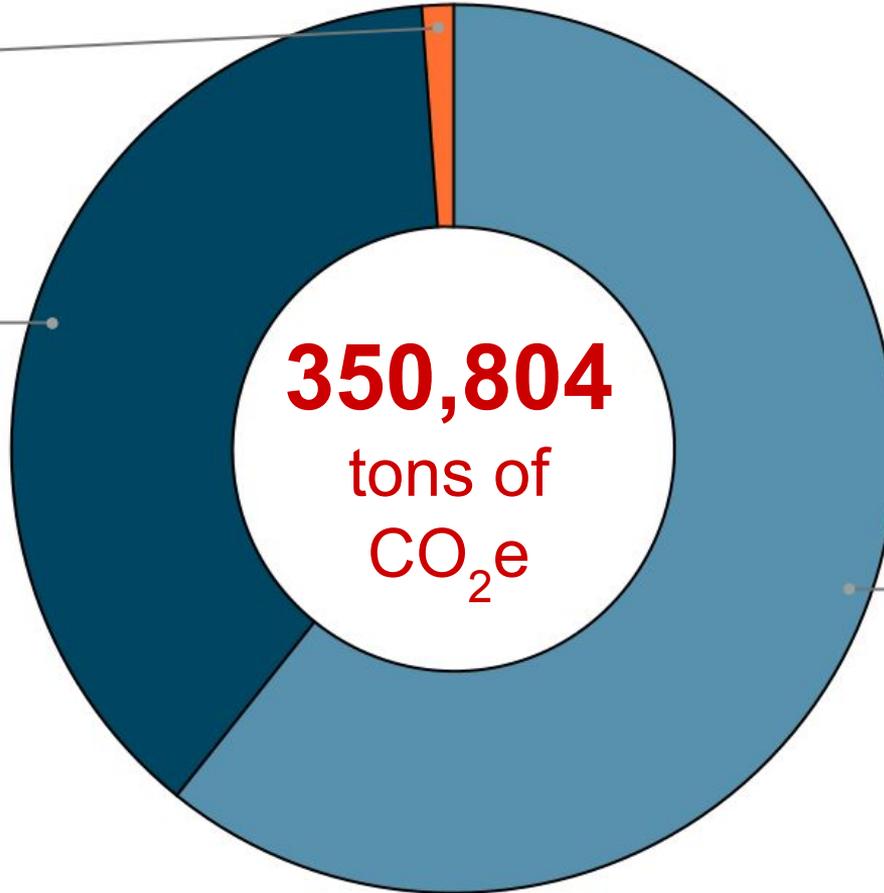
1.1%

Transportation

38.1%

Stationary Energy

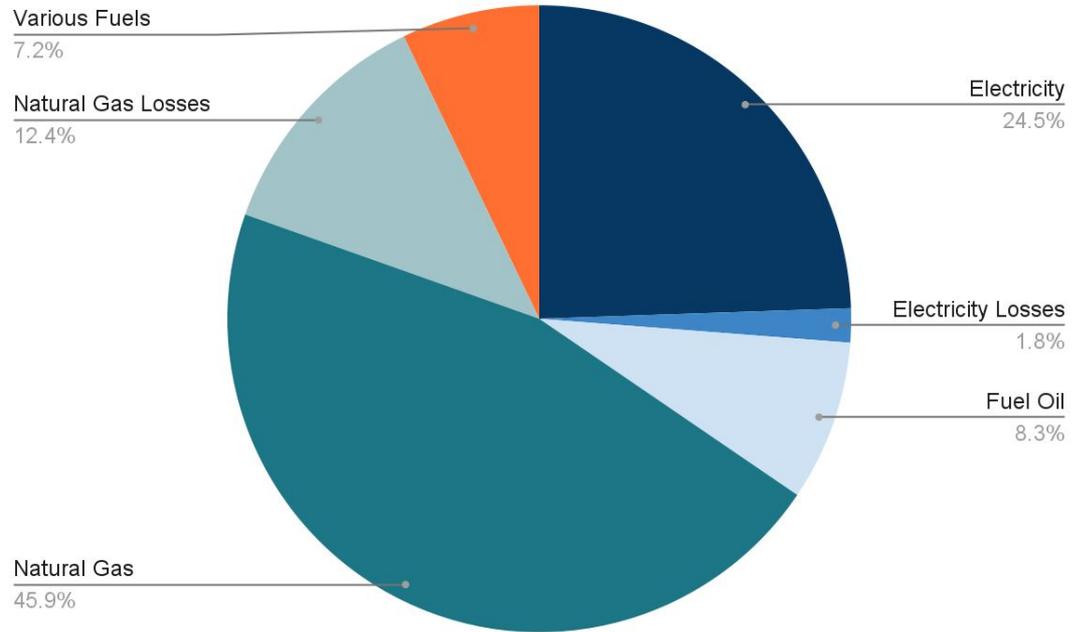
60.8%



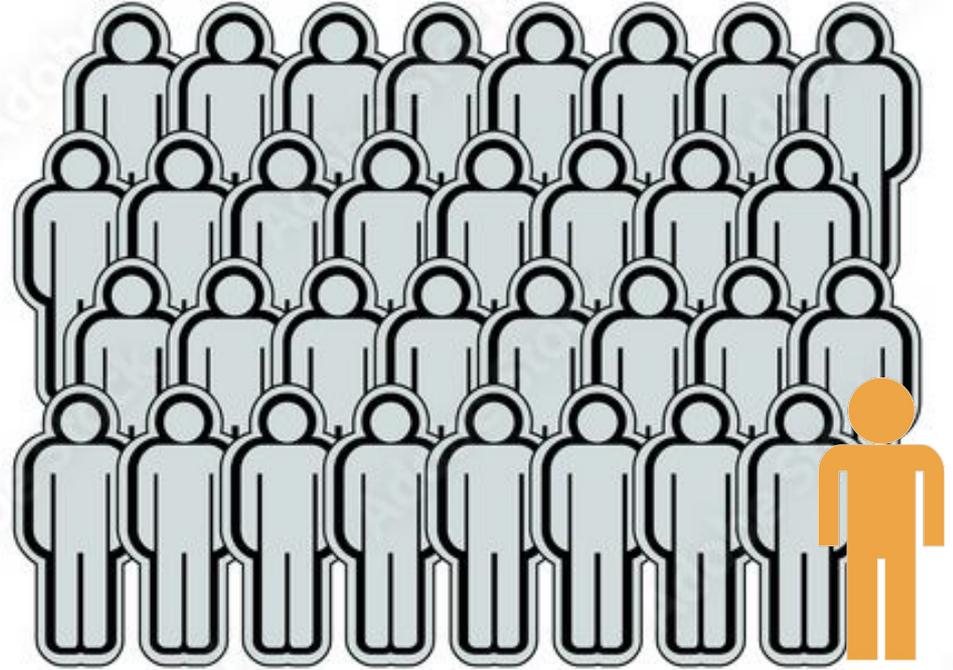
350,804
tons of
CO₂e

What is Stationary Energy?

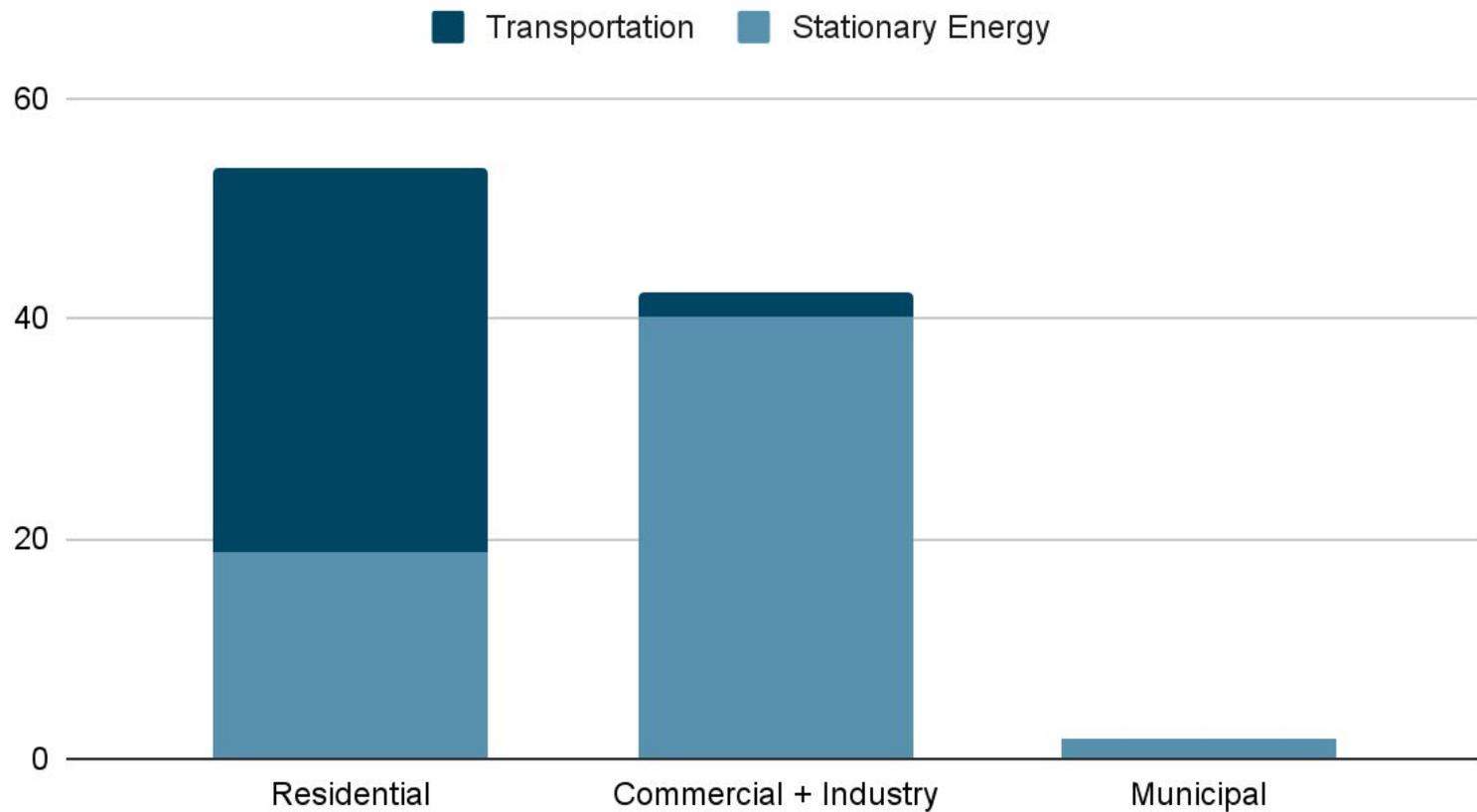
- ❖ Residential Buildings
- ❖ Commercial and Industrial Buildings
- ❖ Construction



In total,
Franklin emits
10.8 tons of
CO₂ per
resident, per
year.



% of Emissions by Sector



Heading in the Direction of Net Zero

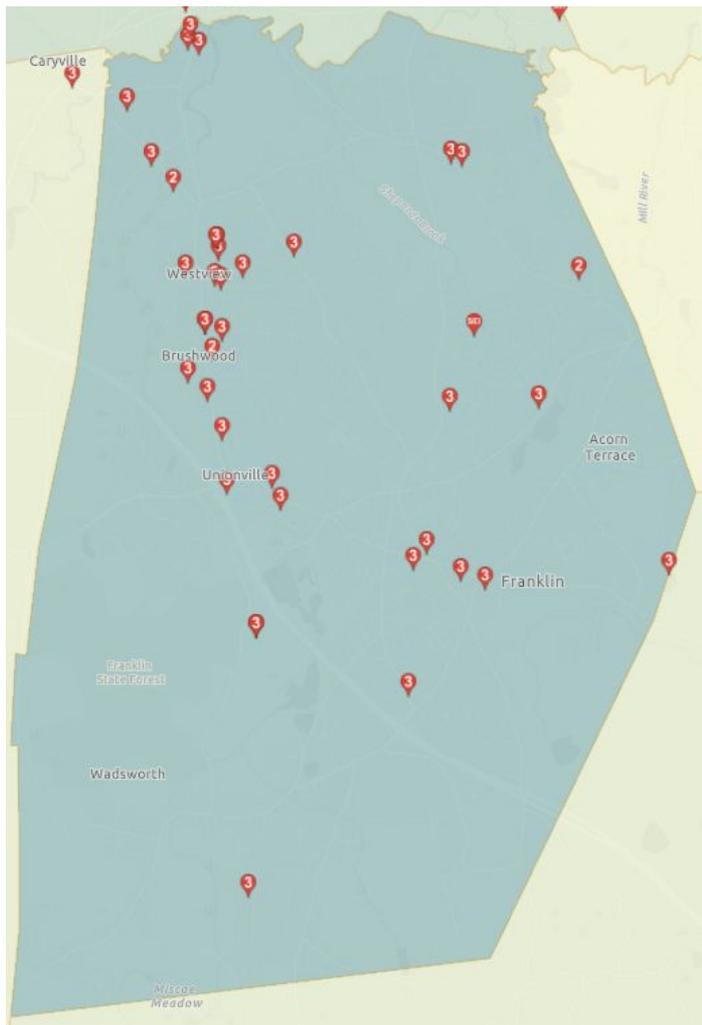
- ❖ Green the grid with renewables
- ❖ Produce more green energy locally
- ❖ Make homes and buildings energy efficient
- ❖ Electrify heating and cooking equipment
- ❖ Encourage walking, biking, and public transport
- ❖ Electrify existing transport

From this...



...to this!





Grade 1: hazardous and must be repaired immediately. This includes leaks in or near a contained space, such as a building or manhole, where the gas could build up enough to potentially explode.

Grade 2: non-hazardous, but could become hazardous in the near future

Grade 3: non-hazardous and are expected to remain non-hazardous

***SEI (significant environmental impact):** grade 3 leaks larger than 2000 sqft . These largest 7% of leaks contribute roughly 50% of all leak emissions.

Resolution in Support of Changing the State Flag & Seal of Massachusetts

Whereas the history of the State of Massachusetts is replete with instances of conflict between the European Colonists and the Native Nations of the region, who first extended the hand of friendship to the Colonists on their shores in 1620, and helped them to survive starvation during the settlers' first winters on their land;

Whereas members of the Native Nation for whom the State of Massachusetts is named were ambushed and killed by Myles Standish, first commander of the Plymouth Colony, in April of 1623, barely two years after the Pilgrims arrived;

Whereas the Colonial broadsword held by a white hand above the head of the Native man on the Massachusetts State Flag and Seal is modeled after Myles Standish's own broadsword, borrowed for that purpose from the Pilgrim Hall in Plymouth by the illustrator Edmund Garrett in 1884;

Whereas the belt binding the Native's cloak on the Flag and Seal is modeled after a belt worn by Metacomet, known to the English as King Philip, who was among the Wampanoag leaders that resorted to a mutually destructive war in 1675-76 in defense of Native lands against Colonial encroachment;

Whereas the proportions of the body of the Native man in the Flag and Seal were taken from a Native skeleton unearthed in Winthrop, the bow modeled after a bow taken from a Native man shot and killed by a colonist in Sudbury in 1665, and the facial features taken from a photograph of an Ojibwe chief from Great Falls, Montana, considered by the illustrator to be a "fine specimen of an Indian," though not from Massachusetts;

Whereas the history of relations between Massachusetts since Colonial times and the Native Nations who continue to live within its borders includes the forced internment of thousands of so-called "praying Indians" on Deer Island, in Boston Harbor, where they died by the hundreds of exposure in the winter of 1675, the enslavement of Native people in Boston, Bermuda, and the Caribbean Islands, the offering of 40 pounds sterling as bounty for the scalps

Caribbean Islands, the offering of 40 pounds sterling as bounty for the scalps of Native men, women and children in Massachusetts beginning in 1686, increased to 100 pounds sterling for the scalps of Native adult males by 1722, half that amount for Native women and children;

Whereas Native Americans were legally prohibited from even stepping foot into Boston from 1675 until 2004, when that law was finally repealed;

Whereas the 400th anniversary of the landing of the Colonists at Plymouth Plantation, which gave rise to the long chain of genocidal wars and deliberate policies of cultural destruction against Native Nations of this continent, occurred in the year 2020, affording every citizen of the Commonwealth a chance to reflect upon this history and come to an appreciation of the need for better relations between the descendants of the Colonial immigrants and the Native Nations of the Commonwealth;

Whereas the land area now known as the Town of Franklin shares a rich Native history with modern tribal Nations like the Wampanoag, the Nipmuc and the Massachusett, who inhabited this area for thousands of years before the first colonial settlers arrived in 1660;

Now, therefore, **BE IT RESOLVED** that the Town of Franklin hereby adopts this resolution in support of the work of the Special Commission Relative to the Seal and Motto of the Commonwealth, established by a Resolve of the General Court in 2020 and appointed by the Governor to **recommend changes to the current flag and seal of Massachusetts**, and in support of a new seal and motto for the Commonwealth that may better reflect our aspirations for harmonious and respectful relations between all people who now call Massachusetts home. The city clerk shall forward a copy of this resolution to Sen. Marc Pacheco and Rep. Antonio Cabral, co-chairs of the Joint Committee on State Administration, who serve as members of the Special Commission Relative to the Seal and Motto of the Commonwealth, and to Sen. Karen Spilka, Sen RebeccaRausch, and Rep. Jeffrey Roy, with the request that they continue their advocacy and support for the work of the aforementioned Special Commission.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

July 15, 2022

To: Town Council
From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator
RE: Appointment - 2022 Election Workers, Police Officers, Voting Schedule

Every election year we are required to have the list of Election Workers ratified by the Town Council. We are recommending the appointment of the attached list of names for the upcoming 2022 elections. These names were submitted to the Town Administrator by the Town Clerk and are listed in Exhibit 1 of the packet.

Later in tonight's agenda, we are also asking the Council to approve resolution 22-55 for the following issues

- 1) Number of Police Officers that will be present at the polling location (Franklin High School):
 - State Primary 9/6/2022: 2 Officers (1 inside and 1 outside)
 - State Election 11/8/2022: 4 Officers (2 inside and 2 outside)
- 2) State Primary Voting Schedule (see flier attached)
 - In Person Early Voting
 - Election day

Chapter 92 of Legislative Acts of 2022 was passed this year with a series of election reforms. These actions are required under the new statute to designate the quantity and location of police officers working at a polling place, as well as approval of early voting as shown on Exhibit 1 of Resolution 22-55.

Please let us know if you have any questions.



APPOINTMENTS

Election Workers

The Town Clerk has submitted the list of names attached hereto as “Exhibit 1” to be appointed as Election Workers for the upcoming 2022 elections.

MOTION to appoint the persons whose names appear in “Exhibit 1” as Election Workers as requested by the Town Clerk.

DATED: _____, 2022

A True Record Attest:

Nancy Danello, CMC
Town Clerk

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

Glenn Jones, Clerk
Franklin Town Council

EXHIBIT 1

LAST NAME	FIRST NAME
Adams	Joyce
Albert	Lucille
Asgeirsson	Janene
Attinello	Terri
Auchterlonie	Denise
Bissanti	Anne M.
Botchis	Cindy
Brandfonbrener	Sandi
Carrier	Pamela
Cass	Collin
Cass	Sue
Cederquist, WARDEN	Carl
Colonier,	Kathy
Checkoway	Elisa
Checkoway	Steven
Chisholm (11/3/2020 Election)	L. Phillip
Cicccone	Richard
Cooke	Elizabeth
Cooke	Steven
Copponi	Donna
Coughlin	Paula
Cussen	Joan
Cyr	Denise
D'Alessando	Janice
D'Amico	Lois
D'Errico, WARDEN	MaryBeth
DiPietro	Mary Ann
Doherty	Roberta
Donovan	Deirdre
Donovan (11/3/2020 Election)	Effy
Dowd	Nancy
Downie	Mary
Dwyer	Jillian
Earls	Alan
Elwell	Halley
Ewanchuk	Diann

Faman	Camille
Faught	Scott
Ferguson	Colette
Ficco	MaryEllen
Filosa	Sharon
Gallitano	Linda
Gardner (9/1/2020 Election)	Barbara
Gardner (9/1/2020 Election)	Robert
Gatewood	Pam
Gelineau	Gloria
Gentili	Jean
Gleichauf	Cynthia
Gorham (9/1/2020 Election)	Patricia
Goulet	Emma
Grasso	Daniel
Hallet (11/3/2020 Election)	Emily
Halterman	Janet
Hammond (9/1/2020 Election)	Kathleen
Harrigan	Mary
Henriksen (11/3/2020 Election)	Diane
Hiss	John
Hodgson	Gary
Hopkins	Julia
Howe	Steve
Hutchinson	Joyce
Hynes	Judy
Ipacs	Carol
Jewett (9/1/20 Election)	Janet
Jones	Linda
Juarez	Paula
Kaplan	Leslie
Kautz	Carol
Keams (9/1/20 Election)	Kevin
Keams (9/1/2020 Election)	Karen
Kelley	William
Kelley	Linda
Kelly, WARDEN	Barbara Ann

Kinney (11/3/2020 Election)	Mary
Kripp	Sophie
Labonte	David
Langmeyer (9/1/20 Election)	Michael
LaRosa (9/1/2020 Election)	Randy
Lind	Diane
Lonati (11/3/2020 Election)	Marianne
Lucier	Maria
MacMillan (9/1/2020 Election)	Elizabeth
Mahar	Mary
Malcolm	Phyllis
Malloy	Rochelle
Malloy Guillani	Maureen
Malonson	Jayne
Manns	John
Marseglia	Andrea
Matanes (9/1/2020 Election)	Gail
McCaffery (9/1/2020 Election)	Matthew
McCaffery	Leslie
McCaffery (9/1/2020 Election)	Erin
McCaffrey	Laura
Mercer, WARDEN	Jo-Ann
Minkle	Corine
Molinaro (9/1/2020 Election)	Judith Ann
Morrison	Patricia
Muise (11/3/2020 election)	Annie
Mullen	Amy
Norian (9/1/2020 Election)	Cynthia
O'Donnell	Marissa
Oppenheimer	MaryAnn
Pedersen	Joyce
Pepe	Martha
Pino	Christine
Pisani	Barbara
Pisani	Jeannie

Pisani	Joyce
Potter	Gail
Pradko	Kimberely
Prince	Dianna
Rautenberg	Loretta
Recchino	Carol
Renkas	Paula
Robb	Susan
Robinson	Lesley
Rondeau	Barbara
Sabolinski	Maureen
Santoro	James
Santoro	Patricia
Schultheis	Steven
Shanahan, WARDEN	Joanne
Smit (11/3/2020 Election)	Toni
Smith	Frederick
Stavely	Diana
Szcepanowski	Roseanne
Todesca	Michele
Tolman	Elaine
Tomaino	Richard
Tomaino	Teresa
Trahan	Matthew
Verrochi, WARDEN	Jill
Weinhold	Eric
Whitehouse	Nancy
Wilga	Nancy
Wyllie	Patti
Zatkowski	Deborah
Zeman	Jane

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

July 15, 2022

To: Town Council
From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator

RE: Disposition of Town-owned land containing South Franklin Meeting House

On the agenda for the July 20th Town Council Meeting is a discussion regarding the disposition of the Town-owned land that contains the South Franklin Meeting House (Old South Church). The decision this evening is to accept the recommendation from the EDC and move forward with housing or not and discuss an RFP of another fashion.

As you know an Expression of Interest went out for a two month period to see if there are any interested parties willing to take on the preservation project. The Town received two formal, non-binding written proposals.

At the May EDC meeting, the committee weighed both proposals, in addition to other qualitative information from the two open houses, and had a detailed discussion. They voted 3-1 (Yes: Hamblen, Jones and Frongillo; No: Sheridan) to recommend to the full Town Council to instruct the staff to put an RFP out for parties to bid on housing projects only.

The [Expressions of Interest](#) we received are attached, as is the [Solicitation Document](#) that was posted on the Town website.

Please see below for links to related materials:

- 2020 Old South Church [Existing Conditions report](#)
- 2015 Old South Church [Existing Conditions report](#)
- Old South Church document [website](#)

Please let us know if you have any questions.



Jamie Hellen, Town Administrator
 Town of Franklin
 355 East Central Street
 Franklin, MA 02038



April 13, 2022

RE: Letter of Interest to Purchase South Congregational Meeting House

Mr. Hellen,

Old Colony Habitat for Humanity (“Habitat”) was founded in 1989 as Attleboro Area Habitat for Humanity. Habitat is a Massachusetts incorporated, locally run affiliate of Habitat for Humanity International, a nonprofit, ecumenical Christian housing organization. Habitat succeeds in reintroducing into neighborhoods the most basic building block of any community – the homeowner. Habitat provides resources, guidance, and hope to aspiring families.

Habitat’s flagship program involves partnering with local families to help build their own homes alongside Habitat volunteers. The newly-constructed or renovated homes are subsequently deed restricted to remain affordable in perpetuity, and the Habitat homeowner is able to pay a modest mortgage. With the support of Habitat and community contributors, Habitat Homeowners achieve the strength, stability and self-reliance they need to build a better life for themselves and their families. As a result, these families work from within their neighborhoods, creating the change we all seek, and repaying the investment that we have made in them.

Habitat’s service area comprises twenty-four towns and cities throughout Bristol and Norfolk Counties, including Franklin, and we have built numerous homes throughout our service area. Habitat would be thrilled to purchase the South Congregational Meeting House (“Property”) from the Town of Franklin for nominal consideration, renovate the Property, and ultimately provide the house to a deserving family.

Habitat has developed a preliminary plan with local architect Sam Williams of Craft Architecture LLC to determine what the renovated residence would look like. The proposed plans (see attached) would turn the Property into a 3-4 bedroom, 1 and ½ or 2 bathrooms, single-family residence. The 1500-1800 square foot home would contain a first floor and a loft with a master bedroom, bathroom and storage area. If the Town of Franklin were to sell Habitat the Property, Habitat would begin construction in spring of 2023. We will also be discussing the opportunity to apply for the town’s CPA funds.

Project materials are typically provided through gifts and in-kind donations from Habitat corporate sponsors. Additionally, Habitat typically partners with licensed contractors who either donate or provide services or below cost for the necessary electrical, plumbing and carpentry work. Habitat volunteers participate alongside members of the community and the partner family to complete the finish aspects of the house.

Habitat’s conversion of the property would permanently increase Franklin’s affordable housing inventory, and the Town would benefit by converting the Property into a revenue-generating residential home through the property taxes the homeowner would pay. By partnering with Habitat, families and communities are transformed through the incredible effects of safe and affordable shelter, including improvements in health, safety, child development, economic opportunity and educational opportunities. The Town of Franklin and the South Congregational Meeting House would be the ideal venue for Habitat’s next project.

Sincerely,

Kimberly Thomas, CEO

Cc: OCHFH Board of Directors

Affiliate
 9 Washington Street
 Attleboro, MA 02703
 Phone 508-399-1781

ReStore
 9 Washington Street
 Attleboro, MA 02703
 Phone 508-639-9577

Family Services
 Phone 508-203-6852

- Serving:**
 Assonet
 Attleboro
 Bellingham
 Berkley
 East Freetown
 Fall River
 Foxboro
 Franklin
 Freetown
 Mansfield
 Medfield
 Medway
 Millis
 Norfolk
 North Attleboro
 Norton
 Plainville
 Raynham
 Rehoboth
 Seekonk
 Somerset
 Taunton
 Wrentham

www.oldcolonyhabitat.org

**Building Homes,
 Communities & Hope**

REV. NO.	REV. DATE	REV. DESCRIPTION
1	04.04.2022	Concept Plan

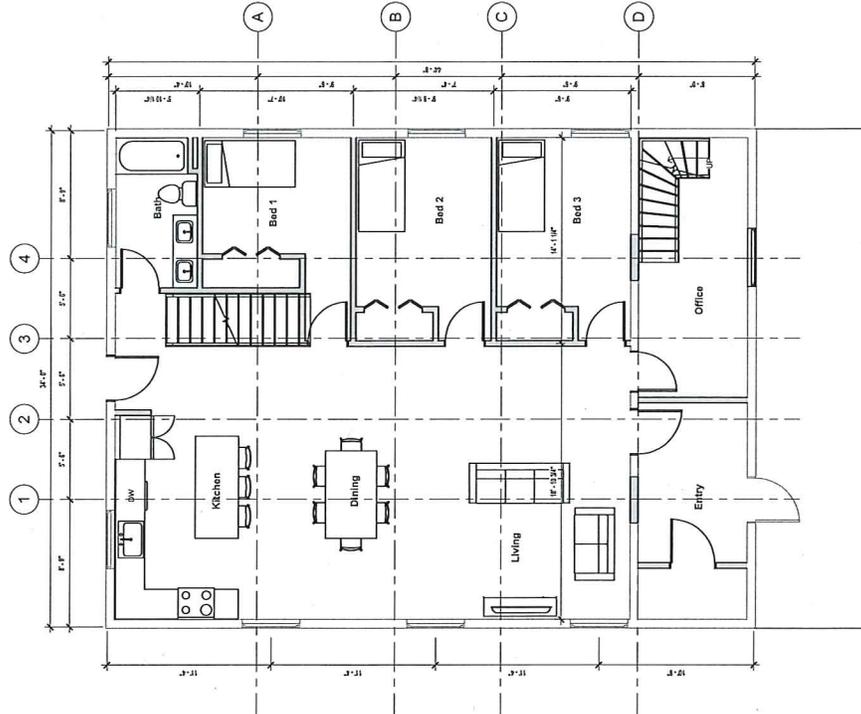
CONTRACTOR SHALL CHECK ALL INFORMATION CONTAINED HEREIN FOR ACCURACY AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. CONTRACTOR SHALL REPORT ANY ERRORS OR OMISSIONS TO THE ARCHITECT.

CRAFT
ARCHITECTURE LLC
FRANKLIN, MA 02038
978.457.7802

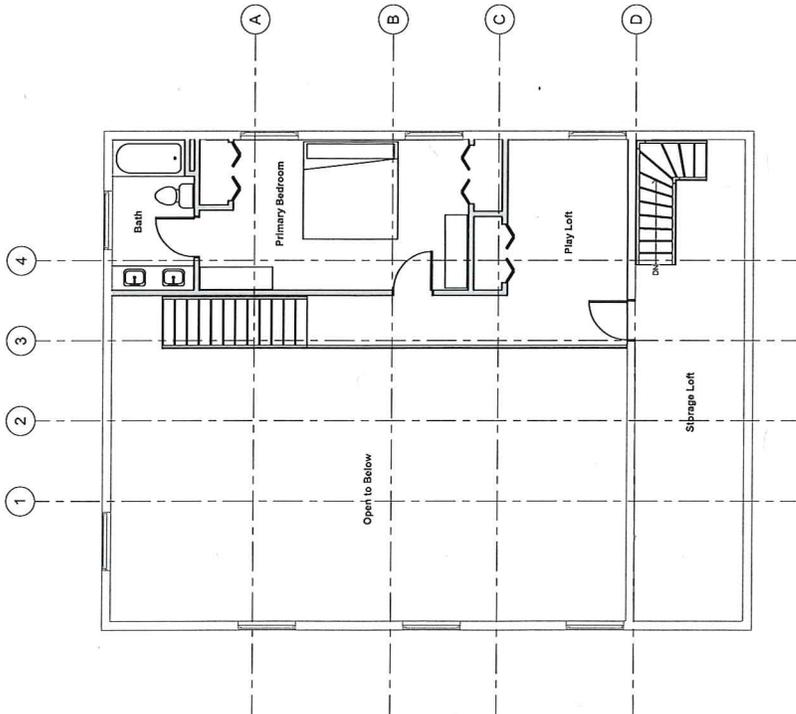
PROJECT NAME
FH - Franklin South Church
PROJECT ADDRESS
762 Washington Street
Franklin, MA 02038

SCALE	DATE
1/4" = 1'-0"	April 4, 2022

Floor Plan
SHEET **A1.00** 1



① First Floor
1/4" = 1'-0"



② Loft
1/4" = 1'-0"

PROVIDENCE BAPTIST CHURCH

"NOW TO HIM WHO IS ABLE TO DO FAR MORE ABUNDANTLY THAN ALL THAT WE ASK OR THINK, ACCORDING TO THE POWER AT WORK WITHIN US, TO HIM BE GLORY IN THE CHURCH AND IN CHRIST JESUS THROUGHOUT ALL GENERATIONS, FOREVER AND EVER. AMEN." EPHESIANS 3:20-21 (ESV)

CHURCH OFFICE: 80 BOARDMAN STREET, NORFOLK, MA 02056
WWW.PROVIDENCEBAPTISTCHURCHMA.ORG · OFFICE PH: 508-528-5750
PASTOR MARK LUKENS

MARCH 16TH, 2022

MR. JAMIE HELLEN
TOWN ADMINISTRATOR
TOWN OF FRANKLIN
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

DEAR MR. HELLEN,

WE ARE WRITING TO EXPRESS INTEREST IN THE PROPERTY KNOWN AS THE SOUTH FRANKLIN CONGREGATIONAL MEETING HOUSE LOCATED AT 762 WASHINGTON STREET, FRANKLIN, MA. ON MONDAY, MARCH 14TH, WE ATTENDED THE OPEN HOUSE FOR A VISUAL REVIEW OF THE PROPERTY AND BUILDING. UPON ENTERING, WE WERE PLEASED TO OBSERVE THE HISTORIC FAITH OF THE CONGREGATIONAL CHURCH PAST DISPLAYED IN THE SIGNS OF "REVERENCE MY SANCTUARY, I AM THE LORD" AND "WORSHIP THE LORD IN THE BEAUTY OF HOLINESS". IN KEEPING WITH THOSE WHO BUILT THIS CHURCH SO MANY YEARS AGO, OUR GREAT DESIRE IS TO SEE THIS OPEN AS A CHURCH ONCE AGAIN!

AS A CHURCH, WE PROPOSE THAT GREAT STRIDES COULD BE MADE TO THE PROPERTY WITH THE INVESTMENT OF MANY HOURS OF VOLUNTEER LABOR AND A CONSIDERABLE AMOUNT OF PAINT. FOR THE INTERIOR OF THE BUILDING, WE PROPOSE THAT COSMETIC REPAIRS ONLY BE MADE TO THE VISIBLE SURFACES. ADDITIONAL INVESTIGATION IS REQUIRED TO DETERMINE STRUCTURAL NEEDS FOR THE POSTS THAT HAVE BEEN AFFECTED BY BEETLES IN THE CRAWL SPACE, THESE WILL NEED TO BE REPLACED WITH THE APPROPRIATE PERMITTING PROCESS. AS THE BUILDING USE GROUP WILL BE MAINTAINED AS A CHURCH FOR RELIGIOUS WORSHIP, HANDICAP REQUIREMENTS WILL NOT APPLY ALLOWING THE BATHROOMS TO BE RESTORED FOR USE UNTIL FUNDS ARE AVAILABLE FOR THEIR FUTURE UPGRADE.

FOR THE EXTERIOR OF THE BUILDING, WE PROPOSE THAT THE EXISTING STONE PARKING AREA BE EXPANDED APPROXIMATELY ONE (1) CAR WIDTH ON THE EAST SIDE OF THE BUILDING. THIS WOULD HAVE MINIMAL IMPACT ON THE EXISTING PROPERTY WHILE ALLOWING FOR ANGLED PARKING FOR CONGREGATIONAL USE. WE ALSO PROPOSE THAT THE ADJACENT PARCEL #322-050-001-000 LOCATED BETWEEN THE CHURCH BUILDING AND COLT ROAD BE INCLUDED WITH THE SALE OF THE CHURCH PROPERTY. THIS WILL ALLOW FOR UNIFORM MAINTENANCE OF THE PROPERTIES AND PROVIDE ADVANTAGES TO BOTH THE TOWN OF FRANKLIN IN THE RELIEF OF MAINTENANCE REQUIREMENTS, AS WELL

AS, TO THE CHURCH IN CONNECTING THE CORNER REAL ESTATE TO THE AREA MAINTAINED AND FUNCTIONING AS CHURCH PROPERTY.

AS WE CONSIDER THE HISTORICAL SIGNIFICANCE OF THIS BUILDING, RE-OPENING THIS AS A CHURCH SEEMS LIKE THE CLEAR AND ONLY WAY TO MAINTAIN THE INTENTIONS OF OUR FOREBEARERS AND TO NOT GO AGAINST THEIR DESIRES AND BELIEFS AS THE TWO SIGNS IN THE BACK OF THE SANCTUARY DECLARE SO BEAUTIFULLY. WE LOOK FORWARD TO CONTINUING TO WORK WITH THE TOWN OF FRANKLIN ON THIS PROPERTY.

SINCERELY,

A handwritten signature in blue ink that reads "Eric D. Moores". The signature is written in a cursive, flowing style.

ERIC MOORES (MEMBER)

IN UNITY WITH:

PASTOR MARK LUKENS

AND

DAVID ISKANDAR (MEMBER)

Request for Expressions of Interest For Purchase/Lease South Franklin Congregational Meeting House 762 Washington Street, Franklin, MA

The Town of Franklin is pleased to present this Request for Expressions of Interest (REI) for the purchase or lease and redevelopment of 762 Washington Street. The Town-owned property consists of one (1) parcel totaling 28,550 SF (0.655 acres) with a wood framed building with 1,620 SF finished interior floor area.

The existing structure, constructed c. 1856, and land was originally owned and used for religious purposes beginning in the mid-eighteen hundreds, by the First Congregational Church of Franklin, which ceased using it and deeded it to the Town in 1972. The Town constructed a water booster pumping station on a small portion of the parcel, and used the building and remaining property for a municipal historical museum until 2007, when the museum was relocated to Downtown Franklin. The Town has not made use of the property and building since 2007, other than use of the property for the water booster pumping station mentioned above.

In 2015 the Town contracted with Civitects PC to develop a [*Comprehensive Investigation and Analysis of Existing Conditions \(May 2015\)*](#). The resulting report included assessments of the building's architectural, structural, plumbing, mechanical and electrical assets, identified code concerns and accessibility issues, and recommended appropriate repairs and improvements. More recently the Town contracted with LLB Architects of Worcester, MA to conduct an [*Existing Conditions Report and Peer Review document \(September 2020\) of the former South Franklin Congregational Meeting House*](#). Both documents are available for viewing and downloading on the Town's website.

The Town has no current or anticipated use for the Property, other than the water booster pumping station, and wishes the building and remaining land be put to productive reuse. The Town has chosen to proceed with a REI at this time to solicit informal, yet serious proposals, subject to the process detailed herein, from qualified developers and other interested parties who wish to purchase or lease and redevelop the property.

The REI process is critical for a better understanding of existing market conditions, the formation of potential development options for the property, and the identification of community priorities. This process will provide the community with the information needed to ensure a meaningful and productive public process, which should lead to a formal Request for Proposals (RFP) in late spring or summer 2022.

The Town will consider reuse and redevelopment concepts for the property, except the continued operation of the water booster pumping station, which would put the property to productive use, and preserve the building's historic exterior. The reuse and redevelopment will be subject to a permanent historic preservation restriction and/or an affordable housing restriction.

Each Expression of Interest must include a letter of interest, and project description/narrative. The letter of interest must be signed by the principals, describe the proponent's interest in the property and the general intentions concerning the future use of the site. This letter shall also contain the nature and status of the organization acting as the proponent (whether a non-profit or

charitable institution, a venture, a corporation, a business association, or a joint venture) and the jurisdiction in which it is registered to conduct business. The project description must include narrative that provides an overview of the proposal, the experience and qualifications of the development team, and the capabilities the developer can marshal to achieve project objectives. A description of expected financial benefits to the Town, both short-term and long-term, must be included in each Expression of Interest. Ultimately, the developer selected will be responsible for payment of real estate and personal property taxes on the building, land and contents, or lease payments to the Town if appropriate.

Open House/Site Tours. The Town offers you the opportunity to learn more about the site through participation in one of two Open House and Site Tours scheduled for the following dates/times:

- Monday, March 14, 2022 between 10:00 a.m. and 12:00 p.m.
- Monday, April 11, 2022 between 10:00 a.m. and 12:00 p.m.

Property Description and Condition. The Town invites you to examine the information contained within the two assessment documents mentioned above; both documents can be found on the Town's website

- (<https://www.franklinma.gov/administrator/pages/special-projects>).

Expressions of Interests Submission Deadline. The Town hopes to hear from individuals and organizations who will present compelling and appropriate proposals for the use of 762 Washington Street. Please submit Expressions of Interest to the Town Administrator's Office (contact information below) by April 29, 2022 at 10:00 a.m.

Jamie Hellen, Town Administrator
Town of Franklin
355 East Central Street, Franklin, MA 02038
508-520-4949
Email: jhellen@franklinma.gov AND jmccann@franklinma.gov

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 15, 2022

To: Town Council
From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator

Re: Resolution 22-43: Gift Acceptance - Veterans' Services Department

The Veterans' Services Department has received three exceptionally generous donations totaling \$2,000 which will be applied towards the Veterans' Gift Fund, Veterans' Municipal Assistance Fund, and the Monument Restoration Fund, to be used at the Department's discretion in support of local Veterans and their families.

Donation Summary:

1. VETERANS' SERVICES DEPARTMENT

Veterans' Gift Fund

- Elks Riders - \$1,000

Veterans' Municipal Assistance Fund

- Grove Street Auto Repair - \$500

Monument Restoration Fund

- Ginley Funeral Homes - \$500

DONATION TOTAL \$2,000

We would like to thank the Elks Riders, Grove Street Auto Repair and Ginley Funeral Homes for their exceptionally generous support of our local services.

If you have any additional questions please feel free to ask.



**TOWN OF FRANKLIN
RESOLUTION 22-43**

Acceptance of Gifts - Veterans' Services Department

WHEREAS, The Veterans' Services Department has received three generous donations in the total amount of \$2,000.00 to be used at the discretion of the department for programs and services, as follows:

Donation Summary:

VETERANS' SERVICES DEPARTMENT

1. Veterans' Gift Fund - \$1,000
 - Donated by the Elks Riders
2. Veterans' Municipal Assistance Fund - \$500
 - Donated by Grove Street Auto Repair
3. Monument Restoration Fund - \$500
 - Donated by Ginley Funeral Homes

Donation Total: \$2,000.00

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin on behalf of the Veterans' Services Department gratefully accepts these generous donations to be used at the discretion of the Department, as described above.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 15, 2022

To: Town Council
From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator

Re: **Resolution 22-44: TIF - 115 Constitution**

The resolution before the Town Council this evening is to authorize the Town Administrator to execute a Tax Increment Financing (TIF) package to assist the current occupant of 115 Constitution Blvd, Plansee USA LLC, to expand their business of an additional 7,500 square feet in Franklin.

As many may recall, the TIF is a state program of the Economic Development Incentive Program (EDIP). The TIF will be required to be approved by the state. This is the local approval of support.

Franklin is grateful for having such an important business in Franklin. The Town should do what it can to assist them in expanding their business in Franklin. They have submitted the appropriate letter of interest to our office.

Bryan Taberner has included materials attached in this packet.

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

TO: FRANKLIN TOWN COUNCIL
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: PLANSEE USA LLC, 115 CONSTITUTION BOULEVARD
PROPOSED TAX INCREMENT FINANCING AGREEMENT
CC: JAMIE HELLEN, TOWN ADMINISTRATOR; MARK CEREL, TOWN ATTORNEY;
KEVIN DOYLE DIRECTOR OF ASSESSING; AMY LOVE, TOWN PLANNER;
ALECIA ALLEYNE, ASSISTANT TO TOWN ADMINISTRATOR
DATE: JULY 14, 2022

On June 28, 2022, Kevin Kuros from the Massachusetts Office of Business Development (MOBD) and I met with representatives of Plansee USA LLC (Plansee) to discuss Plansee's plans to expand their operations at 115 Constitution Boulevard. The company was researching State and Local incentives that may be available to manufacturers looking to make major investments in their facilities. Plansee representatives agreed the company would work to obtain Investment tax credits from the State, and a tax increment financing agreement (TIF agreement) from the Town.

Plansee is a leader in development and production of products which are based on the high performance materials Molybdenum, Tungsten and their composites. Founded in 1921 in Reutte, Austria, Plansee is an international company with 32 sites in 24 countries, including two in the United States, and more than 14,000 employees.

Plansee USA LLC, located at 115 Constitution Boulevard, has outgrown the office portion of its manufacturing facility and is proposing to demolish the 7,696+/- sf one-story office and lobby area, and construct in its place a new two-story office building for Plansee's North America headquarters. Current costs of the improvement project are approximately \$6.5 million.

When Franklin Town Council voted in 2009 to establish Franklin Industrial Park Economic Opportunity Area, the Town made a commitment to negotiate a tax increment financing agreement (TIF agreement) with any company and or property owner whose development project met the following criteria:

1. The proposed project meets mandatory requirements within 402 CMR 2.00;
2. The proposed project will result in creation of new permanent jobs; and
3. The proposed project will result in redevelopment of empty or underutilized industrially zoned properties, or development of new research and development or manufacturing facilities.

Plansee's proposed 115 Constitution Boulevard project would meet the required criteria.

On June 30, 2022 Plansee submitted a letter of intent to seek development incentives through the Economic Development Incentive Program, including tax increment financing. Since that time I have been working with company representatives, and helping to guide them through the Economic Development Incentive Program process, TIF agreement, and related issues.

In order to estimate the possible value of a TIF agreement, the Town utilized the Project’s draft site plans and project description to calculate the probable post construction assessed value. Implementation of the Project is expected to increase the total assessed valuation of the Property from its current \$4,602,500 (FY2022) to approximately \$6.65 million.

Based on the 2022 fiscal year tax rate the Project would increase the tax revenue from the property by over \$28,000 each year (see table below).

Approximate Increased Property Value	Tax Rate per \$1,000	Annual Increased Tax Revenue
\$2,047,500	\$14.05	\$28,767.38

I believe it is in the Town’s best interest to provide Plansee USA LLC with tax increment financing. The benefits provided through a TIF agreement are substantial not only for Plansee but also for the Town of Franklin. Benefits to the Town of Franklin as a result of a TIF Agreement include increased Commercial and Industrial tax revenues, increased hotel tax revenues, creation of temporary construction jobs, creation of permanent full-time jobs, and increased revenues to local businesses.

Enclosed for review and consideration by Town Council are the following documents:

- Plansee USA LLC Letter of Intent (June 30, 2022);
- Franklin Industrial Park Economic Opportunity Area map highlighting 115 Constitution Boulevard;
- Site Plan Diagram and Rendering of the Proposed Building Façade;
- Resolution 22-44, Authorizing Tax Increment Financing.

Approval of Resolution 22-44 will approve execution of a TIF Agreement between the Town and Plansee and authorize the Town Council chair and the Town Administrator to sign all required documents and to take such actions relating to the said agreement.

Representatives from Plansee and I will be in attendance at the June 20, 2022 Town Council meeting to answer questions.

June 30, 2022

Mr. Jaime Hellen
Town Administrator
355 East Central Street; 3rd Floor
Franklin, MA 02038

**RE: Intent to Apply For Massachusetts Economic Development Program (EDIP) in
(Municipality)**

Dear Mr. Hellen:

This letter is Plansee USA LLC's letter of intent as required pursuant to the Economic Development Incentive Program, (EDIP).

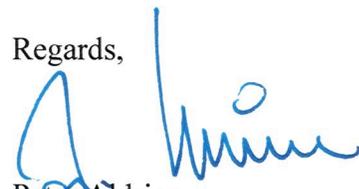
On Tuesday, June 28, 2022, my company met / spoke with Mr. Bryan Taberner to discuss the EDIP Program and the various incentives available.

Plansee USA LLC is located in the Franklin Industrial Park at 115 Constitution Blvd. Plansee is the recognized leader in CNC Machining and Fabrication of Molybdenum and Tungsten products for various industries such as Medical Technology, Lighting, Thermal Processing, as well as Aerospace and Defense. Our team consists of 125 employees, and we operate 2 shifts.

Plansee is in the process of creating a modern office space which will allow for continued growth in the market, collaborative teamwork environment, and contributing to our goal of being an Employer of Choice. The current project designs would increase our workspace by 7,500 square feet with an approximate cost of \$6.5 million.

Plansee USA is therefore requesting that you accept this letter as the formal letter of intent required under the Economic Development Incentive Program, (EDIP).

Regards,

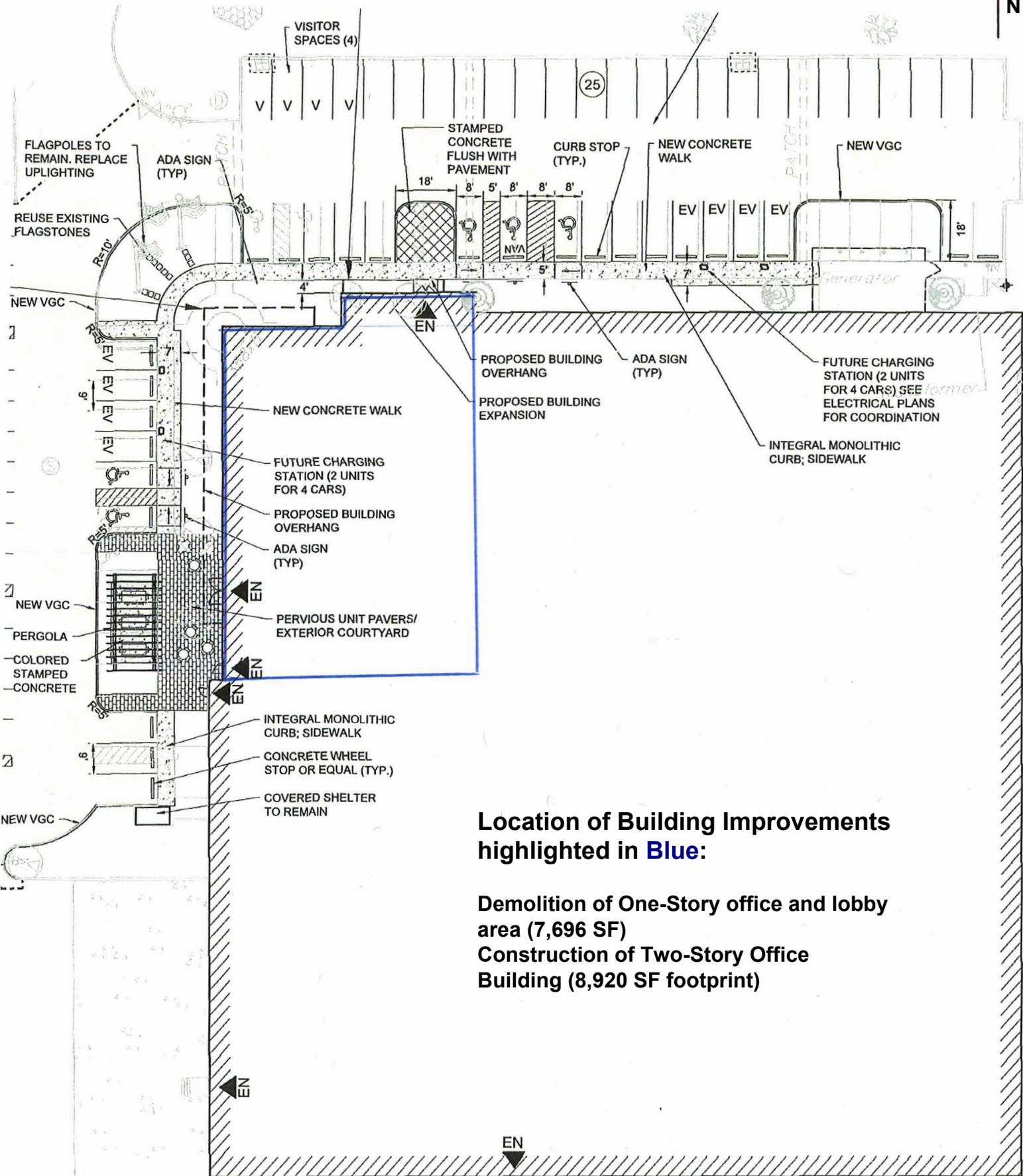
A handwritten signature in blue ink, appearing to read "Peter Aldrian". The signature is fluid and cursive, with a large initial "P" and "A".

Peter Aldrian
President / CEO

cc: Mr. Kevin Kuros, Regional Director; MA office of Business Development

Franklin Industrial Park Economic Opportunity Area





Location of Building Improvements highlighted in Blue:

**Demolition of One-Story office and lobby area (7,696 SF)
 Construction of Two-Story Office Building (8,920 SF footprint)**

PLANSEE USA LLC, 115 CONSTITUTION BOULEVARD

Franklin Industrial Park Economic Opportunity Area



Current Facility



Proposed Improvements

What Does Plansee USA LLC Do?





TOWN OF FRANKLIN

RESOLUTION: 22-44

**AUTHORIZING TAX INCREMENT FINANCING,
PLANSEE USA LLC, 115 CONSTITUTION BOULEVARD**

WHEREAS, in March 2009 the Town Council adopted Resolution 09-14 establishing Franklin Industrial Park Economic Opportunity Area, an area containing 261.43± industrially zoned acres, including a property known as 115 Constitution Boulevard shown on the Town of Franklin Assessor's Map Number 330 as Parcel 330-030-000 (hereinafter "the Property"); and

WHEREAS, in April 2009 the Town Council adopted Resolution 09-25 agreeing to negotiate a tax increment financing agreement for each "Certified Project" located within the Town of Franklin's economic opportunity areas that will result in redevelopment of underutilized properties or development of new facilities, creation of permanent jobs, and also meet mandatory requirements within 402 CMR 2.00; and

WHEREAS, PLANSEE USA LLC (hereafter referred to as "the Company"), a corporation having its principal office at 115 Constitution Boulevard, Franklin MA 02038, desires to make substantial improvements to the Property and will be equipping and operating the Property for its use in manufacturing, administration, and other potential uses and activities; and

WHEREAS, the Company's proposed improvements on the Property are expected to increase the total assessed valuation of the Property from its current \$4,602,500 (FY2022) to approximately \$6.65 million (FY2024); and

WHEREAS, the Company's proposed Project is expected to be "Certified" by the Economic Assistance Coordinating Council, and at which time would qualify for a Tax Increment Financing Agreement (TIF Agreement); and

WHEREAS, the Company is desirous to enter into a TIF Agreement with the Town of Franklin in accordance with the Economic Development Incentive Program and the provisions of Massachusetts General Laws Chapter 23A, Chapter 40, and Chapter 59;

NOW, THEREFORE, BE IT RESOLVED THAT the Town Council of the Town of Franklin approves execution of a TIF Agreement between the Town of Franklin and the Company;

FURTHER, the Chairman of the Town Council, the Town Administrator and other Town Officials and staff, as may be required, are authorized to sign all required documents and to take such actions relating to the said agreement; and

FURTHER, the Town Council of the Town of Franklin strongly supports the Company's efforts to obtain State investment tax credits and other development incentives, and therefore approves the submission of a Certified Project Application to the Economic Assistance Coordinating Council.

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 15, 2022

To: Town Council
From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator

Re: Resolution 22-45: Transfer of Care, Custody, Management and Control of Davis Thayer School

We are asking the Town Council to approve Resolution 22-45 which will transfer the care, custody, management and control of the Davis Thayer Elementary School parcel and building from the School Committee to under the legal purview of the Town Council.

On June 14, 2022 the School Committee voted unanimously that this property is no longer needed for school purposes. The School Committee notified the Town Council of this decision in a memo dated June 22, 2022, attached.

The building is currently being used for storage for both the Town and Schools, which will continue until a decision is made regarding its permanent future use. A reminder the building is not ADA accessible and requires an extensive community discussion about what a future use could be.

After formal acceptance is complete, required steps then include recording at the registry of deeds, follow through with MSBA and more. We anticipate an open house at some point. It is critical the community take the future use of D-T step by step and not get too far ahead of ourselves.

It will be our professional recommendation that in lieu of a separate, independent study committee, the Town Council should be that committee, as all future decisions will require Council approval and the final decision on its reuse will be from the Council. We also should note the process of determining a use could take a very long time.

If you have any questions, please let us know.



**TOWN OF FRANKLIN
RESOLUTION 22-45**

**TRANSFER OF CARE, CUSTODY, MANAGEMENT AND CONTROL
OF TOWN-OWNED PROPERTY CONTAINING THE BUILDING KNOWN
AS "DAVIS THAYER ELEMENTARY SCHOOL" FROM THE FRANKLIN
SCHOOL COMMITTEE TO THE FRANKLIN TOWN COUNCIL, FOR
MUNICIPAL PURPOSES**

WHEREAS, the Town owns improved property containing a building known as Davis Thayer Elementary School, located at the northeasterly corner of the intersection of Union and West Central Streets and shown on Franklin Assessors' Maps 278 as Parcel 213 (Title references: Norfolk County Registry of Deeds Book 163, Pages 32 and 33: Deeds and Plan of Land) (hereinafter: "Property") for school purposes; and

WHEREAS, GL Chapter 40, Section 15A sets out the procedure to be followed when Town-owned property is no longer needed for the specific municipal purpose for which it is held; and

WHEREAS, the Franklin School Committee has determined that Property is no longer needed for school purposes and, as provided in said statute, has given written notice of its determination to the Franklin Town Council by memorandum dated June 22, 2022, a true copy of which is attached hereto as "Exhibit 1",

NOW THEREFORE, BE IT RESOLVED that the Town of Franklin, acting by and through its Town Council, hereby transfers the care, custody, management and control of "Property" from the Franklin School Committee to the Franklin Town Council, for municipal purpose(s) as provided in GL Chapter 40, Section 15A, and directs that a true copy of this resolution be recorded at Norfolk County Registry of Deeds.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



Franklin Public Schools

*Office of the Superintendent
355 East Central Street; Suite 3
Franklin, Massachusetts 02038
Phone: 508-553-4819*

To: Tom Mercer, Chair of Franklin Town Council

From: Denise Spencer, Chair of Franklin School Committee

Date: June 22, 2022

Re: Davis Thayer Elementary School Building

I am writing to formally notify the Franklin Town Council that, pursuant to Massachusetts General Laws Chapter 40, Section 15A, that the School Committee declared that the Davis Thayer Elementary School property is no longer needed for school purposes. The School Committee voted this on June 14, 2022 on a motion made by Dave McNeill and seconded by Dave Callahan. The vote was in the affirmative, 6-0-1 (one absence). This motion and vote also authorized that the School Committee notify the Town Council of that determination, which is the purpose of this memorandum.

We are hopeful that, for the time being, the building continue to be used for much needed storage within both the School District and the Town as we continue to return to our pre-pandemic use of spaces such as classrooms and, especially, cafeterias.

As you know the School Committee has a Space Needs Subcommittee that is engaged in assessing our current space utilization and forecasting future space needs. Nonetheless, the School Committee determined that the Davis Thayer Elementary School is no longer needed for school purposes.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 15, 2022

To: Town Council
From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator

**Re: Resolution 22-46: Gift Acceptance - Historical Commission
Resolution 22-47: Gift Acceptance - Disability Commission**

The Historical Commission and Disability Commission have received exceptionally generous donations in the amount of \$2,000 each. These donations were made by the Emmanuel Bombolakis Trust. Mr. Bombolakis was a Franklin resident for many years and left these donations in his will to each respective commission.

The donation to the Historical Commission will be applied at the Commission's discretion towards the preservation, protection, and development of the historic and archaeological assets of Franklin. The donation to the Disability Commission will be applied at the Commission's discretion to advocate for persons with disabilities as needed in the Town of Franklin.

Donation Summary:

1. Historical Commission - \$2,000
2. Disability Commission - \$2,000

DONATION TOTAL \$4,000

We are extremely appreciative of Mr. Bombolakis' generosity and support of the Franklin Community.

If you have any additional questions please feel free to ask.



TOWN OF FRANKLIN RESOLUTION 22-46

Acceptance of Gift - Historical Commission

WHEREAS, The Historical Commission has received a generous donation in the amount of \$2,000 to be applied at the Commission's discretion towards the preservation, protection, and development of the historic and archaeological assets of Franklin.

Donation Summary:

HISTORICAL COMMISSION - \$2,000

- Donated by the Emmanuel Bomobolakis Trust

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin on behalf of the Historical Commission gratefully accepts this generous donation to be used at the discretion of the Commission, as described above.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



TOWN OF FRANKLIN RESOLUTION 22-47

Acceptance of Gift - Disability Commission

WHEREAS, The Disability Commission has received a generous donation in the amount of \$2,000 to be applied at the Commission's discretion to advocate for persons with disabilities as needed in the Town of Franklin.

Donation Summary:

DISABILITY COMMISSION - \$2,000

- Donated by the Emmanuel Bomobolakis Trust

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin on behalf of the Disability Commission gratefully accepts this generous donation to be used at the discretion of the Commission, as described above.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 15, 2022

To: Town Council
From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator

Re: Bylaw Amendment 22-881: Housing Trust Bylaw Change, 1st reading

At the request of the Municipal Affordable Housing Trust, before the Council is the first reading of a proposed bylaw amendment to create membership positions of Vice Chair and Clerk on the Municipal Affordable Housing Trust. The staff also made some housecleaning language that can be seen in the proposed revised paragraph in the resolution.

If you have any questions, please feel free to let us know.



**TOWN OF FRANKLIN
BYLAW AMENDMENT 22-881**

**A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT
CHAPTER 7 AFFORDABLE HOUSING TRUST FUND, SECTION 7-5
ORGANIZATION AND SECTION 7-7 MEETINGS, QUORUM**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT the Code of the Town of Franklin Chapter 7 Affordable Housing Trust Fund is hereby amended at Section 7-5 Organization and Section 7-7 Meetings, Quorum as follows:

§7-5 ORGANIZATION: Delete existing paragraph and insert the following paragraph in its place:

§7-5 ORGANIZATION

The Trustees shall annually elect one Trustee to serve as Chairperson, one Trustee to serve as Vice Chair, and one Trustee to serve as Clerk; the Town Administrator shall not be eligible to serve in any of these positions. The Chairperson shall preside at meetings, and shall be responsible for calling all meetings except as provided in paragraph 7-7, and for timely preparation and posting of meeting agendas and otherwise complying with the notice requirements of the Open Meeting Law, GL Chapter 30A §§ 18 through 25. The Vice Chair shall preside at meetings and perform the other duties of the Chairperson in the absence or recusal of the Chairperson. The Clerk shall have the responsibility to ensure that accurate and timely meeting minutes are prepared. The Chairperson may establish subcommittees and/or ad hoc task related committees to carry out the purposes of the Trust Fund. Chairpersons of the subcommittees may be selected by the members of the subcommittees.

§7-7 MEETINGS, QUORUM

Delete "MGL c. 39 §23, the Open Meeting Law" and replace with "the Open Meeting Law, GL Chapter 30A §§ 18 through 25."

This bylaw shall become effective in accordance with the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 15, 2022

To: Town Council
From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator

Re: **Bylaw Amendment 22-882: General Code Fixes, 1st Reading**

At the suggestion of the Town Attorney, Town Clerk and Town Administrator, we are requesting the Council approve the first reading of a proposed bylaw, which would authorize the Town Clerk to renumber or otherwise reformat a bylaw amendment in the event General Code points out inconsistencies in our bylaws as part of their quality control process on updating the [Town's online Code system](#).

The bylaw does NOT allow the Town Clerk to amend bylaws, but to ONLY revise them administratively in the event multiple bylaws do not reference one another in certain sections. [General Code](#), or [eCode360](#), is the Town's online code database and they do a wonderful job. As part of that contract, they quality control everything that goes online. It's a great service. A bylaw such as this exists in many communities, notably larger ones and this has been a frequent resolution to administratively renumbering or reordering bylaws that are extremely long.

If you have any questions, please feel free to let us know.



**TOWN OF FRANKLIN
BYLAW AMENDMENT 22-882**

**A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT
CHAPTER 4, ADMINISTRATION OF GOVERNMENT ARTICLE IV
PROSECUTION AND AMENDMENT OF BYLAWS SECTION 4-13
AMENDMENT**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT the Code of the Town of Franklin Chapter 4 Administration of Government Article IV Prosecution and Amendment of Bylaws, Section 4-13 Amendment is hereby amended by adding a second sentence as follows:

Section 4-13: **Amendment.** These bylaws may be amended in accordance with the procedures set forth in Article Two, Section 6 of the Charter. Whenever the Town Council votes to amend these bylaws, the Town Clerk is authorized to renumber, re-letter, and/or to take any other action necessary to reformat the amendment and/or any existing section(s) or provision(s) within an existing chapter of the Code of the Town of Franklin to fit within the established format of the Code.

This bylaw shall become effective in accordance with the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED:

UNANIMOUS _____

YES _____ NO _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



**TOWN OF FRANKLIN
RESOLUTION 22-55**

**Town Council’s Local Authorization and Approval for Conduct
of 2022 State Elections, as Required by Chapter 92 of
Legislative Acts of 2022**

WHEREAS, the Massachusetts General Court has enacted Chapter 92 of Legislative Acts of 2022 entitled “An Act Fostering Voter Opportunities, Trust, Equity and Security” which imposes certain obligations on local authorities with respect to the conduct of state elections, including authorization of police detail(s) and approval of early in-person voting schedule.

NOW THEREFORE, Be It Resolved by the Franklin Town Council, acting on behalf of the Town of Franklin that:

1. As provided in GL Chapter 54 Section 72, as amended by Chapter 92 of Legislative Acts of 2022, the Town Council hereby authorizes the minimum number of Police Officers that will be present at the polling location (Franklin High School) for the 2022 election as follows:
 - o State Primary 9/6/2022: 2 Officers (1 inside and 1 outside)
 - o State Election 11/8/2022: 4 Officers (2 inside and 2 outside)
2. The Town Council approves the early in-person voting schedule for the State Primary Election attached hereto as “Exhibit 1”.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



STATE PRIMARY ELECTION

Tuesday, September 6, 2022 6:00 a.m.— 8:00 p.m.

Franklin High School

218 Oak Street

★ IN PERSON EARLY VOTING ★
Franklin High School Gymnasium

August 27 (Saturday)

9:00 a.m.— 3:00 p.m.

August 31 (Wednesday)

9:00 a.m.— 5:00 p.m.

August 29 (Monday)

9:00 a.m.— 3:00 p.m.

September 1 (Thursday)

9:00 a.m.— 3:00 p.m.

August 30 (Tuesday)

9:00 a.m.— 3:00 p.m.

September 2 (Friday)

9:00 a.m.—12 Noon

IMPORTANT DATE TO REMEMBER:

Last Day to Register to Vote: Saturday, August 27 9:00 a.m.—5:00 p.m.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Town of Franklin Affordable Housing Friendly Chapter 40B Projects - Local Initiative Program (LIP)

According to the Massachusetts Department of Housing & Community Development (DHCD), the Town of Franklin currently has 11.97% of the Town's year-round housing units on the Subsidized Housing Inventory (SHI). Because Franklin is above the 10% affordable housing threshold, it can permit so-called "Friendly 40B" projects to build mixed-income housing.

Unlike traditional 40B projects, this allows municipalities to remain in control of most aspects of project design and construction. A "Friendly 40B" project is a project that has local support because of the contribution it can make to the community's need for more diverse housing options, and the contributions the developer agrees to make to local needs (infrastructure, public safety, land protection, etc.).

All 40B developments are required to create housing where at least 25% of housing units are affordable according to DHCD regulations, but not all projects are equal in other ways including: type and size housing units; location; proximity to transit; traffic impacts; public space; recreation or open space resources; aesthetics; building design; community character; wetland protection; safety; walkability; sustainability; low impact development.

The Town is not under pressure to increase its SHI by immediately approving additional 40B developments. Given that the Town has been made aware of several possible Friendly Chapter 40B projects, the Town's Development Staff has put together a preliminary process to determine if the project meets the needs of the Town and follows the LIP process.

On pages 3 and 4 of this document is the new Friendly 40B Project Preliminary Review Checklist. Developers hoping to permit a Friendly 40B in Franklin should take the time to complete and return it, and any related documents (e.g., preliminary site plans; ANRAD; project summary), to the Town's Point of Contact for Chapter 40B Development Issues.

Once the Town's Point of Contact receives the completed form the Town will begin a 30 day review of the proposed development. The 30 day review includes a review of the proposal by Town Staff, a presentation by the applicant to the Technical Staff Review Committee, and non-binding reviews by the Planning Board and Conservation Commission.

Franklin's Town Administrator has appointed the Town Planner as a single point of contact to serve as the primary municipal liaison for all issues relating to Chapter 40B affordable housing development matters. The Municipal Point of Contact will assist developers/applicants to sort out the 40B process and related requirements. Casual early pre-permit discussions with the Municipal Point of Contact are highly recommended.

Municipal Point of Contact for Chapter 40B Development Issues:

Amy Love, Town Planner
Planning and Community Development
Town of Franklin
355 East Central Street
Franklin, MA 02038-1352
Phone: 508-520-4907
Email: alove@franklinma.gov

Friendly 40B Project Preliminary Review Checklist

Below outlines the Town of Franklin recommended Checklist to proceed with a LIP application:

1. Project Information

- a. Project Name: _____
- b. Applicant Point of Contact Name: _____
Phone number _____ Email _____
- c. Project Team - Names, Titles, Contact information.
- d. Project Location: _____
- e. Number of Units: _____
- f. Bedroom Count: 1 Bedroom ___ 2 Bedrooms ___ 3 Bedrooms ___
- g. Rental or Ownership
- h. List of all waivers, if any, that the applicant will request from the ZBA
- i. Preliminary Plans.

2. Criteria for Review

- a. Percent of Affordable Units _____
- b. Number of Affordable Units _____
- c. Number of units to count on the SHI _____
- d. Public Benefits & Impacts
 - i. Roadway Improvements
 - ii. Other Infrastructure Improvements
 - iii. Public Access/Trails/Open Space
 - iv. Other Public Amenities
 - v. Positive and or Negative Impacts on the Town
 - vi. Impacts on the abutting property owners
 - vii. Safety/Fire Impacts to Town.

3. 30-Day Preliminary Project Review Process

- a. Once the Applicant has submitted required information to the Municipal Point of Contact, the Applicant's information will be distributed to the Town's Administration and Technical staff, Franklin Planning Board, and Franklin Conservation Commission.
- b. Technical Staff Review and Comment
 - i. Town staff will be asked for written comments on the proposed housing project.
- c. Technical Staff Review Committee Meeting
 - i. The Applicant will be asked to attend a Technical Staff Review Committee meeting, held on Wednesdays at 3:00 p.m. The Municipal Point of Contact will coordinate with the Applicant.

- d. Planning Board - A non-binding review from the Planning Board
 - i. The Applicant will be asked to attend a Planning Board Meeting to present the proposed housing project. The Municipal Point of Contact will coordinate with the Applicant.
 - ii. Planning Board members will perform a non-binding project review. Review to include
 - 1. Compliance with Section 185-31 of Town Zoning By-Law
 - 2. Special Permit Criteria
 - 3. Stormwater Review
 - 4. Parking review
 - 5. Traffic Review.
 - 6. Architectural Review

- e. Conservation Commission (if required) - non-binding review from the Commission
 - i. If the proposed project is within the 100 feet buffer zone or will impact other jurisdictional resources, the Applicant will be asked to attend a Conservation Commission Meeting to present the proposed housing project. The Municipal Point of Contact will coordinate with the Applicant.
 - ii. Conservation Commission members will perform a non-binding project review under Chapter 181 (Wetlands Protection Bylaw) of the Franklin Code and the Town of Franklin Conservation Commission Regulations.. Review to include
 - 1. Wetland Resource Impacts
 - 2. Completed ANRAD
 - 3. Wetland Crossings
 - 4. Area Wetland maps and disturbance.

4. Department of Housing and Community Development (DHCD)

- a. The Applicant is required to obtain a letter from DHCD acknowledging the number of units that will be accepted on the Town's SHI List.

5. Town Council Presentation & LIP Determination

- a. Applicant should present an overview of the proposed project and outline the benefits for the Public
- b. Gather feedback from Town Council members
- c. Formal Vote from the Town Council.

6. Zoning Board of Appeals Approval

- a. Applicant shall submit a Comprehensive Permit to the ZBA for review and decision.

Please note, the Applicant is free to submit an application directly to the Zoning Board of Appeals. However, if the Applicant wants the support from the Town and file under the LIP, it is highly suggested they follow this checklist.

Note that any activities subject to Conservation Commission review under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, will need to be reviewed by the Conservation Commission independent from an LIP application.