

**Economic Development Subcommittee  
Agenda & Meeting Packet**  
February 26, 2025

Meeting will be held at the **Municipal Building**  
Council Chambers, 2nd Floor  
355 East Central Street  
5:45 PM

**A NOTE TO RESIDENTS:** All citizens are welcome to attend public meetings in person. **To view the live meeting remotely, citizens** are encouraged to watch the live stream on the [Franklin Town Hall TV YouTube channel](#) or the live broadcast on Comcast Channel 9 and Verizon Channel 29. Meetings are also archived by Franklin TV on the [Franklin Town Hall TV YouTube channel](#) and shown on repeat on Comcast Channel 9 and Verizon Channel 29 for those who miss the live meeting. **To listen to the meeting remotely** citizens may call-in using this number: 1-929-205-6099. This will not permit participation in the meeting. **To participate in the meeting remotely** citizens are able to join a [Zoom Webinar](#) using the information provided below.

- Zoom Webinar ID #830 4343 9906
- Zoom Webinar Link [HERE \(https://us02web.zoom.us/j/83043439906\)](https://us02web.zoom.us/j/83043439906)
- **Any participants who wish to speak** during the webinar must enter their **full name and email address** when joining the webinar.
- All participants will be automatically muted upon joining the webinar. In order to speak, participants - who have entered full name and email address - will need to select the "Raise Hand" function to request to be unmuted.
- All speakers will be required to state their full name and street address before commenting.

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**Agenda:**

1. Shared Kitchens Bylaw
  - a. [DPCD Memorandum](#)
  - b. [Bylaw Proposals](#)
  
2. Renaming Commercial-1 Zoning District (Union Street/Cottage Street area only) to "The Crossing Neighborhood District"
  - a. [DPCD Memorandum](#)
  - b. [Bylaw Proposals](#)

This is a meeting of the Franklin Town Council Sub-Committee; under the Open Meeting Law, this subcommittee is a separate "public body" from the Town Council. Therefore, unless the Town Council has separately notified and posted its own meeting, Councilors who are not members of this subcommittee will not be permitted to speak or otherwise actively participate @ this meeting, although they may attend and observe. This prohibition is necessary to avoid the potential for an Open Meeting Law Violation

# FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

## MEMORANDUM

**TO:** JAMIE HELLEN, TOWN ADMINISTRATOR  
**FROM:** BRYAN W. TABERNER, AICP, DIRECTOR  
**RE:** RECOMMENDED ZONING BYLAW AMENDMENTS, SHARED-USE COMMERCIAL KITCHEN  
**CC:** AMY Frigulietti, DEPUTY TOWN ADMINISTRATOR; MARK CEREL, TOWN ATTORNEY;  
GUS BROWN, ZONING ENFORCEMENT OFFICER; AMY LOVE, TOWN PLANNER  
**DATE:** FEBRUARY 4, 2025

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As requested the Department of Planning & Community Development (DPCD) has developed draft Zoning Bylaw Amendments related to shared-use commercial kitchens. Two amendments were needed, one to define the use, and another to add the use to the use regulation schedule.

These Zoning Bylaw amendments do not address residential kitchens and home occupation issues. They relate to commercial operations in non-residential zoning districts only.

There are a variety of shared-use commercial kitchen types, including, but not limited to the following: Commissary Kitchens, Co-working Kitchens, Incubator Kitchens (or Culinary Incubators), and Ghost kitchens, also known as dark kitchens, virtual restaurants, or delivery-only restaurants. Regardless of the type of shared-use kitchen, they are all commercially-licensed spaces used primarily for preparing, cooking, and producing food for off premises consumption.

Shared-use commercial kitchens can accommodate a variety of specialized culinary businesses including small food processing/manufacturing companies, catering companies, food truck operators, concession stand operators, delivery-only restaurants, and meal prep services.

**Recommended Zoning Bylaw Amendments.** The following Zoning Bylaw amendments are attached for consideration:

*Zoning Bylaw Amendment 25-9X1, Changes to §185-3. Definitions, Shared-use Commercial Kitchen*, adds a definition for Shared-use Commercial Kitchen to the Town's Zoning Bylaw. The Amendment's wording is generic enough to include a variety of different type shared use commercial kitchens.

*Zoning Bylaw Amendment 25-9X2, Changes to §185 Attachment 3. Shared-use Commercial Kitchen*, adds the Shared-use Commercial Kitchen use to the Use Regulation Schedule.

If the Economic Development Committee supports the attached Zoning Bylaw Amendments, I request the Amendments be sent to the full Town Council for further consideration. Please let me know if you have questions or require additional information.



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN**

**ZONING BY-LAW AMENDMENT 25-9X1:  
CHANGES TO §185-3. DEFINITIONS  
SHARED-USE COMMERCIAL KITCHEN**

**A ZONING BY-LAW TO AMEND CHAPTER 185 SECTION 3  
OF THE CODE OF THE TOWN OF FRANKLIN**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:**

Chapter 185 of the Code of the Town of Franklin is hereby amended at section §185-3 Definitions by **adding** the following text:

**SHARED-USE COMMERCIAL KITCHEN - A commercially-licensed space primarily for preparing, cooking, and producing food for off premises consumption, for use by chefs, bakers, caterers, food trucks, and other culinary professionals. In addition to providing shared kitchen space, commissary kitchens may provide additional services, like culinary education and incubator programs, demonstration space, and business development support.**

The foregoing Zoning By-law Amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

**DATED:** \_\_\_\_\_, 2025

**VOTED:** \_\_\_\_\_

**UNANIMOUS:** \_\_\_\_\_

**A TRUE RECORD ATTEST:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_ **ABSENT:** \_\_\_\_

**RECUSED:** \_\_\_\_\_

**Nancy Danello, CMC  
Town Clerk**

**Glenn Jones, Clerk  
Franklin Town Council**



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 25-9X2  
CHANGES TO §185 ATTACHMENT 3  
SHARED-USE COMMERCIAL KITCHEN**

**A ZONING BY-LAW TO AMEND CHAPTER 185, ATTACHMENT 3,  
USE REGULATIONS SCHEDULE, PART II PRINCIPAL USES  
OF FRANKLIN TOWN CODE**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:**

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** to §185, Attachment 3, Use Regulation Schedule Part II, Principal Uses:

185 Attachment 3  
USE REGULATION SCHEDULE  
PART II

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

BA = A use authorized under special permit from the Board of Appeals.

PB = A use authorized under special permit from the Planning Board.

P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
2. Commercial															
2.1 Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	N <sup>2</sup>	N	N	N
2.2 Animal kennel, hospital	BA	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA	N
2.21 Animal day care, training	BA	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA	N
2.22 Animal grooming	BA	BA	BA	BA	BA	BA	N	Y	BA	Y	BA	BA	BA	BA	N
2.3 Office, excluding office parks:															
a. Bank or credit union	N	N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	N
b. Medical or dental	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
c. Professional	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
d. Clerical, or administrative	N	N	N	PB	PB	N	Y <sup>6</sup>	Y	Y	Y	Y	Y	Y	Y	Y
2.4 Funeral home, undertaking	N	N	N	N	P/SP	N	P/SP	P/SP	P/SP	P/SP	N	N	N	N	N
2.5 Hotel, motel	N	N	N	N	N	N	PB	PB	Y	PB	PB	PB	PB	PB	N
2.6 Motor vehicle, boat, farm implement sales; rental and leasing:															
a. With repair service	N	N	N	N	N	N	N	PB	N	N	N	N	N	N	N
b. Without repair service	N	N	N	N	N	N	N	PB	N	PB	N	N	N	N	N
c. Other	N	N	N	N	N	N	N	PB	N	N	N	N	N	N	N
2.7 Motor vehicle service, repair:															
a. Auto body, painting, soldering, welding	N	N	N	N	N	N	N	PB	N	N	PB	N	N	N	N
b. Filling or service station	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N
c. Other	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N
2.8 Parking															
a. Parking facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. Off-street parking	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
2.9 Restaurant, bar	N	N	N	N	N	N	N	P/SP <sup>3</sup>	P/SP	P/SP <sup>3</sup>	P/SP	PB	N <sup>4</sup>	PB	Y <sup>8</sup>

185 Attachment 3  
USE REGULATION SCHEDULE  
PART II (Continued)

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
2.10 Shopping center	N	N	N	N	N	N	N	PB	PB	N	PB	N	N	N	N
2.11 Storage facility	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
2.12 Tattoo parlor/body-piercing studio	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
2.13 Tourist home	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	N	P/SP	N	N	N	N
2.14 Office park	N	N	N	N	N	PB	N	PB	PB	N	PB	PB	N	Y	PB
2.15 Other retail sales, services															
a. General	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>8</sup>
b. Personal	N	N	N	N	N	P/SP <sup>5</sup>	N <sup>4</sup>	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>8</sup>
c. Other	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>8</sup>
2.16 Vehicular service establishment	N	N	N	N	N	N	N	PB	PB	PB	PB	N	N	N	N
2.17 Trade center	N	N	N	N	N	N	N	N	N	N	N	N	P/SP	PB	N
2.18 Catering	PB	PB	PB	PB	PB	PB	N	PB	PB	PB	PB	Y	Y	N	N <sup>4</sup>
2.19 Function Hall	PB	N	PB	PB	PB	PB	N	PB	PB	PB	PB	Y	Y	N	N <sup>4</sup>
2.20 Psychic services/fortune-telling	N	N	N	N	N	PB	N	N	N	N	N	PB	N	N	N
2.21 Bed-and-breakfast	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	N	N
2.22 Country Store	N	N	N	N	N	Y	PB	Y	Y	N	Y	N	N	N	N
2.23 Non-Medical Marijuana Facility	N	N	N	N	N	N	N	N	N	N	N	PB <sup>7</sup>	N	N	N
2.24 Business Incubator and Co-working Space	N	N	N	N	N	PB	PB	Y	Y	Y	Y	Y	Y	Y	Y
2.25 Artisanal and Craft Maker Space	N	N	N	N	N	PB	PB	Y	Y	Y	Y	N	Y	Y	Y
2.26 Art Gallery	N	N	N	N	N	PB	Y	Y	Y	Y	Y	N	N	Y	Y
<b>2.26 Shared-Use Commercial Kitchen</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>

NOTES:

1. If any part of a principal use is considered a VSE (see § 185-3, Definitions), the requirements for VSE must be met.
2. Except as permitted by a special permit within the Adult Use Overlay District as described in § 185-47.
3. Except BA if involving live or mechanical entertainment.
4. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
5. Establishments are limited to a maximum gross building footprint of 2,800 square feet.
6. Not allowed on sidewalk level in multilevel development.
7. Non-Medical Marijuana Facilities may be permitted by Planning Board special permit in portions of the Industrial Zone which are in the Marijuana Use Overlay District, see §185-49.
8. Allowed as part of a commercial mixed-use development. Stand alone restaurants and retail establishments are not allowed.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

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**DATED:** \_\_\_\_\_, 2025

**VOTED:** \_\_\_\_\_

**UNANIMOUS:** \_\_\_\_\_

**A TRUE RECORD ATTEST:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_ **ABSENT:** \_\_\_\_

**RECUSED:** \_\_\_\_\_

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**Nancy Danello, CMC**  
**Town Clerk**

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**Glenn Jones, Clerk**  
**Franklin Town Council**

# FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

## MEMORANDUM

**TO:** JAMIE HELLEN, TOWN ADMINISTRATOR  
**FROM:** BRYAN W. TABERNER, AICP, DIRECTOR  
**RE:** CROSSING NEIGHBORHOOD DISTRICT, RECOMMENDED ZONING BYLAW AMENDMENTS  
**CC:** AMY FRIGULIETTI, DEPUTY TOWN ADMINISTRATOR; MARK CEREL, TOWN ATTORNEY;  
GUS BROWN, ZONING ENFORCEMENT OFFICER; AMY LOVE, TOWN PLANNER  
**DATE:** FEBRUARY 20, 2025

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As requested the Department of Planning & Community Development (DPCD) has developed draft Zoning Bylaw Amendments, which if approved by Town Council would create the “*Crossing Neighborhood District*”, or for purposes of the Town’s Zoning Bylaw and related amendments the Crossing Neighborhood (CN) Zoning District. DPCD will present the six draft Zoning Bylaw Amendments to the Economic Development Subcommittee during their February 26<sup>th</sup> meeting.

This new zoning district would include all parcels along and near Union Street between East Street and Washington Streets that are currently within the Commercial I Zoning District, as well as twelve additional parcels just to the north and south of the Commercial I parcels. Attached is a list of parcels proposed for rezoning, and a diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

Below is a quick summary of the six recommended Zoning Bylaw Amendments.

Zoning Bylaw Amendment 25-TC1, Creation of the Crossing Neighborhood Zoning District, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter §185-4 Districts Enumerated.

The Amendment would define the purpose of the Crossing Neighborhood Zoning District as follows:

The Crossing Neighborhood District (CN) is intended primarily as a diverse mixed-use economically and culturally rich district. A strong emphasis is placed on pedestrian-friendly design, encouraging a wide range of residential, commercial, cultural, and entertainment uses. Limited light industrial uses may be permitted. Single-family, two-family and multifamily and apartment residential uses are allowed.

Zoning Bylaw Amendment 25-TC2, Zoning Map Changes: Crossing Neighborhood Zoning District, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter §185-5, Zoning Map.

The Amendment would identify on the Zoning Map which parcels will be rezoned to the Crossing Neighborhood Zoning District.

Zoning Bylaw Amendment 25-TC3, Crossing Neighborhood Zoning District Use Regulations, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter 185 Use Regulations Schedule Part I through Part VII.

The Amendment adds Crossing Neighborhood Zoning District to the Use Regulations Schedule in Attachments 2 through 8 of the Zoning Bylaw. The vast majority of uses allowed by right or by special permit are the same as the current Commercial I Zoning District. However, Town staff have recommended several changes giving the new zoning district a somewhat unique character.

Zoning Bylaw Amendment 25-TC4, Crossing Neighborhood Zoning District Dimensional Regulations, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter 185, Schedule of Lot, Area, Frontage, Yard and Height Requirements.

The Amendment adds the Crossing Neighborhood Zoning District to the Schedule of Lot, Area, Frontage, Yard and Height Requirements in Attachment 9. Dimensional regulations for the proposed Crossing Neighborhood Zoning District are the same as the current Commercial I Zoning District.

Zoning Bylaw Amendment 25-TC5, Crossing Neighborhood Zoning District Parking Regulations, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter §185-21 Parking, Loading and Driveway Requirements.

The Amendment adds a new Sub-section B(3) to the Parking schedule, requiring one (1) parking space per residential dwelling unit, and one (1) parking space per 500 square feet of floor area for non-residential uses. Note, the Parking schedule currently requires 1.5 parking spaces per residential unit and 1 parking space per 500 square feet for non-residential uses in the Commercial I Zoning District.

Zoning Bylaw Amendment 25-TC6, Crossing Neighborhood Zoning District, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter 185 Sections 3, 20, 28, 29, & 31.

Adds “Crossing Neighborhood Zoning District” (or similar wording) to five other sections of the Town’s Zoning Bylaw. There were no other changes to these sections of the Zoning Bylaw. Below is a short summary.

§185-3 Definitions

Amends the Commercial and Business Corridor Sign District definition to include the Crossing Neighborhood Zoning District.

§185-20 Signs

Amends the Town’s Sign Bylaw (§185-20) by adding the Crossing Neighborhood Zoning District to the Commercial and Business Corridor Sign District.

§185-28 Sidewalks

Adds the Crossing Neighborhood Zoning District to the list of zoning districts requiring concrete sidewalks of at least six feet in width.

§185-29 Curbing

Adds the Crossing Neighborhood Zoning District to the list of zoning districts requiring granite or reinforced concrete curbing to divide concrete sidewalks from the road right-of-way.

§185-31 Site Plan and Design Review

Adds the Crossing Neighborhood Zoning District to the list of zoning districts requiring projects to go before the Design Review Commission.

If the Economic Development Committee supports the attached Zoning Bylaw Amendments, I request the Amendments be sent to the full Town Council for further consideration. Please let me know if you have questions or require additional information.

**From Industrial, Commercial I, and Single Family Residential IV  
to Crossing Neighborhood Zoning District**

**Attachment A**

Parcel	Location	Size (acres)	Owners	From	To	HUs
287-033-000-000	284-286 Union St	0.39506	Padula, Peter E Tr Padula, Laurie C Tr	SFRIV	CN	2
287-034-000-000	292 Union St	0.27652	Luchini Joseph D Tr	SFRIV	CN	3
287-035-000-000	298-300 Union St	0.14743	Yx Realty Llc	SFRIV	CN	2
287-036-000-000	143 East St	0.12902	Zajoni Realty, Llc	SFRIV	CN	2
287-037-000-000	137 East St	0.15365	D`Entremont Paul	SFRIV	CN	1
287-038-000-000	131 East St	0.14366	Abby Road Holdings Llc	SFRIV	CN	2
287-039-000-000	3-5 Darling Ct	0.57626	Balest Richard P & Maxine E,Trs	SFRIV	CN	2
287-042-002-000	Cottage St	1.246	New York Central Lines Llc	C1	CN	0
287-042-000-000	Union St	4.506	New York Central Lines Llc	C1	CN	0
287-044-000-000	157 Cottage St	0.7818	157 Cottage Street Llc	C1	CN	0
287-053-000-000	176 Cottage St	0.73489	Staniscia Mark S, Tr	C1	CN	0
287-054-000-000	178 Cottage St	0.63223	Staniscia Mark S, Tr	C1	CN	1
287-055-000-000	326 Union St	0.83999	Kotsiopoulos Charles	C1	CN	0
287-056-000-000	338 Union St	0.28198	338 Union St Llc	C1	CN	1
287-057-000-000	346 Union St	0.20944	Debenedictis Robert L	C1	CN	0
287-058-000-000	65 Hutchinson St	0.19454	Costello Robert	C1	CN	1
287-059-000-000	61 Hutchinson St	0.19238	Talamini Valeda F	C1	CN	1
287-065-000-000	341 Union St	0.58287	341 Cantina Real Estate Llc	C1	CN	1
287-066-000-000	327 Union St	0.24105	Borrelli Anthony M	C1	CN	0
287-068-000-000	241 Cottage St	0.32773	241 And 245 Cottage Street Llc	C1	CN	0
287-069-000-000	235 Cottage St	0.34316	Mags Realty Trust	C1	CN	0
287-071-000-000	231 Cottage St	0.49252	Fsm Realty Llc	C1	CN	0
287-072-000-000	317 Union St	0.63322	317 Union Street Llc	C1	CN	0
287-073-000-000	Union St	5.732	New York Central Lines Llc	C1	CN	0
287-074-000-000	305 Union St	5.369	Murray Leo J Company	C1	CN	0
287-076-000-000	Union St	6.63	New York Central Lines Llc	C1	CN	0
287-077-000-000	Union St	0.09715	Mass Bay Transportation Author	C1	CN	0
287-078-000-000	Union St	0.08646	Murray Leo J Company	C1	CN	0
287-080-000-000	291-293 Union St	0.45634	Rouhana Ziad & Angelique Trs	I	CN	4
287-081-000-000	6 Sugar Beet Rd	0.19300	Hodgkins Ronald P	I	CN	1
296-018-000-000	62 Hutchinson St	0.1649	Molla Francis A	C1	CN	1
296-019-000-000	66 Hutchinson St	0.15999	Carlucci Albino G & Elizabeth F L/E	C1	CN	2
296-020-000-000	354 Union St	0.11212	Vecchio Alan Tr	C1	CN	4
296-021-000-000	358 Union St	0.20443	Carlucci Elizabeth F & Albino G L/E	C1	CN	2
296-022-000-000	362 Union St	0.41093	Quijada Medardo	C1	CN	2
296-023-000-000	366-368 Union St	0.37922	Pond Place Condominiums	C1	CN	0
296-024-000-000	374-378 Union St	0.22958	378 Union Llc	C1	CN	5
296-026-000-000	392 Union St	0.47569	Kinch Valentina, Etals, Trs	C1	CN	3
296-027-000-000	79 Arlington St	0.36731	Brannelly Brian P	C1	CN	1
296-086-000-000	2 Washington St	0.23017	Colace Edward, Tr	SFRIV	CN	2
296-087-000-000	12 Washington St	0.1834	Larson Realty Franklin, Llc	SFRIV	CN	0
296-172-000-000	245 Cottage St	0.40243	241 And 245 Cottage Street Llc	C1	CN	0
296-173-000-000	238-258 Cottage St	1.31001	Rjf Property Holdings Llc	C1	CN	0
296-182-000-000	30 Saxon St	0.15787	Mainali Hari Raj	C1	CN	1
296-183-000-000	19 Geb St	0.22691	O`Brien Alissa M	C1	CN	1
296-184-000-000	11 Geb St	0.14787	Jones Timothy	C1	CN	0
296-185-000-000	5 Geb St	0.15468	Davies Realty Llc	C1	CN	3
296-186-000-000	18 Geb St	0.12206	Garrigan Laura	C1	CN	2
296-187-000-000	22 Geb St	0.13331	Sacco Norma P	C1	CN	1
296-200-000-000	9 Washington St	0.19991	Kinch Valentina, Etals,Trs	SFRIV	CN	4
296-201-000-000	393 Union St	0.22918	Lampasona Patrick	C1	CN	1
296-202-000-000	385 Union St	0.17498	Lampasona William	C1	CN	1
296-205-000-000	371 Union St	0.32443	Ruelas Jesus	C1	CN	2
296-206-000-000	357 Union St	0.10742	J&T Real Estate Holdings Llc	C1	CN	0
296-207-000-000	355 Union St	0.17	Vozzella Robert A	C1	CN	2
296-208-000-000	353 Union St	0.05055	West William S Tr	C1	CN	2
296-209-000-000	349 Union St	0.09692	Dani Realty Corp	C1	CN	3
Total Area		39.55162				

CI = Commercial I      SFRIV = Single Family Residential IV  
I = Industrial          CN = Crossing Neighborhood

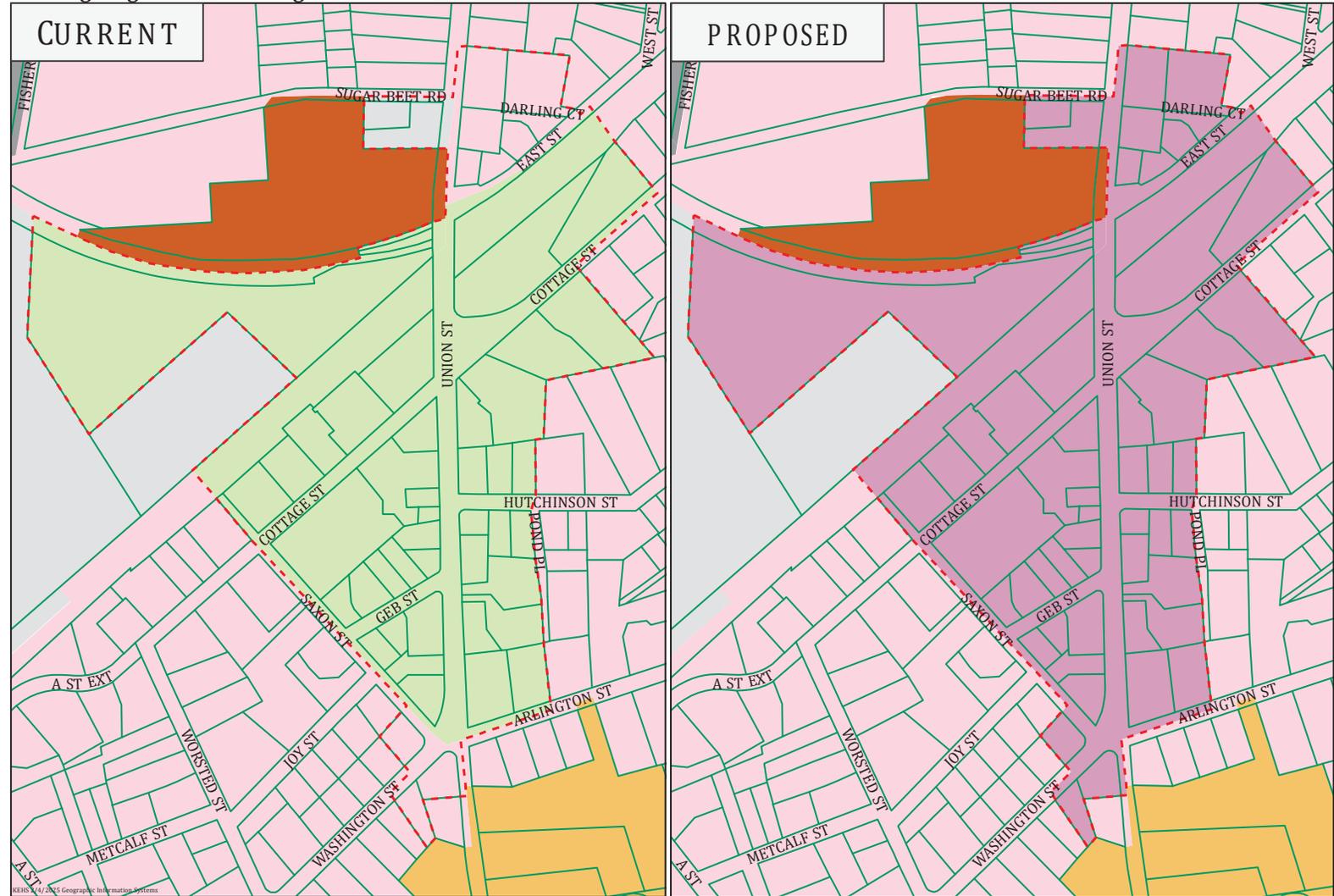
Franklin DPCD  
February 20, 2025

# Proposed Zoning Map Changes

An Area On Or Near Union Street

From Industrial, Commercial I and Single-Family IV to Crossing Neighborhood Zoning District

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





SPONSOR: *Town Administration*

**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 25-CN1  
CREATION OF THE CROSSING NEIGHBORHOOD ZONING DISTRICT  
A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF FRANKLIN  
AT CHAPTER 185, SECTION 4, DISTRICTS ENUMERATED**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:**

Chapter 185 of the Code of the Town of Franklin is hereby amended by **adding** text at §185-4. Districts Enumerated as follows:

Add to the end of §185-4.A a line stating:

**Crossing Neighborhood (CN)**

Add to the end of §185-4.C a paragraph stating:

**(16) The Crossing Neighborhood District (CN) is intended primarily as a diverse mixed-use economically and culturally rich district. A strong emphasis is placed on pedestrian-friendly design, encouraging a wide range of residential, commercial, cultural, and entertainment uses. Limited light industrial uses may be permitted. Single-family, two-family and multifamily and apartment residential uses are allowed.**

The foregoing Zoning By-law Amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

**DATED:** \_\_\_\_\_, 2025

**VOTED:** \_\_\_\_\_

**UNANIMOUS:** \_\_\_\_\_

**A TRUE RECORD ATTEST:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_

**RECUSED:** \_\_\_\_\_

\_\_\_\_\_  
**Nancy Danello, CMC  
Town Clerk**

\_\_\_\_\_  
**Glenn Jones, Clerk  
Franklin Town Council**



The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, The Crossing Zoning District”).

The foregoing Zoning By-law Amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

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**DATED:** \_\_\_\_\_, 2025

**VOTED:** \_\_\_\_\_

**UNANIMOUS:** \_\_\_\_\_

**A TRUE RECORD ATTEST:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_

**RECUSED:** \_\_\_\_\_

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**Nancy Danello, CMC**  
**Town Clerk**

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**Glenn Jones, Clerk**  
**Franklin Town Council**

# Proposed Zoning Map Changes

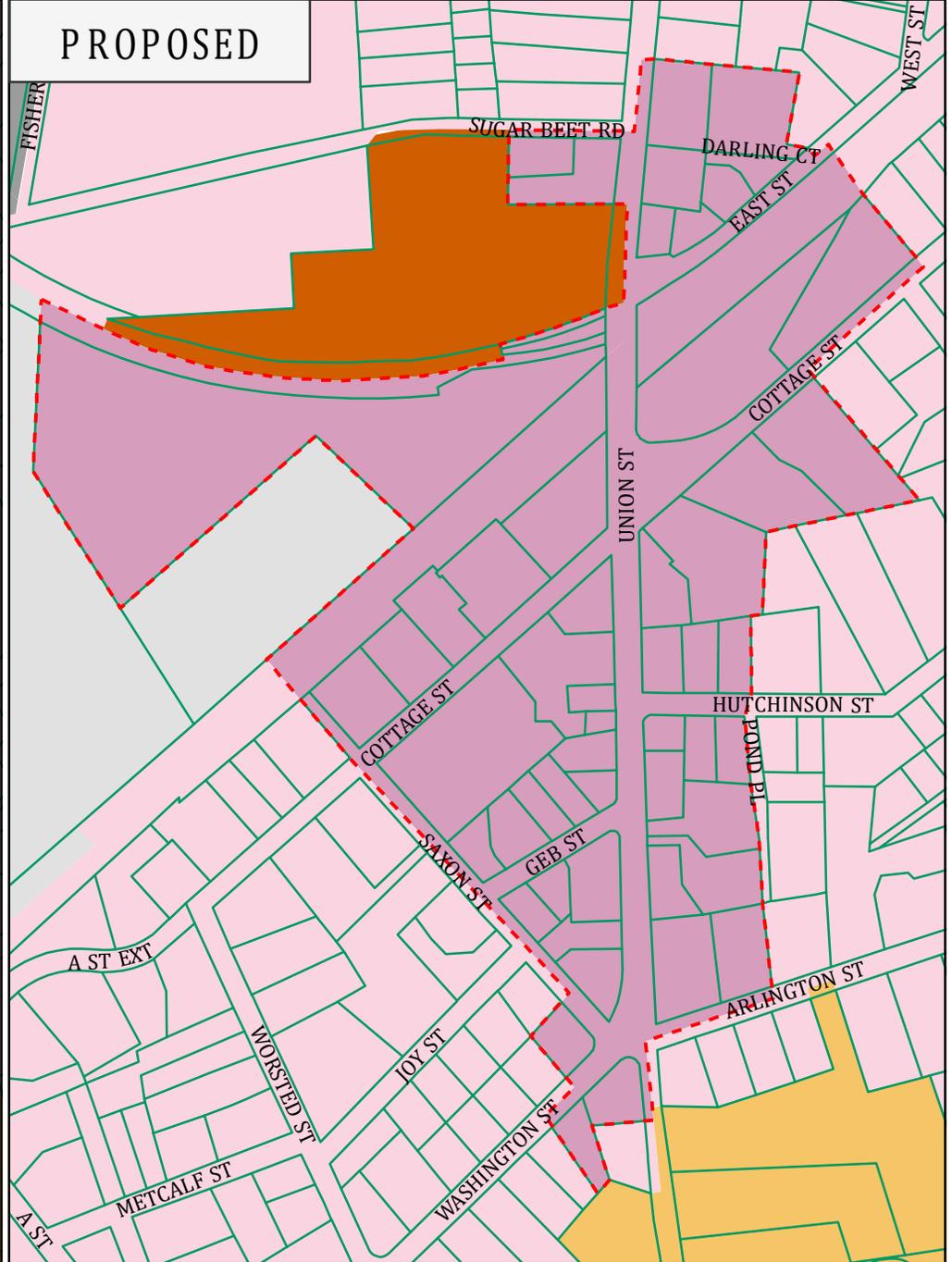
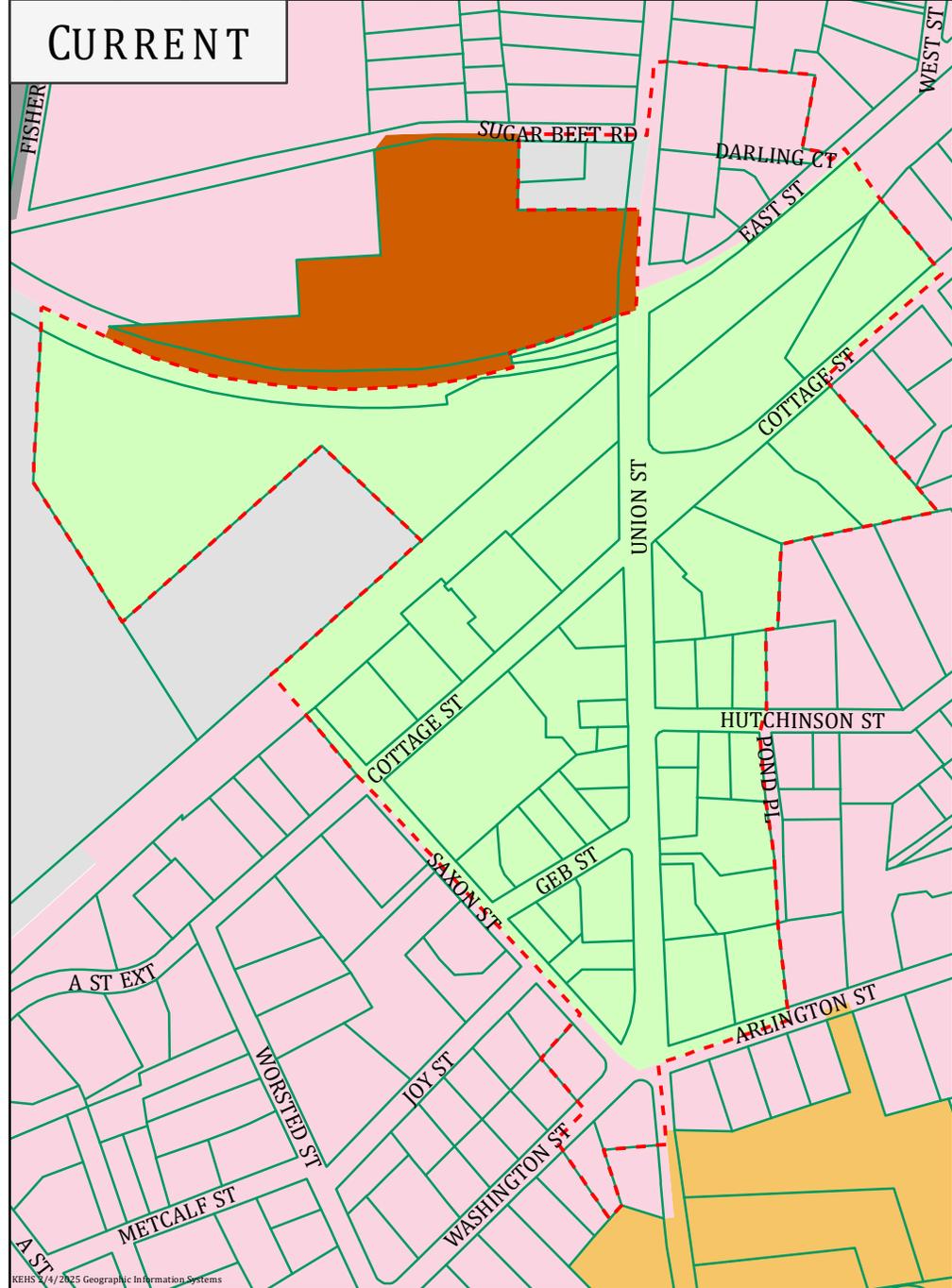
An Area On Or Near Union Street

From Industrial, Commercial I and Single-Family IV to Crossing Neighborhood Zoning District



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

## Amendment 25-CN2





SPONSOR: *Town Administration*

**TOWN OF FRANKLIN**  
**ZONING BY-LAW AMENDMENT 25-CN3**  
**CROSSING NEIGHBORHOOD ZONING USE REGULATIONS**  
**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF**  
**FRANKLIN AT CHAPTER 185, USE REGULATION SCHEDULE**  
**PART I THROUGH PART VII**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:**

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **~~deletions~~** to §185, Attachment 2 through Attachment 8 Use Regulations Schedule Part I through Part VII:

185 Attachment 2  
USE REGULATION SCHEDULE  
PART I

Symbols in the Use Regulations Schedule shall mean the following:

- Y = A permitted use.
- N = An excluded or prohibited use.
- BA = A use authorized under special permit from the Board of Appeals.
- PB = A use authorized under special permit from the Planning Board.
- P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	<u>CN</u>	CI	CII	DC	B	I	LI	O	MBI
1. Agriculture, horticulture and floriculture																
1.1 Nursery, greenhouse	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	N	Y	Y	N	Y	N
1.2 Produce stand <sup>1</sup>	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	N	Y	N
1.3 Other, parcel of 5 or more acres	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
1.4 Other, parcel under 5 acres:																
a. With swine or fur-bearing animals for commercial use	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N
b. With other livestock or poultry	Y <sup>2</sup>	Y <sup>2</sup>	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N
c. With no livestock	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	N	Y	N
1.5 Garden Center, Retail or Wholesale	PB	PB	PB	PB	PB	PB	PB	<b>PB</b>	PB	Y	N	Y	PB	PB	PB	PB

NOTES:

- 1 For sale of produce raised or grown on the premises by the owner or lessee thereof.
- 2 Provided that any building or structure is at least 100 feet from the nearest street or property line.

185 Attachment 3  
USE REGULATION SCHEDULE  
PART II

Symbols in the Use Regulations Schedule shall mean the following:

- Y = A permitted use.
- N = An excluded or prohibited use.
- BA = A use authorized under special permit from the Board of Appeals.
- PB = A use authorized under special permit from the Planning Board.
- P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
2. Commercial																
2.1 Adult entertainment establishment	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N <sup>2</sup>	N	N	N
2.2 Animal kennel, hospital	BA	BA	BA	BA	BA	BA	N	<u>N</u>	BA	BA	N	BA	BA	BA	BA	N
2.21 Animal day care, training	BA	BA	BA	BA	BA	BA	N	<u>N</u>	BA	BA	N	BA	BA	BA	BA	N
2.22 Animal grooming	BA	BA	BA	BA	BA	BA	N	<u>Y</u>	Y	BA	Y	BA	BA	BA	BA	N
2.3 Office, excluding office parks:																
a. Bank or credit union	N	N	PB	PB	PB	PB	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	N
b. Medical or dental	PB	PB	PB	PB	PB	PB	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
c. Professional	PB	PB	PB	PB	PB	PB	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
d. Clerical, or administrative	N	N	N	PB	PB	PB	N	<u>Y</u>	Y <sup>6</sup>	Y	Y	Y	Y	Y	Y	Y
2.4 Funeral home, undertaking	N	N	N	N	N	P/SP	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	N	N	N	N
2.5 Hotel, motel	N	N	N	N	N	N	N	<u>PB</u>	PB	PB	Y	PB	PB	PB	PB	N
2.6 Motor vehicle, boat, farm implement sales; rental and leasing:																
a. With repair service	N	N	N	N	N	N	N	<u>N</u>	N	PB	N	N	N	N	N	N
b. Without repair service	N	N	N	N	N	N	N	<u>N</u>	N	PB	N	PB	N	N	N	N
c. Other	N	N	N	N	N	N	N	<u>N</u>	N	PB	N	N	N	N	N	N
2.7 Motor vehicle service, repair:																
a. Auto body, painting, soldering, welding	N	N	N	N	N	N	N	<u>N</u>	N	PB	N	N	PB	N	N	N
b. Filling or service station	N	N	N	N	N	N	N	<u>N</u>	PB	PB	N	PB	PB	N	N	N
c. Other	N	N	N	N	N	N	N	<u>N</u>	PB	PB	N	PB	PB	N	N	N
2.8 Parking																
a. Parking facility	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N
b. Off-street parking	N	N	N	N	N	N	N	<u>N</u>	N	N	PB	N	N	N	N	N
2.9 Restaurant, bar	N	N	N	N	N	<u>N</u>	N	<u>P/SP</u>	P/SP <sup>3</sup>	P/SP	P/SP <sup>3</sup>	P/SP	PB	N <sup>4</sup>	PB	<u>Y</u> <sup>7*</sup>

185 Attachment 3  
USE REGULATION SCHEDULE  
PART II (Continued)

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	<u>CN</u>	CI	CII	DC	B	I	LI	O	MBI
2.10 Shopping center	N	N	N	N	N	N	N	<u>PB</u>	PB	PB	N	PB	N	N	N	N
2.11 Storage facility	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	PB	N	N	N
2.12 Tattoo parlor/body-piercing studio	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	PB	N	N	N
2.13 Tourist home	PB	PB	P/SP	P/SP	P/SP	N	N	<u>P/SP</u>	P/SP	P/SP	N	P/SP	N	N	N	N
2.14 Office park	N	N	N	N	PB	N	N	<u>N</u>	PB	PB	N	PB	PB	N	Y	PB
2.15 Other retail sales, services																
a. General	N	N	N	N	N	N	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	<u>Y</u> <sup>7,8</sup>
b. Personal	N	N	N	N	P/SP <sup>5</sup>	N <sup>4</sup>	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	<u>Y</u> <sup>7,8</sup>
c. Other	N	N	N	N	N	N	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	<u>Y</u> <sup>7,8</sup>
2.16 Vehicular service establishment	N	N	N	N	N	N	N	<u>N</u>	PB	PB	PB	PB	N	N	N	N
2.17 Trade center	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	P/SP	PB	N
2.18 Catering	PB	PB	PB	PB	PB	N	N	<u>Y</u>	PB	PB	PB	PB	Y	Y	N	N <sup>4</sup>
2.19 Function Hall	PB	N	PB	PB	PB	N	N	<u>PB</u>	PB	PB	PB	PB	Y	Y	N	N <sup>4</sup>
2.20 Psychic services/fortune-telling	N	N	N	N	PB	N	N	<u>N</u>	N	N	N	N	PB	N	N	N
2.21 Bed-and-breakfast	PB	PB	P/SP	P/SP	P/SP	N	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	N	N	N	N
2.22 Country Store	N	N	N	N	Y	PB	N	<u>Y</u>	Y	Y	N	Y	N	N	N	N
2.23 Non-Medical Marijuana Facility	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	<u>PB</u> <sup>6,7</sup>	N	N	N
2.24 Business Incubator and Co-working Space	N	N	N	N	PB	PB	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
2.25 Artisanal and Craft Maker Space	N	N	N	N	PB	PB	N	<u>Y</u>	Y	Y	Y	Y	N	Y	Y	Y
2.26 Art Gallery	N	N	N	N	PB	Y	N	<u>Y</u>	Y	Y	Y	Y	N	N	Y	Y
2.27 Shared-Use Commercial Kitchen	N	N	N	N	N	N	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y

NOTES:

1. If any part of a principal use is considered a VSE (see § 185-3, Definitions), the requirements for VSE must be met.
2. Except as permitted by a special permit within the Adult Use Overlay District as described in § 185-47.
3. Except BA if involving live or mechanical entertainment.
4. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
5. Establishments are limited to a maximum gross building footprint of 2,800 square feet.
- ~~6. Not allowed on sidewalk level in multilevel development.~~
- ~~6, 7.~~ Non-Medical Marijuana Facilities may be permitted by Planning Board special permit in portions of the Industrial Zone which are in the Marijuana Use Overlay District, see §185-49.
- ~~7, 8.~~ Allowed as part of a commercial mixed-use development. Stand alone restaurants and retail establishments are not allowed.

**Note: Principal Use 2.27 Shared-Use Commercial Kitchen is not currently a use within the Town of Franklin's Zoning Bylaw. Approval of proposed Zoning Bylaw Amendment 25-9X2 would allow the use in the CI Zoning District by right. If Principal Use 2.27 Shared-Use Commercial Kitchen is added to the use regulations, DPCD recommends allowing it by right within the new CN Zoning District.**

185 Attachment 4  
USE REGULATION SCHEDULE  
PART III

Symbols in the Use Regulations Schedule shall mean the following:

- Y = A permitted use.
- N = An excluded or prohibited use.
- BA = A use authorized under special permit from the Board of Appeals.
- PB = A use authorized under special permit from the Planning Board.
- P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District																
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	<u>CN</u>	CI	CII	DC	B	I	LI	O	MBI	
3. Industrial, utility																	
3.1 Bus, railroad station	N	N	N	N	N	N	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N	
3.2 Contractor's yard																	
a. Landscape materials storage and distribution	N	N	N	N	N	N	N <sup>7</sup>	<u>N</u>	N	N	N	N	N <sup>7</sup>	P/SP	N	N	N
b. Other	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N <sup>7</sup>	P/SP	N	N	N
3.3 Earth removal																	
a. Earth removal, commercial <sup>3,5,6</sup>	N	N	N	N	N	N	N	<u>BA</u>	BA	BA	N	BA	BA	N	BA	N	
b. Earth removal, other <sup>3,4</sup>	BA	BA	BA	BA	BA	BA	BA	<u>BA</u>	BA	BA	BA	BA	BA	N	BA	N	
c. Rock quarrying	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	
d. Washing, sorting and/or crushing or processing of materials	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	
e. Production of concrete	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	
f. Production of bituminous concrete	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	
3.4 Lumberyard	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	PB	N	N	N
3.5 Manufacturing and Processing:																	
a. Biotechnology <sup>1</sup>	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	Y	N	Y	N
b. Light	N	N	N	N	N	N	N	<u>PB</u>	PB	PB	PB	PB	P/SP	N	PB	Y <sup>8</sup>	
c. Medium	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	P/SP	N	N	Y <sup>8</sup>	
d. Heavy	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	
3.6 Printing, publishing:																	
a. Under 5,000 square feet	N	N	N	N	N	N	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N	
b. Over 5,000 square feet	N	N	N	N	N	N	N	<u>N</u>	N	N	N	P/SP	P/SP	N	PB	N	

185 Attachment 4  
USE REGULATION SCHEDULE  
PART III (Continued)

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	<u>CN</u>	CI	CII	DC	B	I	LI	O	MBI
3.7 Public utility	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	<b>P/SP</b>	P/SP	P/SP	P/SP	P/SP	P/SP	<del>N</del>	P/SP	N
a. Electric power plant	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	BA	N	N	N
3.8 Research and development:																
a. Biotechnology <sup>1</sup>	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	PB <sup>2</sup>	N	PB <sup>2</sup>	N
b. Others	N	N	N	N	N	N	N	<u>N</u>	N	N	N	P/SP	P/SP	<del>N</del>	P/SP	P/SP
3.9 Solid waste facility	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	BA	N	N	N
3.10 Warehouse, distribution facility	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	PB	Y	<del>N</del>	N <sup>7</sup>
3.11 Wholesale office, salesroom:																
a. With storage	N	N	N	N	N	N	N	<u>N</u>	N	P/SP	N	P/SP	P/SP	<del>N</del>	N <sup>7</sup>	Y
b. Without storage	N	N	N	N	N	N	N	<u>Y</u>	Y	Y	Y	Y	Y	N <sup>7</sup>	N <sup>7</sup>	Y
3.12 Conference center	N	N	N	N	N	N	N	<u>N</u>	N	PB	N	PB	PB	P/SP	PB	P/SP
3.13 Brewery, distillery, or winery production with tasting room	N	N	N	N	N	N	N	<b>PB</b>	PB	PB	PB	PB	PB	PB	N	PB
3.14 Ground-mounted Solar Energy System																
a. Small-scale	Y	Y	Y	Y	Y	Y	Y	<u>N</u>	N	Y	N	Y	Y	Y	Y	N <sup>7</sup>
b. Medium-scale <sup>(8) (10)</sup>	PB	PB	PB	N <sup>7</sup>	N	N	N <sup>7</sup>	<u>N</u>	N	PB	N	Y	N	N	N <sup>7</sup>	N
c. Large-scale <sup>(8) (10)</sup>	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	Y	N	N	N

NOTES:

1. Subject to § 185-42.
2. Biotechnology uses are permitted in the portions of the Industrial District and Office District which are in the Biotechnology Uses Overlay District.
3. See § 185-23, specifically, § 185-23A, Exemptions.
4. See § 185-44, "Administration and enforcement," for general special permit filing information, and § 185-23, Earth removal regulations, for specific filing information.
5. Any commercial earth removal is not permitted within a Water Resource District.
6. See § 185-3 for "commercial earth removal" definition.
7. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
8. Planning Board Site Plan Review is required of all Medium-scale and Large-scale Ground-mounted Solar Energy Systems
9. All forms, solid, liquid and gas, of the following classes of hazardous materials shall be prohibited from the zone: Corrosives; Organic Peroxides; Oxidizers Pyrophoric; Toxic and Highly toxic; Unstable; and Water Reactive.
10. No Medium-scale or Large-scale Ground-mounted Solar Energy Systems on parcels within or adjacent to residential Zoning Districts shall be located nearer to the lot lines than 75 feet.

185 Attachment 5  
USE REGULATION SCHEDULE  
PART IV

Symbols in the Use Regulations Schedule shall mean the following:

- Y = A permitted use.
- N = An excluded or prohibited use.
- BA = A use authorized under special permit from the Board of Appeals.
- PB = A use authorized under special permit from the Planning Board.
- P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	<u>CN</u>	CI	CII	DC	B	I	LI	O	MBI
4. Institutional																
4.1 Cemetery	Y	Y	Y	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	N
4.2 Hospital	N	N	N	N	N	N	<u>N</u>	N	PB	N	N	PB	PB	N	N	N
a. Medical Marijuana Treatment Facility	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	PB <sup>3</sup>	N	N	N
b. Medical Marijuana Testing Facility	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	PB <sup>3</sup>	N	N	N
4.3 Charitable institution	N	N	N	PB	PB	N	<u>Y</u>	Y	Y	PB	N	N	N	N	N	Y
4.4 Correctional facility	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	BA	N	N	N
4.5 Library, museum, art gallery	N	Y	Y	Y	N	N	<u>Y</u>	Y	Y	Y	Y	Y	N	N	N	Y
4.6 Lodge, social nonprofit <sup>1</sup>	N	N	N	N	N	N	<u>Y</u>	Y	Y	Y	Y	Y	N	N	N	Y
4.7 Public use	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	<u>Y</u>	<u>Y</u>	<u>Y</u>	Y
4.8 Religious or educational use:																
a. Exempt from zoning prohibition <sup>2</sup>	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Dormitories	N	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	N	N	N	N

NOTES:

1. But not including any use, the principal activity of which is one customarily conducted as a business.
2. See MGL c. 40A, § 3.
3. Medical Marijuana Treatment Facilities and Testing Facilities may be permitted by Planning Board special permit in portions of the Industrial Zone which are in the Marijuana Use Overlay District, see §185-49.

185 Attachment 6  
USE REGULATION SCHEDULE  
PART V

Symbols in the Use Regulations Schedule shall mean the following:

- Y = A permitted use.
- N = An excluded or prohibited use.
- BA = A use authorized under special permit from the Board of Appeals.
- PB = A use authorized under special permit from the Planning Board.
- P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	<u>CN</u>	CI	CII	DC	B	I	LI	O	MBI
5. Recreational																
5.1 Indoor commercial amusement, recreation, assembly <sup>1</sup>																
a. General	N	PB	PB	PB	PB	PB	N	<u>Y</u>	Y	Y	PB	Y	N	N	N	PB
b. Concentrated <sup>1</sup>	N	N	N	N	N	N	N	<u>PB</u>	PB	Y	PB	Y	N	N	N	N
5.2 Golf course and/or club, public or private	PB	PB	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N
5.3 Movie theater	N	N	N	N	N	N	N	<u>Y</u>	Y	PB	Y	PB	N	N	N	PB
5.4 Outdoor commercial amusement, recreation																
a. Light	Y	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	Y	Y	Y	N	N	N
b. General	PB	PB	PB	PB	PB	N	N	<u>Y</u>	Y	Y	N	Y	Y	N	N	N
c. Concentrated	N	N	N	N	N	N	N	<u>N</u>	N	PB	N	PB	N	N	N	N
5.5 Equestrian center	BA	BA	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N
5.6 Public recreation	Y	Y	Y	Y	Y	N	N	<u>Y</u>	Y	Y	Y	Y	N	N	N	N
5.7 Automatic amusement device arcades	N	N	N	N	N	N	N	<u>N</u>	N	Y	N	N	N	N	N	N
5.8 Health club	N	N	N	N	N	N	N	<u>Y</u>	Y	Y	Y	Y	Y	N <sup>2</sup>	Y	Y

- NOTES:
1. Provided that the building is so insulated and maintained as to confine noise to the premises and the structure is located not less than 100 feet from a residential district boundary.
  2. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule Part VII, Accessory Uses.

185 Attachment 7  
USE REGULATION SCHEDULE  
PART VI

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

BA = A use authorized under special permit from the Board of Appeals.

PB = A use authorized under special permit from the Planning Board.

P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
6. Residential																
6.1 Multifamily or apartment																
a. With Four or More Housing Units <sup>4</sup>	N <sup>1</sup>	N	N	Y <sup>2,3</sup>	PB <sup>2,8</sup>	N	<u>Y<sup>2,3</sup></u>	Y <sup>2,3</sup>	N	Y <sup>5,6</sup>	N	N	N	N	PB <sup>7,8</sup>	N
b. With Three Housing Units	N	N	PB <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N	<u>Y<sup>2</sup></u>	Y <sup>2</sup>	Y	Y	N	N	N	N	N	N
6.2 Single-family	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	N	N	N	N	N	N	N
6.3 Two-family																
a. New	N	N	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N	<u>Y</u>	Y	Y	N	N	N	N	N	N	N
b. By conversion	BA	BA	BA	Y	Y	N	<u>Y</u>	<del>BA</del> <u>Y</u>	Y	BA	N	N	N	N	N	N

NOTES:

1. Except PB in RVI District per § 185-38, and RVII District per § 185-50.
2. Lot area must be at least 25% greater than that required for a single-family dwelling.
3. No more than one dwelling unit per 2,250 square feet of lot area may be permitted; additional dwelling units may be allowed by Special Permit from the Planning Board.
4. All multifamily developments with 10 or more housing units are required to address the Affordable Housing requirements in § 185-51.
5. All dwelling units shall be located on floors above the street level floor.
6. No more than one dwelling unit per 2,000 square feet of lot area will be permitted; additional dwelling units may be allowed by Special Permit from the Planning Board.
7. All multi-family residential developments require a minimum of 5-acres.
8. No more than one dwelling unit per 3,000 square feet of lot area will be permitted.

185 Attachment 8  
USE REGULATION SCHEDULE  
PART VII

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

BA = A use authorized under special permit from the Board of Appeals.

PB = A use authorized under special permit from the Planning Board.

P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Accessory Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	<u>CN</u>	CI	CII	DC	B	I	LI	O	MBI
A1 Boarding	N	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	N	N	N	N	N	N
A2 Contractor's yard	N	N	N	N	N	N	N	<u>N</u>	N	N	N	Y	Y	N	N	N
a. Landscape materials storage and distribution	N	N	N	N	N	Y <sup>3</sup>	Y <sup>3</sup>	<u>N</u>	N	N	N	Y	Y	N	N	N
A3 Home occupation (See § 185-39B.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	N	N	N	N
A4 Manufacture, assembly, packing of goods sold on premises	N	N	N	N	N	Y <sup>1</sup>	N	<u>Y<sup>1</sup></u>	Y <sup>1</sup>	Y <sup>1</sup>	Y <sup>1</sup>	Y	Y	N	Y <sup>1</sup>	Y
A5 Off-street parking (See § 185-39C.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A6 Professional office, studio (See § 185-39A.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	N	Y	Y	Y
A7 Restaurant, bar	N	N	N	N	N	N	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A8 Retail sale of nonagricultural products manufactured, warehoused or manufactured, warehoused or distributed on or from premises	N	N	N	N	N	Y	N	<u>Y</u>	Y	Y	Y	Y	Y <sup>c</sup>	N	Y <sup>c</sup>	Y
A9 Scientific use in compliance with § 185-37	BA	BA	BA	BA	BA	BA	N	<u>BA</u>	BA	BA	BA	Y	Y	Y	Y	Y
A10 Signs (See § 185-20.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A11 Single-family dwelling for personnel required for safe operation	Y	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	N	Y	Y	Y	Y	N
A12 Other customary accessory uses	Y	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A13 Other retail sales, services	N	N	N	N	N	Y	N <sup>4</sup>	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A13.1 Animal grooming	BA	BA	BA	BA	BA	BA	N	<u>Y</u>	Y	BA	Y	BA	BA	BA	BA	BA

185 Attachment 8  
USE REGULATION SCHEDULE  
PART VII (Continued)

Accessory Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	<u>CN</u>	CI	CII	DC	B	I	LI	O	MBI
A14 Operation of not more than 5 automatic amusement devices	N	N	N	N	N	N	N	<u>N</u>	N	Y	Y	Y	Y	N	N	Y
A15 Warehouse/distribution facility	N	N	N	N	N	N	N	<u>N</u>	N	Y	N	Y	Y	N	Y	Y
A16 Wholesale office, salesroom																
a. With storage	N	N	N	N	N	N	N	<u>Y</u>	Y	Y	Y	Y	Y	N	Y	Y
b. Without storage	N	N	N	N	N	N	N	<u>Y</u>	Y	Y	Y	Y	Y	Y <sup>2</sup>	Y	Y
A17 Catering	N	N	PB	PB	PB	N	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A18 Function hall	N	N	PB	PB	PB	N	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A19 Ground-mounted Solar Energy System <sup>5</sup>																
a. Small-scale	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
b. Medium-scale <sup>6</sup>	PB	PB	PB	PB	N	PB	N	<u>N</u>	N	PB	N	PB	Y	N	PB	PB
A20 Agricultural with Poultry, parcel under 5 acres <sup>7</sup>	Y <sup>5</sup>	<u>N</u>	N	N	N	N	N	N	N	N						
A21 Accessory Dwelling Residential Unit <sup>5</sup>	Y <sup>8</sup>	Y <sup>8</sup>	Y <sup>8</sup>	BA	BA	BA	BA	<u>BA</u>	BA	BA	BA	N	N	N	N	N

NOTES:

1. But N if occupying more than 50% of the floor area occupied by the principal use and not more than five persons employed on the premises in the DC District and CI District and not more than 10 persons in the CII District and O District.
2. Provided that no more than 25% of the total floor space is used for display or retailing.
3. Such uses shall be restricted to seasonal operations only.
4. Accessory retail sales within a Country Store, as defined in §185-3, shall not exceed 50% of the establishment's floor area open to the public.
5. See §185-19, "Accessory buildings and structures".
6. Planning Board Site Plan Review is required of all Medium-scale Ground-mounted Solar Energy Systems.
7. Any related structure shall be to the rear of the property's primary building, and at least 25 feet from side and rear property lines.
8. A second Accessory Dwelling Unit on the same parcel will require a Special Permit from ZBA.

The foregoing Zoning By-law Amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

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**DATED:** \_\_\_\_\_, 2025

**VOTED:** \_\_\_\_\_

**UNANIMOUS:** \_\_\_\_\_

**A TRUE RECORD ATTEST:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_

**RECUSED:** \_\_\_\_\_

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**Nancy Danello, CMC**  
**Town Clerk**

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**Glenn Jones, Clerk**  
**Franklin Town Council**



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 25-CN4  
CROSSING NEIGHBORHOOD ZONING DISTRICT**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF FRANKLIN  
AT CHAPTER 185, SCHEDULE OF LOT, AREA, FRONTAGE, YARD  
AND HEIGHT REQUIREMENTS**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:**

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

185 Attachment 9

Schedule of Lot, Area, Frontage, Yard and Height Requirements

District	Minimum Lot Dimensions				Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upland	
	Area (square feet)	Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving <sup>3</sup>
Rural Residential I	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20	25
Residential VI	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20	25
Residential VII <sup>11</sup>	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20 <sup>12</sup>	25 <sup>12</sup>
Rural Residential II	30,000	150	200	135 <sup>4</sup>	40	35	35	3	35	20	25
Single Family Residential III	20,000	125	160	112.5	40	25	30	3	35	25	35
Single Family Residential IV	15,000	100	100	90	30	20	20	3	35	30	35
General Residential V	10,000	100	100	90	20	15	20	3	40	30	35
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Rural Business <sup>13</sup>	40,000	200	200	180	40	30	40	1.5	30	10	30
Downtown Commercial	5,000	50	50	45	5 <sup>10</sup>	0 <sup>2</sup>	15	3 <sup>9</sup>	40 <sup>9</sup>	80	90
<b><u>Crossing Neighborhood<sup>7</sup></u></b>	<b><u>5,000</u></b>	<b><u>50</u></b>	<b><u>50</u></b>	<b><u>45</u></b>	<b><u>20<sup>1</sup></u></b>	<b><u>10<sup>14</sup></u></b>	<b><u>15</u></b>	<b><u>3<sup>15</sup></u></b>	<b><u>40<sup>15</sup></u></b>	<b><u>80</u></b>	<b><u>90</u></b>
Commercial I <sup>7</sup>	5,000	50	50	45	20 <sup>1</sup>	10 <sup>14</sup>	15	3 <sup>15</sup>	40 <sup>15</sup>	80	90
Commercial II	40,000	175	200	157.5	40	30	30	3 <sup>15</sup>	40 <sup>15</sup>	70	80
Business	20,000	125	160	112.5	40	20	30	3 <sup>15</sup>	40 <sup>15</sup>	70	80
Mixed Business Innovation	40,000	175	200	157.5	40	30 <sup>5</sup>	30 <sup>5</sup>	3 <sup>15</sup>	40 <sup>15</sup>	70	80
Industrial	40,000	175	200	157.5	40	30 <sup>5</sup>	30 <sup>5</sup>	3 <sup>6</sup>	-	70	80
Limited Industrial	40,000	175	200	157.5	40	30 <sup>8</sup>	30 <sup>8</sup>	3 <sup>6</sup>	40 <sup>6</sup>	70	80
Office	40,000	100	100	90	20	30 <sup>5</sup>	30 <sup>5</sup>	3 <sup>6</sup>	40 <sup>6</sup>	70	80

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

NOTES:

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

<sup>2</sup> Increase to 20 feet when abutting a residential district.

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

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

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

<sup>6</sup> Buildings up to 60 feet in height may be permitted by a special permit from the Planning Board.

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

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

<sup>9</sup> Buildings up to 50 feet in height may be permitted by a special permit from the Planning Board provided the structure is set back at least 15 feet from frontage.

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

<sup>11</sup> See §185-50.

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

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

<sup>14</sup> The 10 feet side setback is only required on one side of lot; if lot abuts a residential district, a twenty feet setback is required on the abutting side.

The foregoing Zoning By-law Amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

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**DATED:** \_\_\_\_\_, 2025

**VOTED:** \_\_\_\_\_

**UNANIMOUS:** \_\_\_\_\_

**A TRUE RECORD ATTEST:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_

**RECUSED:** \_\_\_\_\_

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**Nancy Danello, CMC**  
**Town Clerk**

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**Glenn Jones, Clerk**  
**Franklin Town Council**



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 25-CN5  
CROSSING NEIGHBORHOOD ZONING DISTRICT**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE  
TOWN OF FRANKLIN AT CHAPTER 185, SECTION 21,  
PARKING, LOADING AND DRIVEWAY REQUIREMENTS**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

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

(1) In the Downtown Commercial Zoning District:

- (a) Residential dwelling units: one parking spaces per residential unit in a mixed use development.
- (b) Non-residential uses are exempt from this section (§185-21.B).

(2) In the Commercial I Zoning District:

- (a) Residential dwelling units: 1.5 parking spaces per residential unit.
- (b) Non-residential uses: one space per 500 square feet of gross floor area.

**(3) In the Crossing Neighborhood Zoning District:**

- (a) Residential dwelling units: 1 parking spaces per residential unit.**
- (b) Non-residential uses: one space per 500 square feet of gross floor area.**

~~(3)~~ **4** All Other Zoning Districts:

- (a) Residential buildings:
  - i. Dwelling units, regardless of the number of bedrooms: two spaces.
  - ii. Guest houses, lodging houses and other group accommodations: one space per guest unit.
  - iii. Hotels and motels: 1 1/8 spaces per guest unit.
- (b) Nonresidential buildings: (Gross floor area is measured to the outside of the building, with no deductions for hallways, stairs, closets, thickness of walls, columns or other features.)
  - i. Industrial buildings: except warehouses: one space per 400 square feet of gross floor area.
  - ii. Retailing, medical, legal and real estate offices: one space per 200 square feet of gross floor area, plus one space per separate enterprise.

- iii. Other offices and banks: one space per 250 square feet of gross floor area.
- iv. Restaurants, theaters and assembly halls:
  - a) One space per 2.5 fixed seats.
  - b) One space per 60 square feet of gross floor area, if seats are not fixed.
- v. Recreation facilities: 0.8 space per occupant at design capacity.
- vi. Warehouses: one space per 1,000 square feet of gross floor area.

The foregoing Zoning By-law Amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

**DATED:** \_\_\_\_\_, 2025

**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**  
**ZONING BY-LAW AMENDMENT 25-CN6**  
**CROSSING NEIGHBORHOOD ZONING DISTRICT**

**A ZONING BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT**  
**CHAPTER 185, SECTIONS 3, 20, 28, 29, AND 31**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:**

Chapter 185 of the Code of the Town of Franklin is hereby amended by **additions** at §185-3 Definitions, as follows:

Commercial and Business Corridor Sign District - All properties in the Commercial I Zoning District, Commercial II Zoning District, **Crossing Neighborhood Zoning District**, and Business Zoning District.

And Chapter 185 of the Code of the Town of Franklin is hereby amended by **additions** at §185-20 Signs, as follows:

B. Applicability

- (3) This bylaw establishes four separate sign districts with different regulations within each district (See Attachment 10, Schedule of Permitted Signs per Sign District). These districts are delineated on the map entitled Town of Franklin Sign Districts and created under 185-4, Districts enumerated.
  - (a) The Downtown Commercial District (hereafter DCD) consists of parcels within the Downtown Commercial and Rural Business Zoning Districts.
  - (b) The Commercial and Business Corridor District (hereafter CBCD) consists of parcels within the Commercial I, Commercial II, Business, Mixed Business Innovation, **Crossing Neighborhood**, and Limited Industrial Zoning Districts.

And Chapter 185 of the Code of the Town of Franklin is hereby amended by **additions** at §185-28 Sidewalks, as follows:

Concrete sidewalks, a minimum of six feet in width, shall be constructed on all street frontages on accepted streets of Commercial I, Commercial II, **Crossing Neighborhood** and Business Zones, unless topography, zoning district boundaries or other specific site conditions as certified by the Planning Board would preclude usefulness of such sidewalks if constructed.

And Chapter 185 of the Code of the Town of Franklin is hereby amended by **additions** at §185-29 Curbing, as follows:

Granite or reinforced concrete curbing shall divide the driveway and parking areas from the landscaped area which is 10 feet from the street line (right-of-way). Granite or reinforced concrete curbing is also required to divide concrete sidewalks from the right-of-way on accepted streets in Commercial I, Commercial II, **Crossing Neighborhood** and Business Zones, unless topography, zoning district boundaries or other specific site conditions as certified by the Planning Board would preclude such curbing if constructed.

And Chapter 185 of the Code of the Town of Franklin is hereby amended by **additions** at §185-31 Site Plan and Design Review, as follows:

**2. Design Review Commission, Site Plans, facades, landscape and lighting**

**B. Design Review Commission Review Requirements.**

(1) Applicants must file with Design Review Commission for any external use of land, building, structure or project that requires site plan review or limited site plan review and/or a building permit and is at least one of the following:

- Within Commercial I, Commercial II, **Crossing Neighborhood** or Business Zoning Districts.

The foregoing Zoning By-law Amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

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**DATED:** \_\_\_\_\_, 2025

**VOTED:** \_\_\_\_\_

**UNANIMOUS:** \_\_\_\_\_

**A TRUE RECORD ATTEST:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_ **ABSENT:** \_\_\_\_

**RECUSED:** \_\_\_\_\_

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**Nancy Danello, CMC**  
**Town Clerk**

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**Glenn Jones, Clerk**  
**Franklin Town Council**