



## FRANKLIN TOWN COUNCIL

### Agenda & Meeting Packet

September 3, 2025

7:00 PM

Meeting will be held at the Franklin Municipal Building  
355 East Central Street - 2nd Floor, Council Chambers

**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. To **listen to the meeting remotely** citizens may call-in using this number: 1-929-205-6099. To **participate in the meeting remotely** citizens may join a [Zoom Webinar](#) using the information provided below. Meetings are recorded and archived by Franklin TV on the [Franklin Town Hall TV YouTube channel](#) and shown on repeat on Comcast Channel 9 and Verizon Channel 29.

**ZOOM WEBINAR DETAILS:** ID # 853 9214 9905 & Link: <https://us02web.zoom.us/j/85392149905>

- **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 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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#### 1. ANNOUNCEMENTS FROM THE CHAIR

- a. *This meeting is being recorded by Franklin TV and shown on Comcast channel 9 and Verizon Channel 29. This meeting may be recorded by others.*
- b. *Chair to identify members participating remotely.*
- c. *Upcoming Town Sponsored Community Events.*

#### 2. CITIZEN COMMENTS

- a. *Citizens are welcome to express their views for up to three minutes on a matter that is not on the agenda. In compliance with G.L. Chapter 30A, Section 20 et seq, the Open Meeting Law, the Council cannot engage in a dialogue or comment on a matter raised during Citizen Comments. The Council may ask the Town Administrator to review the matter. Nothing herein shall prevent the Town Administrator from correcting a misstatement of fact.*

#### 3. APPROVAL OF MINUTES

- a. [July 23, 2025](#)
- b. [August 13, 2025](#)

#### 4. PROCLAMATIONS / RECOGNITIONS

- a. Proclamation: Hunger Action Month
- b. Police Department
  - i. Retirement Recognition & Proclamation: Police Sergeant Michael Campanelli
  - ii. Promotion Recognition: Police Sergeant Joseph MacLean
- c. Retirement Recognition & Proclamation: Fire Chief James McLaughlin

#### 5. APPOINTMENTS

- a. [Fire Chief](#) – Charles Allen
  - b. [Community Preservation Committee – Richard Johnson](#)
  - c. Cultural Council
    - i. [Ryan Hanley](#)
    - ii. [William Lee](#)
    - iii. [Caryn Parnell](#)
- 6. PUBLIC HEARINGS – 7:00 PM – None Scheduled.**
- 7. LICENSE TRANSACTIONS – None Scheduled.**
- 8. PRESENTATIONS / DISCUSSION**
- a. Franklin Food Pantry Update: Tina Powderly, Executive Director
  - b. Norfolk County Sheriff’s Office Update: Patrick McDermott, Norfolk County Sheriff
  - c. Legislative Update: Senator Rebecca Rausch and Representative Jeff Roy
- 9. LEGISLATION FOR ACTION**
- a. [Resolution 25–50: Adoption of Local Initiative Program “Friendly 40B” Policy](#) (Tabled from July 23, 2025 Town Council Meeting)  
**(Motion to Take Resolution 25–50 off the table (Non-debatable) – Majority Vote )**  
**(Motion to Approve Resolution 25–50 – Majority Vote)**
  - b. [Bylaw Amendment 25–942: A Bylaw to Amend the Code of the Town of Franklin at Chapter 170, Vehicles and Traffic](#) – Second Reading  
**(Motion to Approve Bylaw Amendment 25–942 – Majority Roll Call Vote)**
  - c. [Resolution 25–56: Acceptance of Gifts – Veteran’s Services \(\\$750\), Senior Center \(\\$100\)](#)  
**(Motion to Approve Resolution 25–56 – Majority Vote)**
  - d. [Resolution 25–57: Cable Funds in Support of PEG Service and Programming per MGL Ch. 44 §53F3/4](#) **(Motion to Approve Resolution 25–57 – Majority Vote)**
- 10. TOWN ADMINISTRATORS REPORT**
- 11. SUBCOMMITTEE & AD HOC COMMITTEE REPORTS**
- a. Capital Budget Subcommittee
  - b. Economic Development Subcommittee
  - c. Joint Budget Subcommittee
  - d. Police Station Building Committee
  - e. GATRA Advisory Board
- 12. FUTURE AGENDA ITEMS**
- 13. COUNCIL COMMENTS**
- 14. EXECUTIVE SESSION**
- 15. ADJOURN**

*Note: Two-Thirds Vote: requires 6 votes*

*Majority Vote: requires majority of members present and voting ‘*

**FRANKLIN TOWN COUNCIL  
MINUTES OF MEETING  
July 23, 2025**

A meeting of the Town Council was held on Wednesday, July 23, 2025, 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; Amy Frigulietti, Deputy Town Administrator; Mark Cerel, Town Attorney.

**CALL TO ORDER:** ► Chair Mercer called the meeting to order at 6:00 PM. Chair Mercer called for a moment of silence. All recited the Pledge of Allegiance.

**ANNOUNCEMENTS FROM THE CHAIR:** ► Chair Mercer reviewed the following as posted on the agenda. 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 the provided number. 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 on the agenda. 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. ► Chair Mercer announced upcoming events. Franklin’s 250<sup>th</sup> Anniversary Celebration Committee has officially launched. Community members interested in applying for a seat on the committee can apply on the Town’s website. ► Councilor Frongillo entered the meeting. ► Chair Mercer announced the Franklin Farmers Market is taking place on Friday, July 25 on the Town Common; the event runs every Friday through October from 2 PM to 6 PM. Concerts on the Common will take place Friday, July 25 on the Town Common with two performances: 3 PM to 5 PM and 5:30 PM to 7:30 PM. The 2025 Arts and Culture Symposium will be held on September 18 & 19 at The Black Box. For more information, please visit the Town’s website. ► Town Clerk Nancy Danello said she wanted to notify the Town Council and residents of Franklin of the upcoming biennial town election on Tuesday, November 4, 2025, at the Franklin High School from 6 AM to 8 PM. She reviewed the seats available. If interested in running for any available positions, nomination papers will be available in the Town Clerk’s office beginning on August 4 by appointment only. She noted criteria to run for an elected position in Franklin. She said to contact her office with any questions. She noted important dates: August 4 – nomination papers available by appointment at the Town Clerk’s office; September 15 by 4 PM – signed nomination papers must be submitted to Town Clerk’s office for certification; September 22 by 4 PM – last day to withdraw candidacy; October 25 – last day to register to vote. She noted she will be hosting early voting with dates and times forthcoming. She will be updating the citizens at Town Council meetings, on the website, the Observer, and with Mr. Sherlock. ► Chair Mercer thanked Councilor Hamblen and Councilor Dellorco who were both on vacation and drove here to attend tonight’s meeting in person.

**CITIZEN COMMENTS:** ► Mr. Bob Kaufman, 4 Cohasset Way, discussed a donation made by John Schmidt for \$2,600 (*actually \$26,000*) to cover the salary for one year for Health & Wellness Nurse Trish Collatos. He said he believes the decision to accept that is going to be made next month. He said he wants the opportunity to give his view on the situation. He said it has become very political, and he is trying to take a non-political view. He said he is on the Council on Aging. He said he looks at it as what is best for the elderly at the Senior Center. He said they have had the luxury of having Ms. Collatos in for two days per week, and she is able to help those who come to the Senior Center. He said she goes far beyond her job

description. He said they also have the benefit of having the Health Department Nurse in the building. He reviewed the work that the RN does. He explained the schedule of who was working on what days. He asked the Town Council to keep this in mind. He said there has been a letter from the Council on Aging. He said was the dissenting vote of 6-1. He said Mr. Steve Sherlock will be interviewing him on the on the radio. He said he cannot address the letter in three minutes. ► Ms. Emily Ambrose said she was a teacher at Remington Middle School soon to be Franklin Middle School. She has a question about the timing and three separate topics. She said next month she will tell them about how awesome Ryan Jette and the Parks and Recreation Department are. The priority tonight is the school resource officers and her request to continue the expansion or goal around communication and engagement in Franklin. She said she wanted to provide examples of how the failed override will impact the schools and discussed the impact of SROs being cut. She said she hopes the Town Council would support that if the funds were to come back. ► Mr. David Doherty, 147 Dean Avenue, said he has been teaching in Franklin since 1999 and this is the first September that he will not be returning. He said he is speaking to the same point as Ms. Ambrose. He said if this money is someplace, get the resource officers back. He explained the benefits of seeing a police officer there. ► Ms. Karen Miller, 246 Washington Street, said everything is focused on money. She said the population in Franklin has been stagnate according to the annual report. She said prices have changed, but everything is about that there is no money. She said the pupil population has decreased, population in the town is stagnate, we have new buildings and new revenue outside of residential. She would like an understanding of the stagnate population, decrease in pupils, closing of multiple schools, and why that is always the message from the Town Council that we need more money. She would like to understand this better.

**APPROVAL OF MINUTES:** ► *June 4, 2025 & June 18, 2025.* ► **MOTION** to Approve the June 4, 2025 meeting minutes by **Dellorco**. **SECOND** by **Jones**. **No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION** to Approve the June 18, 2025 meeting minutes by **Dellorco**. **SECOND** by **Jones**. **No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.**

**PROCLAMATIONS/RECOGNITIONS:** ► *Fire Department - Swearing In of New Firefighter/Paramedic: Jeffrey Wolcott.* ► Fire Chief James McLaughlin introduced the newest member of the fire department, Firefighter/Paramedic Jeffrey Wolcott. He said tonight's appointment brings the staff to 59 firefighters once he leaves. He said this is the staffing level approved by the Town Council on June 4 for the amended FY26 budget. He provided Mr. Wolcott's background, career, and education. ► Town Clerk Nancy Danello performed the swearing in. ► Mr. Wolcott's wife performed the badge pinning.

**APPOINTMENTS:** ► *Annual Reappointments and New Appointments of Boards and Committees Members (See "Committee Appointments" in packet for member names).* ► Councilor Jones read the appointments. ► **MOTION** to ratify the annual appointments to the listed boards and committees with terms to expire as listed on the document title "Committee Appointments July 23, 2025" provided in the meeting packet by **Jones**. **SECOND** by **Dellorco**. **Discussion:** ► Mr. Hellen said this is pretty straightforward, just the three new members on the Finance Committee, and there are some other seats, about 10 remain, that will be on the August agenda. ► Councilor Chandler said everything does revolve around the money; he asked the new appointees on the Finance Committee to please ask a lot of questions as it makes our life so much easier, and it gets the budget meetings going quickly. He said he appreciates all the hard work on that. He said there must have been some great applicants as he knows one woman did not make the cut, and she has impeccable credentials. He is excited for the Finance Committee coming up. ► Councilor Jones thanked everyone for volunteering their time for these positions. He said seeing the new and old names is great. He noted Peter Padula. He said he is looking forward to reading the remaining list that Mr. Hellen mentioned. ► Councilor Dellorco noted Chris Feeley does not live a 5 Taft Drive anymore. ► Mr. Feeley who was in the audience noted his new address at Tuscany Drive. ► Councilor Dellorco said he got the same phone call from the woman regarding not being interviewed/selected for the Finance Committee. ► **VOTE: Yes-9, No-0, Absent-0.**

**PUBLIC HEARINGS - 7:00 PM:** ► *a. New Section 12 Restaurant All Alcoholic Beverages License and Approval of Xiao Xia Zhang as the Manager - Kojo Asian Fusion LLC d/b/a Kojo, Located at 28 East Central Street, Franklin, MA 02038 (License Transaction # 7a).* ► Chair Mercer declared the public hearing open. ► Attorney Christopher Coleman on behalf of the applicant said the applicant is in attendance and goes by Nicole. He said the restaurant is in the same location as the former Hang Tai restaurant. He said the location has 3,337 sq. ft. with 72 seats proposed. A floor plan has been provided. The cuisine will be Asian fusion which he reviewed. The information is also in the meeting packet. He said the proposed hours are Monday through Thursday, 11:30 AM to 9:30 PM, Friday to Saturday, 11:30 AM to 10:30 PM, and Sunday 12:00 noon to 9:30 PM. He discussed the proposed manager's experience. He noted all have or will be TIPS trained. He said they will have a few televisions and possible background music as entertainment. He said they are planning on end of September/beginning of October to open if this is approved. ► Mr. Hellen said they will hold the license until all inspections are done. He said both liquor licenses tonight will be held until final inspections are done. ► Mr. Maxwell Morrongiello, 127 Central Park Terrace, said he is grateful to see the downtown space utilized. He noted the alcoholic permitting process and said it is about public health and public safety. He asked if the parking lot behind this allows for overnight parking. ► Mr. Hellen said it is a private lot. ► Mr. Morrongiello reviewed that people having a little bit too much cannot drive home, and there is the risk of being towed if parking out front. He asked if someone gets into that situation what do they do. ► Mr. Hellen said it has nothing to do with the license. The person can call a friend, Uber, Lyft. ► Mr. Morrongiello said the car will get towed. ► Chair Mercer said send a friend for it. ► Mr. Hellen suggested contacting police in that rare circumstance. ► Mr. Morrongiello asked what steps the applicant will do if someone does have too much to drink. ► Mr. Coleman said they would be calling the police if there was a problem. ► Councilor Jones said this is a great addition to helping with economic development in the downtown and thanked the applicant. He asked about the best dishes. He noted the applicant's experience and the TIPS training required. ► Councilor Cormier-Leger said welcome. He said he was excited about the renovations. He asked about encouraging or serving the college students. He wished the applicant good luck. ► Mr. Coleman said they would have strict ID checking. ► Chair Mercer said this will be good. ► Chair Mercer declared the public hearing closed.

**LICENSE TRANSACTIONS:** ► *New Section 12 Restaurant All Alcoholic Beverages License and Approval of Xiao Xia Zhang as the Manager - Kojo Asian Fusion LLC d/b/a Kojo, Located at 28 East Central Street, Franklin, MA 02038.* ► Councilor Jones read the license transaction. ► **MOTION** to **Approve** the request by Kojo Asian Fusion LLC, d/b/a Kojo, for a New Section 12 Restaurant All Alcoholic Beverages License and to approve Xiao Xia Zhang as the license manager by **Jones. SECOND** by **Dellorco. No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.**

**PUBLIC HEARINGS - 7:00 PM (continued):** ► *b. License Modification - Change of Location of a Section 15 Wine and Malt Beverages Package Store License: The Little Shop of Olive Oils Inc. d/b/a The Little Shop of Olive Oils, Located at 5 Main St., Franklin, MA 02038 (License Transaction # 7b).* ► Chair Mercer declared the public hearing open. ► Person who did not identify themselves said they were moving 50 ft. from unit number 5 to the Main Street unit number 9 for a little more exposure and bigger space. ► Chair Mercer declared the public hearing closed.

**LICENSE TRANSACTIONS (continued):** ► *License Modification - Change of Location of a Section 15 Wine and Malt Beverages Package Store License: The Little Shop of Olive Oils Inc. d/b/a The Little Shop of Olive Oils, Located at 5 Main St., Franklin, MA 02038.* ► Councilor Jones read the license transaction. ► **MOTION** to **Approve** the request by The Little Shop of Olive Oils Inc. d/b/a The Little Shop of Olive Oils for a Change of Location to 9 Main Street, Franklin, MA 02038 by **Jones. SECOND** by **Dellorco. No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.**

**PRESENTATIONS / DISCUSSION:** None.

**LEGISLATION FOR ACTION:**

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

- a. **Resolution 25-27: FY26 Community Preservation Appropriation of Funds – Capital (Motion to Approve Resolution 25-27 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Approve Resolution 25-27: FY26 Community Preservation Appropriation of Funds – Capital by Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Hellen reviewed his memo to the Town Council dated July 18, 2025, provided in the meeting packet. The Town Council will be considering an application for \$100,245 from the Franklin United Methodist Church from CPA funds for historic preservation renovations to the church. Representatives from the Church will make a presentation. The CPC approved the project after a long presentation and discussion. He would encourage residents and the Town Council to watch the CPA meeting at the 16:34 mark for additional background. The Church has provided a plan for the funds. The CPC voted unanimously to endorse the project expenditure. We have also provided the historic certification data they have collected to deem the building a place of historical significance. He discussed the expenditure request as discussed in his memo of July 18, 2025. He wrote: The decision before the Council this evening has details that are important and have potential legal consequences if not properly discussed. This request is subjective, on a case-by-case basis, due to a Massachusetts Supreme Judicial Court decision from 2018 relative to Community Preservation Act funds being expended on places of worship. The case involved a historic place of worship in the Town of Acton. A copy of the court case is provided in the packet. You may also read a condensed case analysis on the Community Preservation Coalition website. His memo continued to state the court case centers around using a “three factor” litmus test, which is outlined in the case, which is based on a case in 1981 involving the Commonwealth v School Committee of the City of Springfield, which is a defining case on the anti-aid amendment. These types of litmus tests are common in cases involving the complicated web of legal and constitutional issues around religion, places of worship, free speech, obscenity and many other areas that affect constitutional rights when juxtaposed against other constitutional rights (EG - the separation of church and state and freedom of religion). If approved, the Town Council needs to be aware that ten taxpayers who may object to this expenditure are authorized by statute to being susceptible to a lawsuit, similar to the one in Acton. Also, if approved, the Town and the church are required to enter into a Preservation Agreement, similar to the one we just completed with Habitat for Humanity, for permanent preservation of the exterior renovations. Suffice to say, the application before the Town Council tonight is a subjective judgment call. Staff also ardently believe in due process, including the church. This is a very important debate for the community and legislative body to decide. He explained the value of due process regarding this item. He said this litmus test is a community wide decision and there is a process in place for that. He explained that the amount cannot be increase; however, it can be decreased. He said the applicant will provide the same presentation that they did at the Community Preservation Committee. ► Ms. Tricia Prewitt, 17 Sunset Road, said she was here on behalf of the Franklin United Methodist Church with an updated application for the Community Preservation Act (CPA) funds of \$100,245.00 for the preservation and restoration of the historic building located at 82 West Central Street, Franklin, located next door to the Franklin Historical Museum. She said they presented their original application to the Community Preservation Committee (CPC) in 2024 and since that time have done additional historical research and revisions to ensure compliance with the rules governing the Community Preservation funds under the historic preservation category. She noted they have had several meetings with town administration and town counsel present. She said they appeared before the CPC with a revised CPA funding application. After much discussion the application received a unanimous vote to move forward. She noted Mr. Alan Earls, Chair of the Historical Commission, offered his support of the application in a letter which was provided to the Town Council. She thanked many for their help with learning more about the architecture and history of the location. She explained that based on their research and the community preservation coalition rubric, they can answer the questions which she outlined with yes. She said the CPA may be appropriated for this project. ► Pastor Jacob Juncker, 39 Union Street, talked about the exterior and reviewed some of the information provided in the meeting packet. He said they are looking to restore and preserve the historic United Methodist Church (UMC) in

Franklin. He talked about the historic legacy. He said UMC is a place where the entire community can come to meet and share with neighbors. He said historic institutions in the town have a historic role to play in not only an anchor to the past but building bridges to the future. He explained that for 172 years methodists have gathered in the Town of Franklin. He talked about the community's history. He said the UMC is requesting Community Preservation funds to restore the facility's historic exterior. He reviewed the process involved in this restoration. He noted that UMC is one of the oldest religious institutions in the Town of Franklin. He reviewed some of the architectural heritage of the building and some of the events it has hosted over its history. He said the proposal focuses strictly on preserving the historic exterior of the building. CPC funds will not be used to preserve or restore religious iconography, even that which exists on the outside of the building. The cross on the exterior of the church will be restored at the expense of the church and not with any public funds. He said no aid is being given to fund the religious operation and obligations of the church. He said this proposal is unique so discussion is well warranted, and they are happy to answer any questions. This is about preserving our shared history and preserving the character of downtown Franklin and honoring the spirit of a place that has welcomed, educated, and served generations of people in Franklin. He talked about speaking with someone who seems to have obtained the architect's drawing of the facility which would be the oldest photographic evidence of the building. ► Councilor Sheridan asked is not this what the CPC is for. ► Mr. Hellen said this request is to do \$100,245 of exterior renovations. ► Mr. Cerel said the issue is the eligibility of CPA funding for the use of an active church building which was the subject of a court case and they laid out the guidance which was provided in the meeting packet. He said in his opinion, the request is legally defensible. It is limited to exterior work. He said the building is in the middle of a historic area in the downtown and is being made to look like it should historically. ► Councilor Hamblen said she watched the CPC meeting and discussed the conclusions with a neighbor. She said this is a private request and that is great. She reviewed the building has historic significance. She said this is what the community has been saying they want to keep that small-town feel, and this will help to do that. She said it is only for the exterior of the building, and she thinks it passes the sniff test and is a great use of the funds. ► Councilor Dellorco said \$100,000 does not go that far. He said it is a big and old building. He asked the plans for fundraising and said he hopes they can fund raise. ► Mr. Juncker talked about the amount of money requested. He said in terms of the exterior project, the contractor believes he can do it within the budget. He talked about past work done on the building and that mostly the work in this project is cosmetic and dealing with the finer details. ► Councilor Frongillo said he thinks it passes the literal test of supporting historic renovations, but also passes the emotional test of supporting community preservation and community spaces. He said it is the right thing to fund. ► Councilor Jones said he concurs with the other Town Council members. He said he would like a detailed list of expenses. ► Mr. Cerel clarified that in the budgeting for this project everything is self-contained. ► Mr. Juncker confirmed that if they were awarded the grant, the invoices have to be submitted to the town. ► Mr. Hellen confirmed and reviewed that there would also be a preservation restriction. ► Councilor Jones said the building serves the community well, and he is in support of this funding. ► Councilor Pellegri asked if it okay for us to spend public money on a private building. She asked how many parishioners in the UMC. ► Mr. Juncker discussed how to define parishioners. He said on Sundays they have about 35 for worship service, they have about 230 members, and did an analysis for another grant and about 1,200 were served for three programs, which does not include the 130 meals on wheels per day, or the 20 students who attend the school in the basement or any other activities. ► Councilor Pellegri said she has a problem with it as it may open a can of worms for other buildings. She noted that no public funds were used for the St. Mary's Church fire. She said the town does not own this building. ► Mr. Juncker said as a resident he does not feel CPA funds are a tax; he views it more as a fee. He explained the difference between this project and St. Mary's. He noted the damage at St. Mary's was done in the public worship space which would not pass the sniff test and would not be eligible. He explained that this is a new endeavor and they are proud of the application put forth so that public funds are used appropriately. ► Councilor Pellegri said we could be setting a precedent on this. ► Mr. Cerel said under the CPA, there is no prohibition on benefitting private property or requiring it to be public property. The tradeoff is the permanent restriction that has to be put on for the benefit of the public to preserve the benefit that

warranted the funding. He discussed the guidance and complication because of a court case. He reviewed the anti-aid amendment originally passed in the mid-1800s which says there needs to be strict scrutiny and oversight of the application of public funds to any private enterprise. And in particular in the case of a church the court went further and laid down specific criteria, the three-prong test, which was addressed here tonight. He said based on materials and presentations it is legally defensible. ► Councilor Chandler talked about the separation of church and state. He said if someone did challenge this, he noted the anti-aid amendment. He noted the three prongs and explained how this works. He said in a court challenge, he thinks it would be fine. He further reviewed the separation of church and state. He confirmed no public funds will be used for the cross at the top. ► Mr. Juncker confirmed the cupola is part of the proposal, but not the cross. ► Mr. Hellen discussed that it was on the original quote, but taken off at the CPC meeting. ► Councilor Chandler said he is in favor of this. ► Councilor Cormier-Leger said he is having a tough time wrapping his head around this one. He is trying to separate the work Mr. Juncker does and the needs of the building. He said many of the churches in town have community meetings and clothing drives and other events. He said he gets stuck on a private organization asking for public tax money. He said people have expectations as to how we spend their tax dollars. He said there are public buildings that could use this money. He said the congregation needs to take care of the building, not the Town of Franklin. He also has concerns about the word historic. He noted Dean College has buildings on the historic registry. He said he worries about opening up Pandora's box. ► Mr. Juncker said in no way is the \$100,245 going to support the operational expenses of the church. He reviewed the anti-aid amendment. He said any scrutiny being applied to Franklin UMC should be also applied to other charitable or non-profit entities in town being considered for public funding of any sort including the Franklin Food Pantry, YMCA, Safe Coalition, and more. ► Councilor Cormier-Leger discussed that it was not town money for the other nonprofits that Mr. Juncker noted; it was not CPA money as it came through state grants and was not town money. ► Ms. Prewitt said she is a town resident and loves that the town voted in 2021 to have an additional fee on the tax bills for projects that otherwise would go unfunded. As a town resident, she voted for it because she thought it gave the opportunity for three things: open space, affordable housing, and historic preservation. She discussed the law that she voted for did not say it was all town money for all town projects. She said private entities are part of that. ► Mr. Juncker noted that the Old Town Meeting House would technically be the first privately owned. ► Mr. Cerel noted it is not operating. ► Chair Mercer said he likes the project and the concept. He has a question. He said across the country religious institutions are having issues with strength of their congregations. He said in some cases if something were to happen and your congregation goes to zero, the regional institutional comes in and says we cannot support the church, what protection might we have for the investment we have made in the structure. ► Mr. Cerel said the deed restriction which the CPA requires is put at the Registry of Deeds in perpetuity. The building could be put to another use, but the exterior façade would have to be kept. ► Ms. Shannon Nealon, 15 Russet Hill Road, said in terms of setting a precedent, it is a good question. She said this is how you set the precedent. It is narrowly focused and exterior only. She said it is laid out clearly by the courts. She said they hit all the points. She encouraged the Town Council to seize the opportunity for the town that this is a very narrow scope. ► Mr. Steve Sherlock, 13 Magnolia Drive, community information director for Franklin Matters and Franklin Public Radio, said he can attest to the community involvement as one who manages the community calendar that the UMC does have community events. He reviewed events and small discussions held at the location. He explained the other piece is process. He said the applicant has checked all the boxes. He noted ways the CPA money can be used and noted the due diligence is setting the precedent for approvals and process questions that will come up after this one. ► Mr. Max Morrongiello, 127 Central Park Terrace, said he wanted to push back against the idea that this is going to be a can of worms as they heard that with the Pride Flag and it was not. He said second is the sense of community and that it is a parish's responsibility to raise funds for themselves. He discussed this is about all of us coming together to support one another. He said we are all supporting our community whether private or public. The façade of the building will benefit all. ► Mr. Juncker said he was passed a question: can the building be used as an art gallery. He said he has had that conversation with the Franklin Arts Association and they would love to do temporary art galleries. He noted the challenges

with wall space due to so many windows, but 100 percent, yes. ► **VOTE: Yes-9, No-0, Absent-0.** ► Mr. Juncker handed out information about public events held at the UMC.

- b. Resolution 25-49: Franklin Town Council Support for Proposed GL Chapter 40B Affordable Housing Project at 202 Washington Street Pursuant to DHCD's Local Initiative Program (LIP) (Motion to Approve Resolution 25-49 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 25-49: Franklin Town Council Support for Proposed GL Chapter 40B Affordable Housing Project at 202 Washington Street Pursuant to DHCD's Local Initiative Program (LIP) by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen said reviewed his memo to the Town Council dated July 18, 2025, provided in the meeting packet. The Town Council will be considering a Local Initiative Program (LIP) application for a proposed Friendly 40B development at 202 Washington Street. Project proponent, New Generation Custom Homes, will be giving a presentation. Project overview: 13 tri-plex units with three bedrooms per unit for ownership; total unit count will be 39 units of for sale housing; 25 percent of the units will be affordable; over 14 acres of land, with approximately 40 percent remaining undeveloped for recreational use; access to Town water and sewer; close proximity to I-495; pocket parks and trails to accommodate residents' outdoor needs and provide a high-quality living environment. New Generation Custom Homes presented to the Planning Board at their March 4 meeting, and after receiving recommendations from the Planning Board presented again at their April 7 meeting to address the recommendations. After considerable review and discussion, the Planning Board voted unanimously (5-0) to endorse the project. ► Mr. Jonathan Silverstein, counsel for the applicant, with Blatman, Bobrowski, Haverty & Silverstein, and Mr. Michael Hassett, project engineer of Guerriere & Halnon, addressed the Town Council. Mr. Silverstien said this project was presented to the Planning Board with recommendation of approval. He said they have not yet gone to the state for the project eligibility letter, and they hope to do so with this body's approval. He narrated a slideshow presentation. He provided an overview of the project team. He said the location is about 14.3 acres. The project is 39 units proposed, with 10 affordable deed-restricted in perpetuity. He said the project is triplex units with all homeownership and not rental. He explained the location on a map. He said each unit will have four bedrooms, two-car garage, and over 2,000 sq. ft. living space. There will be 13 buildings with 10 deed-restricted affordable. It is a condo project with 40 percent of the site as open space. He showed the overall preliminary site plan. He noted they would have to apply to the Zoning Board of Appeals (ZBA) for a comprehensive permit. He said they did a preliminary traffic assessment, and there is no significant traffic impact. He showed and described the floor plan. He discussed project benefits. He said there will be road improvements, trails, and access to open space. He reviewed the process for this proposal. ► Councilor Sheridan confirmed the house at the address is going to stay. ► Councilor Dellorco said he is most connected as he lives in the area. He asked about the bedrooms and what is affordable. He asked about the sewer location. ► Mr. Silverstein reviewed that there is a typo on the plans and that they are actually four bedrooms. He discussed the formula for affordable. ► Mr. Hassett discussed the location of the sewer lines to minimize clearing and disturbance, and said there is no site access from Taft Drive. ► Councilor Hamblen said she thinks this is one of the things people have been asking for, and this is really great. She said she thinks there was a recommendation from the Planning Board to reduce the units. ► Mr. Hassett said the intent was to present the same plan as to the Planning Board and then take all comments from Planning Board and Town Council and put into a revised plan to present to ZBA. ► Mr. Silverstein reviewed the calculations for total number of units and number of affordable units. He noted this is not a very dense project. ► Councilor Jones said what has been said already is clear and this is more along the lines of what people are looking for to buy and make their own. He said his concern is the highway as they are really close. He asked what have they thought about protecting the neighborhood from extraneous noise. ► Mr. Silverstien said they could put in sound mitigation fencing and things like that. ► Mr. Hassett said the property is raised above the highway, and they will look at sound issues. ► Councilor Comier-Leger asked if the ownership of the land has been transferred or is it contingent upon this process being approved. ► Mr. Silverstein said it was under agreement. ► Councilor Comier-Leger asked the applicant to keep in mind concerns from abutters and keep in mind concessions that could be done. He said they have been talking about providing more homes like this for a long time.

► Mr. Hassett said the final plan would take those concerns into consideration. ► Councilor Cormier-Leger said he believes this gives a pathway to homeownership for a lot of people. He said he hopes and would like to see the affordable part land around the \$300,000 figure. He said he fully supports the project. ► Mr. Silverstein talked about the HOA fee. He said in his experience 39 units is not large enough to merit on-site management; it would be up to the HOA how they want to manage it. ► Councilor Chandler said he is glad it is not apartment style and asked about the number of bedrooms. He said he liked the project. ► Mr. Silverstein said all are four bedrooms as currently conceived. He said they will be told which units to designate as affordable. ► Councilor Pellegri asked questions about the applicant. ► Mr. Silverstein explained Florence Ristaino is the owner, but the applicant is New Generation and that is Mr. Alves company. ► Mr. Bill Quinn, 230 Washington Street, said he is legally responsible for the property at 202 Washington Street. ► Discussion commenced on the family and the responsibility for the estate. ► Councilor Pellegri commented that with four bedrooms we better start keeping some of the schools that we are closing. ► Mr. Mark Minnichelli, 31 Longfellow Drive, asked about the request to remove the boulevard entrance. He said he is supportive of the project. He said he was a member of the Ben for Franklin affordable housing group in town. He said it is healthy to have 40B apartments and home ownership units. ► Ms. Karen Miller, 246 Washington Street, pointed out her home on the map. She said she has been following the project. She said at the Planning Board talked about the units would probably go for about \$800,000 each. She said she asked earlier in the meeting why the town needs more money. She said she would answer the question. She noted 2.5 children each unit and you are going to get roughly 100 children in the project. She noted the real estate taxes received for that at approximately \$365,000 and the cost per pupil to educate which would be approximately \$1.7 million. She said all the information she used for this calculation is in the town report. She said people have said the project is tucked back in the woods. She said this project sits high on a hill. She noted a previous project approved but not built yet of a 255,000 sq. ft. warehouse in the same area. She said this new neighborhood with all the children will abut this warehouse. She noted another project in an industrial zone across the street. She said this is all industry and now it is going to be residential. She reviewed that previously the Town Council said no one in residential wants to be sitting that close to I-495. And now this project is coming in saying this is for residential. She noted no sidewalks down to Taft. She said the buses cannot go up there as it will be private. She discussed where the buses will have to come on Washington Street with no sidewalks. She said they talked about 14 acres and open space. She said the reason it is open space is because of the high-tension wires and you cannot build under them. She noted the topography of the land is high on a hill and pointed out the retention ponds. She noted an issue already about runoff on Washington Street from the hill as this is all downhill. She discussed the price range of \$800,000 which is approximately the same as the single-family homes on Taft Drive currently. She noted current construction in the area going on for 3.5 years and asked how long will they continue to have to live in a construction zone. ► Mr. Robert Lariviere, 230 Washington Street, said the sidewalk goes up to 236 Washington Street. He discussed the idea of affordable housing for people to live in what is now just woods is excellent. ► Mr. Matthew Garlock, 4 Taft Drive (via Zoom), said he lives next to the future sewer line. He said he is glad this is the same presentation made to the Planning Board. He noted the sewer line on sheet 9 following the dirt road following the power line. He noted the placement of the sewer lines, the grade, and the soil. He asked for the mitigations regarding the sewer and preventing the integrity of the pipe from being compromised. He asked about utility access and vehicles riding over the area where the sewer will be buried 20 years from now with the sandy soil. He asked about 2 Taft Drive being currently unmaintained. He asked about the sidewalk in the area and a barrier to reduce the sand coming down on to the sidewalk. He asked about the timeline for construction. ► Mr. Hassett said they still intend to make the sewer line revisions and discussed erosion control barriers. He said all will be reviewed through the ZBA. He said construction in those conditions occurs all the time. He said there will also be a peer review on the design. He noted the sewer easement access on 2 Taft Drive, but there are no improvements proposed for that area. He said they will look into a barrier for the sand on the sidewalk. He discussed the process going forward. ► **VOTE: Yes-9, No-0, Absent-0.**

*Chair Mercer called for a four-minute recess.*

- c. Resolution 25-50: Adoption of Local Initiative Program “Friendly 40B” Policy (Motion to Approve Resolution 25-50 - Majority Vote).* ► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 25-50: Adoption of Local Initiative Program “Friendly 40B” Policy by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Frigulietti said she wanted to wait for Mr. Hellen to provide the review. ► Chair Mercer said he would like to take another item while they wait for Mr. Hellen.
- j. Zoning Bylaw Amendment 25-938: Residential Commercial Kitchens - A Zoning Bylaw to Amend Chapter 185, Section 3 of the Code of the Town of Franklin - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 25-938 to the Planning Board - Majority Vote).* ► Councilor Jones read the zoning bylaw amendment. ► **MOTION to Refer** Zoning Bylaw Amendment 25-938: Residential Commercial Kitchens - A Zoning Bylaw to Amend Chapter 185, Section 3 of the Code of the Town of Franklin to the Planning Board by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Councilor Cormier-Leger said he was a little confused. He said he thought they talked and voted on commercial kitchens before. He asked if this applies to someone having a catering business out of their home. ► Mr. Hellen said this is a little different. This allows for residential homeowners who are not on public sewer to be able to have a commercial kitchen in their house within state code. He said this is not about creating a restaurant in someone’s house, it is about baked goods, jams, and a variety of items usually sold at farmer’s markets. He said this compliments the previous bylaw. He noted there are limitations based on the state code and that is why it goes to the Board of Health. ► Councilor Hamblen clarified this is for people with only a septic which is about one-third of the houses in Franklin. She said this would allow for someone to sell cakes out of their home. ► **VOTE: Yes-9, No-0, Absent-0.**
- k. Zoning Bylaw Amendment 25-939: Residential Commercial Kitchens - A Zoning Bylaw to Amend the Franklin Town Code at Chapter 185, Attachment 8, Use Regulations Schedule Part VII: Accessory Uses - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 25-939 to the Planning Board - Majority Vote).* ► Councilor Jones read the zoning bylaw amendment. ► **MOTION to Refer** Zoning Bylaw Amendment 25-939: Residential Commercial Kitchens - A Zoning Bylaw to Amend the Franklin Town Code at Chapter 185, Attachment 8, Use Regulations Schedule Part VII: Accessory Uses to the Planning Board by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen said they did get the recommendation of the health director, and this is not a financial fee about what we charge for any other inspections. ► **VOTE: Yes-9, No-0, Absent-0.**
- l. Bylaw Amendment 25-940: A Bylaw to Amend the Code of the Town of Franklin at Chapter 82, Fees, Municipal Service, by Adding a New Service Fee: Residential Commercial Kitchen - First Reading (Motion to Move Bylaw Amendment 25-940 to a Second Reading - Majority Vote).* ► Councilor Jones read the bylaw amendment. ► **MOTION to Move** Bylaw Amendment 25-940: A Bylaw to Amend the Code of the Town of Franklin at Chapter 82, Fees, Municipal Service, by Adding a New Service Fee: Residential Commercial Kitchen to a Second Reading by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen said he misspoke on the last item regarding the fee as it pertains to this item. ► **VOTE: Yes-9, No-0, Absent-0.**
- c. (Continued) Resolution 25-50: Adoption of Local Initiative Program “Friendly 40B” Policy (Motion to Approve Resolution 25-50 - Majority Vote).* ► Councilor Jones read the resolution again. ► **MOTION to Approve** Resolution 25-50: Adoption of Local Initiative Program “Friendly 40B” Policy by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen said as stated earlier, for Friendly 40Bs these are the first we have done, and we have just done three of them. The one just approved was already in the pipeline when we heard community concerns about Friendly 40Bs. He said at a staff level, they had altered the policy to take away the ability for someone to file for a Friendly 40B that was a large apartment complex. Given the concerns of the community about apartments and larger complexes and development, the policy tonight mirrors that. He referred to his memo to the Town Council dated July 18,

2025, regarding this item. He said the Town Council is the legislative body that will handle this. He said the legislative body should be taking some sort of stance on behalf of the community on where we stand on whether we are going to accept 40B applications in the future. He said right now there are none in the pipeline. He said this is a nice time because we have had three. As written in his memo, he noted the Town Council can accept the current draft proposal or it can be amended, changed, provide feedback to the staff or take this matter up again in the future. The Town Council could also decide to not accept applications until further notice. As this policy only relates to LIP applications, the Town Council has relatively generous authority to develop a policy on how they want to handle these matters. He said this is an open discussion. ► Councilor Frongillo said he has lots of thoughts on this one. He noted he missed one Town Council meeting which discussed the staff policy which he was opposed to, and he wrote an email saying so. He said this agenda item brought forth is in response to testimony of individuals who had come before us. He said one of the individuals asked that we evaluate our Subsidized Housing Inventory (SHI) and our actual/true SHI. He noted a policy to consider and maybe even setting a target for what share of Franklin units we want to be actually affordable. He said he thinks the true number is closer to 3 or 4 percent, not the 10 percent. He said another policy idea was maybe instead of having a yes or no rental or no rental, it is a more complex calculation for which to evaluate 40Bs for ownership over rental. He said his fear in this is fears about choices for ourselves and individuals. He said this handicaps our ability to make decisions. It says we will not consider rental units, and he further explained his concerns about the proposed policy taking away choice. He explained we should have choices over rental and ownership. By categorical saying no to even considering rental units, we are taking away possible affordable options. He explained he finds the policy in contrast to the Housing Production Plan and in direct contrast to the community survey. He said he does not support the policy as currently drafted. He said if we are feeling this is something that needs to be done, he has preferred language to amend this. ► Councilor Dellorco said it is not affordable as \$2,400 a month is not affordable. He said we need affordable housing, but he is aggravated when they say it is affordable. He said we need affordable. He said he realizes this is on the state level. ► Councilor Cormier-Leger said he supports the way it is written as it is directly listening to the people who have loudly been complaining about the direction the town has been going. He said it does not solve the problem, but shows we are listening. He said he agrees the apartments are not affordable. He said we are not solving the issue of young people or seniors or single moms needing a place to go with more expensive apartments. He said the town has done what they needed to do for the MBTA Communities rule and the state should be happy with the town. He said this will send a message to the constituents that we listened. He said this issue affected the override vote as well. He would like to say we drew a line in the sand, and we have these projects going forward, and we now have made a decision, and we are going forward and moving in a way that the community can support. He is in support of the language change. ► Councilor Sheridan says he disagrees a little. He said if something is 80 percent market rate, if it is not affordable, it is more affordable. He discussed what could be affordable. He noted he and others when they started out that they rented apartments. Renting a place is an option. Allowing more rentals gives people more choice. ► Mr. Hellen discussed the St. John's project. He said most people except abutters supported this project. He discussed the area median income and that this housing is going to support people in the community. He noted banks are tightening up even more. He said affordability is defined by the Commonwealth. He said affordability is not a decision on this policy. This decision is about housing types and size of housing developments. He explained this state is one of the most unaffordable places to live in the country. He said they need to talk to the state representatives about the affordability rules. He talked about the 40B statute. ► Councilor Hamblen said she feels we should have more lower income place apartments for people. She agrees with what Councilor Frongillo said. She said she also agrees with Councilor Cormier-Leger. She said they heard a lot of people complain that we are not listening to them. She said we have to think about who we represent. She said she thinks about what the whole town needs and wants. She hesitates to codify the language but maybe that is what we need to do is to say that maybe we can add some wording about lower affordable units like at the church. She said it is difficult as she believes in housing for people and also believes she represents people more than herself. ► Mr. Cerel said he wants to clarify the context of the resolution and what it is dealing with. He said the resolution is

crafted directly in response to a specific portion of regulations of the Executive Office of Housing and Livable Communities. This is a specific program for Local Initiative Programs (LIPS) and Friendly 40Bs and so this is a guidance written under that policy. ► Mr. Max Morrongiello, 127 Central Park Terrace, asked Mr. Cerel if the Town Council can amend this policy resolution to be 50 percent rather than 80 percent. ► Mr. Cerel said no as affordability is defined by state statute and regulation. ► Mr. Hellen discussed if the policy can establish out a set of criteria, but he thinks they are moving away from what they are hearing from the public. He reviewed housing on the SHI. Even with a fair amount of market rate housing that is going to be built, the town will likely be over the 10 percent for the foreseeable future. He discussed the balance of some people wanting more and other people not wanting more. He said if you are going to the criteria level and establish out a method or matrix, that needs to be carefully drafted. Chair Mercer said this may be something that could be put under goals. ► Mr. Morrongiello said he thinks this should be referred to the Economic Development Committee and take a closer look at this. ► Mr. Mark Minnichelli, 31 Longfellow Drive, said he was one of the people who spoke up looking to try to move forward on affordable housing and metrics that we use. He said he was underwhelmed with what was on the agenda to cover the 40B topic. He said affordability is far away from what the state is saying is affordable. He explained what he was hoping for. He said the development behind the church is a great example. He said his earlier requests were based on the SHI and having to be above the 10 percent. He said the 10 percent number seems to be used as a goal line as we have made it and we are done. He said his request is the town needs to know what should we be shooting for, not the bare minimum for affordability for what the state says is a 10 percent level. He would like all to have a consistent goal of what we are shooting for. He said he also brought up having an actual subsidized housing affordable unit number. He said he thinks the Town Council has the authority to define our own target for Franklin. ► Mr. Hellen explained there are dozens of different avenues for development. He said if all the projects in process were on the books today, you would be at 17, 18, 20 percent affordable by SHI. He said what target do you want. He said the state sees this as a state-wide problem. He said the state is unaffordable for many people. He said you could add in a goal for percentage of the state law. He said they are never going to get to what is affordable until state law and regulations change. Affordability is not the question tonight; it is housing types and sizes. He said he agrees we need a goalpost, but affordability is a conversation with the state representatives. ► Ms. Steve Sherlock, 13 Magnolia Drive, said he fears by passing this it restricts future capabilities. He said we are not resolving the issues that are out there. He said some of the processes around the 40Bs were not understood which led to some of the outrage. He said we still need to do a communications piece and enhance/understand the processes. ► **MOTION to Amend Resolution 25-50: Adoption of Local Initiative Program “Friendly 40B” Policy, to change the word accept to prefer, and instead of saying the town is not accepting say the town is less likely to accept, and in the next paragraph instead of saying the Town Council will only consider say the Town Council will strongly prefer by Frongillo. Discussion:** ► Councilor Frongillo said he would accept a friendly motion if you are interested to add a line about among rental based housing projects, the town will prefer applications that provide deeper housing affordability options than the minimum 80 percent area median income requirement. ► Mr. Hellen explained he does not think we can do that because it is set by state statute. ► Councilor Frongillo said he does not think that is true. ► Mr. Cerel explained the context and said the driver here is the so-called SHI which is part of the regulatory implementation of 40B; that is what you are addressing. ► Councilor Frongillo said he was not asking for Mr. Cerel’s testimony, the question is can we say deeper than 80 percent and the answer is yes, we could say deeper and further discuss this wording. ► Chair Mercer asked if Councilor Frongillo would like to put that as part of his amendment. ► Councilor Frongillo said I guess where people’s interest would like is that preferable aspect. ► Mr. Hellen said he could do two amendments. ► Councilor Frongillo said he would maintain the current proposed. **SECOND** by Sheridan. **Discussion on the amendment:** ► Councilor Chandler asked if they are back to the original amendment. ► Chair Mercer said they are voting on the amendment which is what you see up there in red. ► Councilor Chandler said the people have spoken. This is going to go right back to where the override will never pass again. He said you have got to listen to the people. ► Councilor Frongillo said the people have never spoken for us to not have the option to consider rental properties. He discussed the community survey just done which they told us 65 percent of

them said the highest housing priority by far was affordability. Those people have spoken. He said none of them said we should not have the option. He said do not take away our ability to support a rental project. ► Councilor Sheridan said we represent a democracy. ► Councilor Chandler said he was speaking. He said he thinks they should go back to the original amendment. The people have spoken. He said there will be a whole new Town Council. We should probably let them vote and push this off for two months. He said he does not agree with the amendment. ► **VOTE on the amendment as you see in front of you (on the screen) in red: Yes-3, No-6, Absent-0.** ► Chair Mercer said the No's have it and the amendment fails. **Discussion on the original motion:** ► Councilor Frongillo said he can feel the tea leaves going this way. He said the only thing being forced is a new policy that you are adopting to force your hand to not even consider. The only forcing is in the language. He said if you care about housing affordability at all, do not take away your ability to consider an affordable housing project. This is a made-up policy to take away your ability. You should be mad as a town leader. He said this is in direct contrast to the goals of the Master Plan, Housing Production Plan, Community Survey, and that all of you say you support housing affordability. ► **MOTION to Table** this policy for further deliberation to at least deliberate on it at a later time to have more time to discuss by **Frongillo. SECOND** by **Sheridan.** **Discussion:** ► Mr. Cerel said it was non-debatable. ► Councilor Frongillo said can we please take this up at a different time and talk about it more. He said this is wrong. ► **VOTE on the motion to table for a future meeting:** ► **ROLL CALL VOTE: Chandler-NO; Cormier-Leger-NO; Dellorco-NO; Frongillo-YES; Hamblen-YES; Jones-NO; Mercer-YES; Pellegri-YES; Sheridan-YES.** ► **VOTE: Yes-5, No-4, Absent-0.** ► Chair Mercer said it will be put on a future agenda.

- d. ***Zoning Bylaw Amendment 25-929: Creation of the Crossing Neighborhood Zoning District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Section 4, Districts Enumerated - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 25-929 to the Planning Board - Majority Vote).*** ► Mr. Hellen said the next six votes all relate to this one issue.

***Councilor Frongillo left the meeting.***

► Councilor Jones read the zoning bylaw amendment. ► **MOTION to Refer** Zoning Bylaw Amendment 25-929: Creation of the Crossing Neighborhood Zoning District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Section 4, Districts Enumerated to the Planning Board by **Dellorco. SECOND** by **Hamblen.** **Discussion:** ► Mr. Hellen said as part of the Town Council goals for the year they were going to create the crossing neighborhood zoning district. We have mirrored almost all of the C1 downtown to bring over to this new district. He noted and explained the provided map shown on the screen. He said there are a couple of parcels added into this proposal. He said all six bylaws are referral to the Planning Board. He said the two big features are that this district there is a maximum height of three stories and there is no option in that neighborhood for a fourth or fifth story. He said Downtown Commercial you can go four or five stories. He said another change is that in Downtown Commercial we got rid of the industrial requirement to have one parking space on site for every 500 sq. ft. of commercial space. In downtown commercial we got rid of that to comply with MBTA Communities. He said there is plenty of parking downtown. The difference is we are keeping that requirement in the Crossing as there are no parking lots. He discussed parking. He said those are the big pieces of this. He said they heard a lot of support for this from a lot of people. He said the EDC voted unanimously for this. ► Town Planner Amy Love (via Zoom) said this has been a long-time planning and staff has been working hard on this. She said she thinks it is important to work together to make those changes. She said they met with the EDC chair and Planning Board chair to put together different dynamics of this to make it work. She said this is the beginning for a new area of town to develop and bring growth. ► Councilor Hamblen said this is important to think about as a mini downtown commercial area, but it is a neighborhood. She discussed the type of use there. She discussed the proposed parking. She said one amendment she did not get to was on the schedule of lot area which she reviewed. She said maybe Ms. Love can ask the Planning Board to talk about this and maybe remove this. She said she does not want to hinder single-family being built. She said they want to promote the

ability to build single-family there. ► Councilor Dellorco confirmed the current height restriction. ► Mr. Hellen said that the bylaw caps it at three stories. ► Building Commissioner Gus Brown confirmed the height of three stories and the maximum height as it is proposed. ► Councilor Hamblen said they restricted it to three stories in height, and she noted the setbacks are for Downtown Commercial. ► Councilor Chandler questioned what the buildings would be like. He asked about parking. ► Chair Mercer confirmed mixed use. ► Mr. Hellen reviewed parking at one per unit onsite was the same as downtown commercial. He discussed at some point there needs to be some level of parking. It will be one space for every 500 sq. of commercial. He said there is still street parking. He noted the SNETT trail. ► Councilor Jones discussed the EDC meeting and items brought up. He said the goal is not to put up a parking garage but to at least allow for it. He said he sees growth in the neighborhood. He explained how the neighborhood got done over years back. ► **VOTE: Yes-8, No-0, Absent-1.**

- e. ***Zoning Bylaw Amendment 25-930: Zoning Map Changes: Crossing Neighborhood Zoning District - Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Section 5, Zoning Map - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 25-930 to the Planning Board - Majority Vote).*** ► MOTION to Waive the reading by Cormier-Leger. **SECOND** by Hamblen. **No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.** ► MOTION to Refer Zoning Bylaw Amendment 25-930: Zoning Map Changes: Crossing Neighborhood Zoning District - Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Section 5, Zoning Map to the Planning Board by Dellorco. **SECOND** by Hamblen. **No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.**
- f. ***Zoning Bylaw Amendment 25-931: The Crossing Zoning Use Regulations - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Use Regulation Schedule, Part I through Part VII - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 25-931 to the Planning Board - Majority Vote).*** ► MOTION to Waive the reading by Cormier-Leger. **SECOND** by Dellorco. **No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.** ► MOTION to Refer Zoning Bylaw Amendment 25-931: The Crossing Zoning Use Regulations - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Use Regulation Schedule, Part I through Part VII to the Planning Board by Dellorco. **SECOND** by Hamblen. **No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.**
- g. ***Zoning Bylaw Amendment 25-932: The Crossing Zoning District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Schedule of Lot, Area, Frontage, Yard and Height Requirements - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 25-932 to the Planning Board - Majority Vote).*** ► MOTION to Waive the reading by Cormier-Leger. **SECOND** by Dellorco. **No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.** ► MOTION to Refer Zoning Bylaw Amendment 25-932: The Crossing Zoning District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Schedule of Lot, Area, Frontage, Yard and Height Requirements to the Planning Board by Dellorco. **SECOND** by Hamblen. **No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.**
- h. ***Zoning Bylaw Amendment 25-933: Crossing Neighborhood Zoning District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Section 21, Parking, Loading and Driveway Requirements - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 25-933 to the Planning Board - Majority Vote).*** ► MOTION to Waive the reading by Cormier-Leger. **SECOND** by Jones. **No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.** ► MOTION to Refer Zoning Bylaw Amendment 25-933: Crossing Neighborhood Zoning District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Section 21, Parking, Loading and Driveway Requirements to the Planning Board by Dellorco. **SECOND** by Hamblen. **No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.**
- i. ***Zoning Bylaw Amendment 25-934: Crossing Neighborhood Crossing District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Sections 3, 4, 20 & 31 - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 25-934 to the Planning Board -***

*Majority Vote*). ► **MOTION to Waive the reading by Cormier-Leger. SECOND by Sheridan. No discussion. ► VOTE: Yes-8, No-0, Absent-1. ► MOTION to Refer Zoning Bylaw Amendment 25-934: Crossing Neighborhood Crossing District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Sections 3, 4, 20 & 31 to the Planning Board by Dellorco. SECOND by Hamblen. Discussion:** ► Councilor Hamblen said the town staff did an amazing job, and she does not want to roll over that. She thanked all those who worked really hard for this. **VOTE: Yes-8, No-0, Absent-1.**

- m. Bylaw Amendment 25-936: A Bylaw to Amend the Code of the Town of Franklin at Chapter 73, Departmental Revolving Funds (EV Charging Stations) - Second Reading (Motion to Approve Bylaw Amendment 25-936 - Majority Roll Call Vote).* ► **MOTION to Waive the reading by Cormier-Leger. SECOND by Sheridan. No discussion. ► VOTE: Yes-8, No-0, Absent-1. ► MOTION to Approve Bylaw Amendment 25-936: A Bylaw to Amend the Code of the Town of Franklin at Chapter 73, Departmental Revolving Funds (EV Charging Stations) by Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Hellen said items m and n are the final two votes required to set up the revolving fund for the EV charging station and the rate. ► Councilor Dellorco asked about the charging stations at the high school and if we are charging those people. ► Mr. Hellen said after you take this vote they will. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES. ► VOTE: Yes-8, No-0, Absent-1.**
- n. Bylaw Amendment 25-937: A Bylaw to Amend the Code of the Town of Franklin at Chapter 82, Fees, Municipal Service (EV Charging Stations) - Second Reading (Motion to Approve Bylaw Amendment 25-937 - Majority Roll Call Vote).* ► **MOTION to Waive the reading by Cormier-Leger. SECOND by Dellorco. No discussion. ► VOTE: Yes-8, No-0, Absent-1. ► MOTION to Approve Bylaw Amendment 25-937: A Bylaw to Amend the Code of the Town of Franklin at Chapter 82, Fees, Municipal Service (EV Charging Stations) by Dellorco. SECOND by Hamblen. Discussion:** ► Councilor Pellegri asked who would be monitoring this. ► Mr. Hellen explained the charging stations would be automatic. He noted that some of the charging stations were funded by grants, and they have to be open to the public and free; there are very few. All the other ones are pay for charging. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES. ► VOTE: Yes-8, No-0, Absent-1.**
- o. Resolution 25-51: Acceptance of Gifts - Senior Center (\$1,646), Veterans' Services (\$400), Fire Department (\$1,025), Police Department (\$1,000), Recreation (AED) (Motion to Approve Resolution 25-51 - Majority Vote).* ► Councilor Jones read the resolution. ► **MOTION to Approve Resolution 25-51: Acceptance of Gifts - Senior Center (\$1,646), Veterans' Services (\$400), Fire Department (\$1,025), Police Department (\$1,000), Recreation (AED) by Dellorco. SECOND by Hamblen. Discussion:** ► Chair Mercer thanked all the donors. ► Mr. Hellen said Ryan Jette wanted to give a shout-out to First Response Power Wash, Sean Cavanaugh, who stopped by and donated an AED. ► **VOTE: Yes-8, No-0, Absent-1.**

**TOWN ADMINISTRATOR'S REPORT:** ► Mr. Hellen thanked everyone who is watching at home. He gave a shout-out to Julie McCann and Karen Bratt for using insurance program credits and saving \$53,000 off the insurance bill. He congratulated Senior Center Director Sarah Amaral for obtaining \$25,000 to replace all the Senior Center fitness equipment. He thanked Kathleen Laughran and Amanda Rabbitt at the Supportive Day Program as they got invited to the state-wide conference to present on supportive day programs and how they do things at Franklin. He congratulated CFO Kerri Bertone as she was appointed president of the Norfolk County Municipal Finance Officers Association. He said he and Mr. Cerel are researching avenues for liquor license instead of possibly the Town Council doing them as he had heard broad consensus from the Town Council regarding if there is another alternative on how to handle liquor license; he said we are looking into those options. He said he wrote an email to the Town Council about local aid. He said we got cut from the state by \$231,000, so those are budget cuts we will have to make sometime

in August. He said to anticipate a Finance Committee meeting on August 11 and on August 13 the final budget amendment will go through the Town Council. He said Social Services Coordinator Raeleen Gallivan has taken a new position. She was incredibly good at what she did, she will be missed, and we wish her the best. He said Ms. Frigulietti is taking a new position as the Assistant Town Manager for the Town of Yarmouth in her new hometown. He said this is a great move for her career and family, and we are blessed she spent three years in Franklin. She will be missed and we wish her the best.

#### **SUBCOMMITTEE REPORTS:**

- a. **Capital Budget Subcommittee.** ► None.
- b. **Economic Development Subcommittee.** ► Councilor Hamblen said it was a long meeting. They discussed the crossing neighborhood and got an update on World Cup preparations. She said they put together a list of priorities. They had a long discussion about the removal of use variances from the ZBA. She said it is important to mention that people have been talking about how upset they are about why do we allow for use variances. She said they thought they would talk about should they take it away from the ZBA. She explained and gave examples of what is a use variance. She said she thinks they agreed that until the zoning and the use tables are updated to follow the recommendations in the Master Plan, we would lose too many possibilities to remove the use variances from the ZBA. She said we did have a really good discussion on it at last week's EDC meeting.
- c. **Joint Budget Subcommittee.** ► None.
- d. **Police Station Building Committee.** ► None.
- e. **GATRA Advisory Board.** ► None.

**FUTURE AGENDA ITEMS:** ► Councilor Cormier-Leger asked for an update on Scott Carruthers and the VFW request for the clothing bin. He said he wanted to talk about Beaver and that there were tough budget decisions, and DPW had to let go of the kids for trash, but the beach is in pretty rough shape and completely unacceptable. He said in light of that can we consider a fee to use Beaver like other state parks and that money could in turn pay for better trash collection. He said he talked to DPW Director Brutus Cantoreggi who said they already do like a once-a-week trash pickup from the receptacles that are at the bathrooms. Councilor Cormier-Leger said clearly that is not enough. ► Councilor Pellegrini said she was also going to bring up about the trash deal and things are getting messy along with the lawns that are not getting mowed. She asked the residents if they would help and step forward and if there is a section in front of their house regarding lawn mowing. She said if we can get people to step in and help out that would be wonderful. She does not want people to come into town and see a mess. She said everyone step up and do not do all this complaining on Facebook; step up and help out with the trash and with the lawns. Keep Franklin beautiful.

#### **COUNCIL COMMENTS:**

► Councilor Sheridan gave congratulations to Ms. Frigulietti. ► Councilor Hamblen congratulated all the staff who had those wonderful accomplishments. She said she will miss both employees who are leaving. ► Councilor Cormier-Leger gave congratulations to both employees who are leaving. He thanked BJ's because their foundation awarded several hundred thousand dollars in grants to the Franklin Food Pantry. He thanked the Fourth of July volunteer committee for the festival and fireworks show. He said he wanted to make a correction that Mr. Schmidt did not make a \$2,600 donation to the town, he made a \$26,000 gift to the town that we are considering in August. He thanked the teachers who earlier in the meeting spoke about the SRO cuts; he said he 100 percent agrees. Those positions will be missed. ► Councilor Chandler said Ms. Frigulietti will be missed. ► Councilor Jones said he feels bad about the teachers and the SROs and having their presence at the schools. He said he will miss Ms. Frigulietti as she has done so much in her time here, and he wished her well. He said he weed whacks Davis Thayer and cleans up the neighborhood around Davis Thayer. ► Councilor Dellorco said Ms. Frigulietti will be missed. ► Chair Mercer thanked everyone as this was a lengthy meeting and noted the 6 PM start for this meeting and the August meeting. He thanked all who came to the meeting and watched the meeting. He thanked Ms. Frigulietti for all she has done and congratulated her.

**EXECUTIVE SESSION:** ► None.

**ADJOURN:** ► **MOTION** to Adjourn by Dellorco. **SECOND** by Hamblen. **No Discussion.** ► **VOTE:**  
**Yes-8, No-0, Absent-1.**

**Meeting adjourned at 10:44 PM.**

Respectfully submitted,

Judith Lizardi  
Recording Secretary

**FRANKLIN TOWN COUNCIL**  
**MINUTES OF MEETING**  
**August 13, 2025**

A meeting of the Town Council was held on Wednesday, August 13, 2025, 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; Amy Frigulietti, Deputy Town Administrator; Mark Cerel, Town Attorney.

**CALL TO ORDER:** ► Chair Mercer called the meeting to order at 6:00 PM. Chair Mercer called for a moment of silence. All recited the Pledge of Allegiance.

**ANNOUNCEMENTS FROM THE CHAIR:** ► Chair Mercer reviewed the following as posted on the agenda. 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 the provided number. 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 on the agenda. 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. ► Chair Mercer announced upcoming events. The Town will be holding a biennial election on November 4, 2025. Nomination papers are available by appointment only and must be submitted to the Town Clerk’s office by September 15, 2025, for certification. If you are interested in running for office, please contact the Town Clerk’s office for more information. Franklin Farmers Market and Concerts on the Common will both be taking place on Friday, August 15. The Farmers Market runs every Friday through October from 2 PM to 6 PM. This week’s concert performance will begin at 3 PM and will be the last Concerts on the Common for the summer. The Department of Veterans Services will be holding a discussion of VA and state survivor benefits at the Franklin Senior Center on Monday, September 15, 2025, at 9 AM. He requested an RSVP to 508-613-1315. The 2025 Arts and Culture Symposium is making a call for artists for a print popup exhibition on September 18, 2025. The popup celebrates works on paper as a dynamic intersection of art, design, and cultural storytelling. For more information, please visit the Town’s website. ► Town Clerk Nancy Danello said she wanted to give an update regarding the upcoming biennial town election on Tuesday, November 4, 2025, at the Franklin High School from 6 AM to 8 PM. She reviewed important dates. If interested in running for any available positions, nomination papers will be available in the Town Clerk’s office beginning on August 4 through September 15 by appointment only. She noted they must be returned for certification by September 15 by 4 PM. If interested in serving on one of the elected boards and committees, please contact the town clerk as soon as possible and she will review the process. September 22 by 4 PM is the last day to withdraw candidacy. She said once the ballots arrive, they will be processing all the vote-by-mail requests. In-person early voting will be in the Town Clerk’s office on October 17 through October 31 during business office. October 25 is the last day to register to vote. Please call the Town Clerk’s office for additional information, questions, or concerns on voting and voting registration. Information is also available on the town’s website. She reviewed the seats that will be on the ballot.

**CITIZEN COMMENTS:** ► Ms. Jane Callaway-Tripp, 607 Maple Street, said she was here regarding the 440 East Central Street project. She said when this was brought to the Town Council and voted on it was a three-story building. It has now been changed to a four-story building with 33 variances. This is not what was approved by the Town Council. She is asking the Town Council to take a vote to void their vote through the

state and have that brought back. The project that is now going forward is not the one that was approved, and the residents in town do not want this, and the Town Council has an opportunity to listen to the residents and do the right thing. No project should have 33 or 37 variances. Four-story buildings are not welcome in Franklin. ► Mr. Gene Grella, 36 Red Gate Lane, said the Stobbart's project was sold to us as a Friendly 40B, but has been nothing but friendly. He reviewed the project and noted it originally consisted of three-story buildings, and the developer was requiring 18 waivers from the bylaws. But since then, there are now 30 waivers, and the buildings are all four-stories tall and not in compliance with Franklin bylaws. He discussed one building is now 80 ft. from the abutter's property line with no buffer. He said the traffic study is another concern. It was determined from the traffic study group that this project would meet the minimum acceptable standard of grade D. Let's be clear that this is a subjective standard. He discussed acceptable wait times and indicated traffic is already bad. He reviewed examples of the 30 waivers requested. He provided information from the ZBA handbook that included when assessing a project, the ZBA should consider design and character compatibility in capacities which he outlined. He said this project fails in multiple categories. He said the residents are asking the Town Council to rescind their vote for approval of this project. ► Mr. David Doiron, 14 Russet Hill Road, said the two speakers prior to him did a good job, and he will not reread everything just heard. He said this town does not want this project. The Town Council knows this is not what was sold to us. We did not like it then, and we like it less now. He said the Town Council needs to rescind that vote. ► Ms. Sarah Cronin, 46 Northern Spy Road, said she is concerned about the 440 East Central Street project. She cares about Franklin and knows the ZBA is the only town body that can approve or deny this project. She said her concern is the scale and number of apartments already built on Rt. 140. She discussed that five to six buildings went up within 1 mile of each other in this area which have already changed the character of this side of town. If approved, the 440 East Central Street project would add another four or five buildings to this mile, and they would be the tallest buildings in town, and they are highly visible. She discussed the traffic and how congested it already is in the area. She noted this is a commercial district, there are curb cuts all along the road, it is unsafe to bike or walk along it, and it is New England and walking and biking not likely during November to March. She said the developer said he would pay to change the timing of the lights; however, \$15,000 is not a lot and we should not take this project just so we can get our lights changed. It is not an incentive for Franklin. She asked whose priorities are being taken: Franklin's or the developer TAG LLC. She said they watched the ZBA rake an applicant over the coals because he wanted to add three feet to his porch; that is unfair. She said this project in its current form does not suit Franklin. It is too big. It should be reduced in size. She is asking for the Town Council's representation and support. ZBA is the only town body that can make a move here. She said the TA appoints them, and the Town Council confirms them, so they listen to you. She said let the ZBA and the residents know your opinions on the project. She said publicly withdraw your support for this project. ► Mr. Stephen Malloy, 19 Russet Hill Road, said people are dissatisfied with the large apartment buildings going up in town. He said withdrawing support for this, pulling it back, reducing the scale, would go a long way toward building some trust and credibility across a broad population of Franklin residents. ► Mr. Richard Stratton, 10 Hayden Lane, said he requests the Town Council rethink this. He said the Town Council did act in good faith in thinking about the housing needs of Franklin. This is not about being against renting or against affordable housing. It is just this particular project and scale is way out of proportion for this particular site, and the potential environmental dangers, and traffic dangers are reasons for concern. He joins other residents in requesting a vote to rescind or at least a non-binding sense of the Town Council. ► Mr. Steve Sherlock, 13 Magnolia Drive, said people want to know who we are so we tell them. We are Franklin, MA, news which is an umbrella for three of Franklin's trusted sources of timely and accurate information delivered without ads: Franklin TV, including YouTube, PEG station, three channels for cable; Franklin Public Radio which is a broadcast station WFPR; and Franklin Matters which is the digital news journalism. He discussed where they can be found online and how to get it all via email. ► Mr. John Johnson, Northern Spy Road (via Zoom), echoed everything that was said about the Stobbart's project. He noted that it was originally approved for three stories and now it is four stories as well as the number of requested waivers. He thinks it would be important to have representation from Town Council about what the residents would like there and importantly the scale.

**APPROVAL OF MINUTES:** ► None.

**PROCLAMATIONS/RECOGNITIONS:** ► ***Proclamation: John “Jay Bird” Simons.*** ► Chair Mercer read aloud the proclamation honoring John “Jay Bird” Simons on the occasion of his retirement from the Franklin Department of Public Works. He is a lifetime resident and joined the department in 1998 and has provided over 26 years of dedicated service. He retired on August 1, 2025. He reviewed Mr. Simons tenure with the DPW and many contributions. He is commended and recognized by the Town Council and the Town of Franklin for his service and congratulated on his retirement.

► ***Proclamation: Saumy Jani & Andrew Bairos.*** ► Councilor Jones read aloud the proclamation honoring Saumy Jani and Andrew Bairos in recognition of their volunteer service to the Franklin community and their success as young entrepreneurs for starting their student-run DJ business SNND Events. He reviewed their business accomplishments, volunteering, and dedication to supporting Franklin. They are recognized by the Town Council and the Town of Franklin for their outstanding service to the Town of Franklin through their work with SNND Events.

**APPOINTMENTS:** ► ***Appointments and Reappointments of Town Board and Committee Members (See “Committee Appointments” in packet for member names).*** ► Councilor Jones read the appointments.

► **MOTION** to ratify the annual appointments to the listed boards and commissions with terms to expire as listed on the document titled Committee Appointments August 13, 2025, provided in the meeting packet by **Jones. SECOND** by **Dellorco. Discussion:** ► Mr. Hellen explained there are still a few left that will come up at the next meeting. ► **VOTE: Yes-9, No-0, Absent-0.** ► Chair Mercer said congratulations and thank you.

**PUBLIC HEARINGS - 7:00 PM:** ► None.

**LICENSE TRANSACTIONS:** ► ***Pledge of License of a Section 12 All Alcoholic Beverages Restaurant License: Santa Fe Burrito Grill, LLC, Located at 28 West Central Street, Franklin, MA, 02038.***

► Councilor Jones read the license transaction. ► **MOTION** to **Approve** the Pledge of License of a Section 12 All Alcoholic Beverages Restaurant License: Santa Fe Burrito Grill, LLC, Located at 28 West Central Street, Franklin, MA, 02038 by **Jones. SECOND** by **Dellorco. Discussion:** ► Mr. Hellen said this has to do with the financial stockholdings and financials behind the business. It has no practical application to the town, but we get these under law so before the ABCC approves the transaction, they are in compliance with all local bylaws. He said this can be safely approved. ► Councilor Jones said they run a good business. ► Chair Mercer said he is in favor as well. He asked if the piece of legislation regarding alcohol licensing at the state level is getting any movement to take us out of this equation. ► Mr. Hellen said he does not know, but the state representatives will be attending the next meeting. ► **VOTE: Yes-9, No-0, Absent-0.**

**PRESENTATIONS / DISCUSSION:** ► ***FY26 Budget Update - Jamie Hellen, Town Administrator.*** ► Mr. Hellen noted all budget materials from this budget season are available on the town’s website on the town’s budget page. He noted his memo to the Finance Committee and Town Council dated August 7, 2025, regarding FY26 Budget Adjustment & Five-Year Forecast, which is also found in the meeting packet. He narrated a slideshow presentation regarding the FY26 budget adjustment. He reviewed the final state budget resulting in a loss of \$231,152 in total net local aid from the June 4 Town Council vote. He said overall state aid was increased by \$543,655 over FY25. He noted \$150 per pupil for Chapter 70 aid. He said they lost local aid because mostly from sending tuition that was obligated to be paid from the district to the Charter School for a higher Charter School enrollment was really the bulk of it. The other reasons unrestricted general government aid which basically our school gets was chopped by 1 percent. He explained why the Town Council’s vote comes in before the state votes a final budget. He said every city and town bases their future budget based on what the governor puts in her budget in January. Then the house has their debate in April, and the Senate gets their budget done by about Memorial Day, but the vast majority of cities and towns have already gone through their budget process and through town meetings. So, when the state budget comes out during the summer, the Town Council and FinCom come back in the fall and do a final reconciliation of the budget based on the state aid numbers that come in. He said all of this is dependent on

the federal budget which operates on an October 1 to September 30 year. He said all of this is dictated by state law on all of the deadlines. He noted the state budget was reduced by almost \$1 million versus what they proposed earlier in the year. He said the actions at the federal level will impact the state. He discussed the final state FY26 budget requires DESE to conduct a Chapter 70 report. He said that usually means they may be laying the groundwork to do an overhaul of the Chapter 70 formula. He explained the Hold Harmless status for the Town of Franklin. This could be a very significant loss. He talked about his two sample proposed models to balance the budget. He said the Finance Committee on Monday unanimously endorsed Model B. He said Model A was a 50/50 split with the Town and Schools both taking a 50 percent cut. He said they heard a lot after the failed override that we should do what we said we were going to do, and we did. He discussed the proposed 50/50 split model. He discussed Model B which is to restore the ambulance and no cuts to schools. He reviewed the Model B chart and discussed the proposed cuts. He discussed open enrollment and how they recalculated based on the actual employee healthcare and saw \$75,000 in savings that can be taken off that line item. He said when we get to November, we do the same thing, so we are just accelerating that a bit. He said the Town makes cuts to restore the two paramedics for half a year and increases revenue projections to balance the budget. He discussed the process of hiring a paramedic and said it takes a few months. He said discussed the \$18,472 difference between the Model B and the resolution because when you add in the loss of local aid and the \$250,000 in expected revenue, there was a half million revenue loss for the third ambulance being displaced. So, he is assuming half of that comes back for half a year by getting the third ambulance back. He explained the math to get the \$18,472. He said these numbers are accurate and check out. He said ultimately, they are shaving a little bit of cuts on the municipal side of the budget, and you are able to restore the two paramedics which brings in the full-time ambulance for the working hours during the week, and the revenue assumption from the ambulance offsets basically the cost for the local aid cut. He said you do not see any cuts to the schools or any other departments. He noted the last three slides are online. He discussed the Chapter 70 funding and the different numbers that are shown on the FY26 Cherry Sheet History slide. He noted the Assessments & Charges slide and said it is all set on state statute and reviewed how the net state aid is calculated. He said this is the best five-year forecast they have put out with the most accurate definitive numbers that we have had in six years. He said if people want a really good forecast, they should read the fiscal forecast that he put out. He said this is the fiscal reality for next spring. ► Chair Mercer said he attended the Finance Committee the other night, and it was really good. ► Town Council members asked questions and made comments. ► Councilor Chandler said he thinks option B is the best. ► Councilor Frongillo asked what is the confidence in the fire/ambulance receipts and the ramifications if those receipts do not come true. He explained he wants to make sure we do not take these cuts lightly. ► Mr. Hellen said explained what happens to revenues when they come in. He said here, all of our revenues go into one pot of local receipts, so if one projection is a little low, there is another revenue source above the projection. So ultimately at the end of the year, we want the local receipts to meet the benchmark. It is hard to predict the revenues exactly. He said based on the call volume, it is going up. ► Councilor Jones said he agrees with option B. ► Councilor Dellorco said the Finance Committee meeting was very informative. He noted Recreational revenue is already over from last year. ► Councilor Pellegrini said she is pleased the third ambulance is back. She asked why we have to look for people to take the open positions. She said she agrees with model B. ► Mr. Hellen said there was not anyone holding those positions, so we have to post and recruit and hire those individuals. ► Councilor Cormier-Leger said he supports option B. He said his concern is FY27, FY28, and FY29. He said we need to make a commitment for more than half a year for these people. The community needs to get behind this that we prioritize these positions as a community. ► Chair Mercer said he supports option B as well. He gave his thoughts about option A and what the School Committee did already. ► Mr. Mark Minnichelli, 31 Longfellow Drive, said he supports model B. He confirmed a balance budget must be submitted every year. He asked about the cuts that are from a full year to fund a half year's worth of two ambulance folks. He said even next year, we would have to cut \$96,000 from the budget. ► Mr. Hellen explained he cannot say that is correct and explained next year's budget season and how you will make adjustments to that. He said if anyone has read the memo you should be scared because everything you have come to know and love about this town is in jeopardy over the next two or three years. ► Chair Mercer said if option B gets passed by the Twon Council, that is sending a

commitment that the third ambulance is important to this Town Council, and we will be looking elsewhere to find the dollars to continue to support the third ambulance going forward.

**LEGISLATION FOR ACTION:**

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

**a. Resolution 25-52: FY26 Budget Amendment (Motion to Approve Resolution 25-52 - Majority Vote).**

► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 25-52: FY26 Budget Amendment by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Chair Mercer reiterated that the Finance Committee voted unanimously to support this Model B. ► **VOTE: Yes-9, No-0, Absent-0.**

**b. Resolution 25-53: Acceptance of Gift to the Town of Franklin to Restore Part-Time Health and Wellness Nurse Position (Motion to Approve Resolution 25-53 - Majority Vote).**

► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 25-53: Acceptance of Gift to the Town of Franklin to Restore Part-Time Health and Wellness Nurse Position by **Dellorco. SECOND** by **Sheridan. Discussion:** ► Mr. Hellen said this resolution was put forth as a donation that Mr. John Schmidt made in the failed override for one-year to make a grant donation to try to restore the 12-hour per week part-time Senior Center LPN nurse. He said donations are required to be accepted by the Town Council; that is what is before you tonight. He noted a letter from the Council on Aging is included in the meeting packet. He said the Council on Aging had a meeting and voted 6-1 not to accept the donation, and the reasons are listed in the letter. ► Councilor Cormier-Leger said it is difficult to have a discussion in challenging financial times to be debating taking a gift from someone. He said what worries him is the precedent that gets set for saving this position by a private donation. He said what about if someone decides to pay to restore a police officer that was let go. He asked are we indebted to that person, and what if the person gets fired or quits, do we have to give a refund. He said there are practical and ethical considerations. He discussed positions that may get funded by endowments in the non-profit world, but that is not how municipal government is. He said this is a gift that has restrictions, and the donor intent is for a particular position to be restored. He said it raises the concerns for what happens next year. He said it opens a lot of challenges. ► Councilor Hamblen said as Councilor Cormier-Leger said it is really difficult for us. She said her heart hurts a lot because she believes in the community, but this discussion has already divided the community. She said she appreciates the generosity of the individual, but is worried this donation will set a bad precedent. She discussed possible special treatment expected. She discussed property taxes and what people get if they pay a little more. She said this could lead us into an unequitable community. She said she is begging her colleagues to think about this and not go down the privatization route. She will be voting no on this. ► Councilor Frongillo said he has been struggling with it. He said this would be funding a position we used to have for nine additional months. He was looking for a level of explanation regarding the precedent of one person funding something and expecting special treatment, but it is a position that already existed. He said what happens if we did accept this and the individual does quit. ► Mr. Hellen said when someone sends in a donation with a specific reason then you legally can only do that. He said the funds would sit there. ► Councilor Frongillo said we do allow volunteers to supplement town services when town services fall short such as the Food Pantry and SAFE Coalition. He said the cleaner way to do it is to create a nonprofit body that volunteers that then volunteers their services so we do not get in the business of paying for how that service is provided. This would allow for the supplementing of our town services by a private donation. ► Mr. Hellen said we have that with the Friends of the Franklin Elders. He discussed how the Senior Center was funded for some years and now we have done a much better job with revenue. ► Councilor Frongillo said this was very generous of Mr. Schmidt and noted the Council of Aging's reasoning in their letter. ► Councilor Jones said he says no as well. He asked if this has ever been done before. ► Mr. Hellen said not to this level, and he has been here 10 years. He discussed that the School Committee has a policy that they do not accept any private donations to supplement staff. He said even if your favorite police officer got reduced because of budget cuts, there is a collective bargaining agreement. He said in this case that is not the case. He noted that about 10 years ago for the Senior Center there was a strategy to make donations

to Friends of the Franklin Elders to hire the first ever line cook and some other positions. Those were unsustainable ways to do that. There were other small examples, but those were strategic efforts at the time. ► Councilor Jones said we do not really get into the habit of taking one-time funds to fund positions in the town. He thinks the nurse position is a position we should keep, but this is not the correct way to fund it. He suggested doing away with the archivist and keeping the nurse. ► Mr. Hellen said that is not the question we are debating right now. ► Councilor Dellorco said he has struggled with this. He said if we can do it a private way, but said then he goes back to what Councilor Cormier-Leger said. ► Councilor Pellegri said she thinks this is great. She said this may be a good precedent. She said there are people who have the means and may want to help out with things. She said Mr. Schmidt has been very generous in doing this. She said she wishes some of the members would think about this and just say thank you and take back our part-time nurse at the Senior Center. ► Councilor Chandler says this is a very inexpensive position. He said this will help the seniors. This will help the people. He said we need this position for the \$26,000. He said as Ms. Frigulietti is leaving on October 1, 2025, could those funds from her salary be put there and fund the nurse position for the next months. ► Mr. Hellen said it is a possibility, but there are some legal problems with this stuff. He said he agrees with all comments. He discussed the override failure. He noted there is a full-time nurse there. He said this discussion is important. He said Mr. Schmidt felt passionately about this. However, they have heard from people about other cuts. He said people focus on what they care about. He said everybody lost something that they care about and value. As we move forward, how do we bridge all the emotions and feelings. He said Mr. Schmidt could have paid \$300 more in property taxes. He said this is a good example of something the community can use where everyone was going to lose something they care about. He said right now this is not something they can do regarding the Deputy Town Administrator. He said we all agree we could use the LPN, but is this how to do it. ► Councilor Sheridan asked about donations for capital items such as for a police station and confirmed that is different. ► Chair Mercer said he agrees with the Town Council members. He said there are extenuating circumstances that come with this and the precedent it would be setting. He reviewed that the School Committee has a policy which he read aloud. He said the Town Council should have a good discussion and get a policy in place that works that allows for a way to do this. But as it is presented tonight, he has a problem voting in favor of it. He thanked Mr. Schmidt and said he appreciates the offer of the donation put forward. ► Mr. Bob Kaufman, 4 Cohasset Way, said he is on the COA and he was the one dissenting vote. He said he distributed the COA letter to many people. He was surprised that some people accused the six members who drafted the letter of obfuscating the facts. He said he knows all the members well. That did not happen. He said the four points as written are open to interpretation which he reviewed. He said he was going to provide clarification of the letter and reviewed some of the specific wording as written. He said this is an earmark donation from a resident in town who is trying to assist the town in reinstating the town for the position at no cost to the taxpayer. He discussed the purview of the Town Council to accept a donation. He said he is asking that you let the process work. He said this is the tip of the iceberg. This goes beyond the Senior Center. He said if we set a precedent here that we do not accept this donation, there is a lot of money sitting out there. He said the town is eventually going to face an existential crisis, and we have to think outside the box and do things differently. He said he is asking that they consider it from that perspective. He said he has not been able to determine the difference between a private donation from an individual or a family from FOFE who is defined as a private non-profit 501c3 organization. He discussed statement two and policy consistency. He noted the School Committee has a policy, but the Town Council does not have a policy. He talked about the danger of setting a precedent and discussed Mr. Sherlock's letter and that FOFE funded the wellness nurse for five years from 2013-2017 as well as the grill cook for 12 years. He asked is not that a precedent. Regarding the statement about the public health nurse, he asked if everyone is aware of what she does when she is out of the building and explained the role. He talked about number three being operational integrity. He said the question on the donation falls on the Town Council. He said lastly is respect for the voter decision. He said the ballot question was on the override, not accepting donations. He said in summary, we have the four basic sources of income: taxes, fees, FOFE, donations. He asked if we start closing non-critical functions, will we still be qualified for as many grants as we already get. He said they need to keep an open mind about donations. He said let the process work. He said the goals are

the same: to make the town as successful as possible. ► Ms. Faith Flaherty, 13 Glenn Drive, said she is the secretary of the COA. They voted the proposal down, respect the vote because of the concerns that many of you said and the precedent. She said she was giving a history lesson starting with the community center in 2002, which included not allowing the funding from fundraising of the director of youth services salary and the town said no for the reasons that were said tonight. She said they were following precedent; the Town Council is not starting one. ► Ms. Lori Chaffee, 5 MacArthur Road, said she has seen the nurse in action. This position is so important to the elderly people. She explained the nurse helps them with things that are so important. She said this position should never have been cut to begin with. She said if you do not vote for this donation, you should try to reinstate this position. ► Ms. Carolyn O'Brien, 16 Homes Avenue, said she is the chair of the COA. It was a gut-wrenching decision. We voted this way for all the reasons stated. She said if you let one person pay for a salary, you are opening up a bad can of worms for the future. She reviewed all that the nurses do. She said she believes this position should have never been cut. It is a major concern about cutting anything from the Senior Center services. ► Ms. Jean Tolland, 148 Highwood Drive, said she has been involved with the FOFE for many years and was voted the chair of FOFE. She said Trish only works part time. She said FOFE is responsible for fundraising and is mostly done internal such as raffles. They have started the Winter Wonderland which is their major event. She said this is a difficult time to do fundraising. She said they do not have the same kind of community as the schools, library, and food pantry have which serve a broader community. She said it has been mentioned to let the process work. She said FOFE made a recommendation to the COA to not accept this money as it does not seem like the right thing to do. She said they had an election for an override and it failed. She said the process has been working out. She said the FOFE vote was pretty unanimous. She said let the process play out. She said she is disappointed. She read the letter and listened to Mr. Sherlock's interview. She said no one from FOFE was asked about their thoughts. It was pretty one-sided. ► Person who did not identify themselves said people feel strongly about this nurse and position. She said there are good rules about not funding salary positions with one-time funds. She proposed the Town Council table the vote, write procedures about accepting donations, and maybe there is a way to do this another way. ► Ms. Kim Mu-Chow, 4 Briarwood Road, said she is on the COA. It was difficult to make that recommendation. She reviewed FOFE in the past funding a few positions. She said oftentimes people fundraise for a new position so they can prove its worth and then the town picks it up. She said most fundraising does not fund an eliminated position. She wishes all the people who did not vote went out to vote. She said she thinks they need to do what is right and maybe there is a different way to do this. ► Ms. Phyllis Malcolm, 37 Uncas Avenue, said she is the vice chair of the COA. She does not approve of accepting this donation. She explained there is a full-time nurse there five days a week. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-NO; Dellorco-NO; Frongillo-NO; Hamblen-NO; Jones-NO; Mercer-NO; Pellegrini-YES; Sheridan-NO.** ► **VOTE: Yes-2, No-7, Absent-0.** ► Chair Mercer said the motion fails, but he would like to direct Mr. Hellen to look at this position and a way may be talking with John or other ways to deal with this issue and at the same time have a full-scale discussion on putting a policy together so we are not put in this position again. ► Mr. Hellen said they would work on the policy, and at your directive he will work with the Senior Center director, Mr. Schmidt, and maybe the COA. He will work with the rest of the staff to see if we can come back to Town Council with an alternative proposal.

- c. ***Resolution 25-54: Approval of the Installation of a Sign on Public Property in Recognition of Nello P. Bassignani (Motion to Approve Resolution 25-54 - Majority Vote).*** ► Councilor Jones read the resolution. ► **MOTION to Approve Resolution 25-54: Approval of the Installation of a Sign on Public Property in Recognition of Nello P. Bassignani by Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Larry Pollard of the Recreation Advisory Board said they voted to request the Town Council's approval to recognize lifelong resident Nello P. Bassignani Jr. for his tireless efforts as a volunteer in the community and particularly in the youth sports organization. Mr. Bassignani passed in March 2022. The board feels his many years of volunteerism and his dedication to the youth of Franklin is worthy of recognition. He highlighted some of Mr. Bassignani's accomplishments, including but not limited to, with others establishing the Franklin Girls Softball Association which is still in existence today, serving

as a member of the Franklin Youth Baseball program for many years, being a member of Pop Warner Football board of directors, serving on the board of directors for the Southeastern Youth Baseball Association, coaching on many programs, and contributing to the Franklin Historical Museum. The Recreation Advisory Board recommends that the entranceway to the Fletcher Field Park be named Nello P. Bassignani Jr. Way to recognize his many accomplishments. They selected that park as Mr. Bassignani was a fixture there for many years coaching, umpiring, and lining the fields. ► Recreation Director Ryan Jette thanked Mr. Bassignani's family for their attendance tonight. He said dedicating the plaque is a small way to say thank you to someone who made such a difference in many young athletes' lives. ► Mr. Wayne Simarrian said Mr. Bassignani was a great guy, and it is a great honor as he did so much for the youth of Franklin, and we appreciate his efforts. He commended Mr. Bassignani and his family for that. ► Councilor Sheridan confirmed the location of the plaque. ► Councilor Dellorco said he was a member of the Recreation Advisory Board. He said Mr. Bassignani was a very good person, and this is well deserved. ► Councilor Pellegrini said it took three years to do this. She said she knew Mr. Bassignani for many years, and she cannot wait for the sign to go up. ► Councilor Cormier-Leger said he did not know Mr. Bassignani but benefitted from his legacy through his children. ► Mr. Pollard said they polled the family members and came up with the idea of the sign at Fletcher Field. So, the family was involved in the whole process. ► Chair Mercer said he knew Mr. Bassignani well, and this is a well-deserved recognition of his contributions to the community. We thank him and his family very much. ► Councilor Jones apologized for mispronouncing Nello Bassignani's name. He said there are so many great individuals in this community, and Mr. Bassignani sounds like a very wonderful individual who solely deserves this credit. He appreciates all who worked on this for Mr. Bassignani. ► **VOTE: Yes-9, No-0, Absent-0.**

*d. Bylaw Amendment 25-942: A Bylaw to Amend the Code of the Town of Franklin at Chapter 170, Vehicles and Traffic - First Reading (Motion to Move Bylaw Amendment 25-942 to a Second Reading - Majority Vote).* ► Councilor Jones read the bylaw amendment. ► **MOTION to Move** Bylaw Amendment 25-942: A Bylaw to Amend the Code of the Town of Franklin at Chapter 170, Vehicles and Traffic to a Second Reading by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen said this is a bylaw amendment. He said they have had a lot of concerns recently from residents on Lewis Street. There have been a lot of traffic issues and sight line issues coming onto Rt. 140 and into Lewis Street. This will take a 100 ft. buffer that there will be no parking from the corner of Lewis Street so the sight lines are there. ► Councilor Pellegrini asked if this should say where this is going and exactly what is being done. ► Mr. Cerel explained it is legally sufficient; he said you have got the appropriate reference to the section that is being changed. ► Mr. Hellen said there will be signs up on the street. ► **VOTE: Yes-9, No-0, Absent-0.**

*e. Resolution 25-55: Acceptance of Gifts - Senior Center (\$1,571), Library (\$970), Historical Museum (\$90) (Motion to Approve Resolution 25-55 - Majority Vote).* ► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 25-55: Acceptance of Gifts - Senior Center (\$1,571), Library (\$970), Historical Museum (\$90) by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Chair Mercer said thank you to the community and all the donors who continue to give to all the different groups; we gratefully appreciate it. ► **VOTE: Yes-9, No-0, Absent-0.**

**TOWN ADMINISTRATOR'S REPORT:** ► *Franklin Ridge Senior Housing Complex Update.* ► Mr. Hellen said he has good news. He said he and Mr. Cerel are working with the proponent. They have one more required ZBA meeting that will deal with the comprehensive permit. He said they expect the financing will be approved in September/October. Then a shovel will go in the ground for the foundation. They will get as far as they can before the ground freezes. He said they are hearing it is about an 18 months project for construction. He clarified there will be proper outreach for the waiting list. There is no list yet. The proponent will do a series of outreach seminars at the Senior Center. There are eligibility guidelines. It will be 100 percent affordable for the 60 units of housing for senior citizens. He thanked all for making this happen. He talked about the grant that built the road out there. He said they have some tax credits lined up.

He said there is some light at the end of the tunnel. He said there is 70 percent local preference which is the maximum allowed under law. He gave a huge shout-out to Mr. Cerel for working with the attorneys for the proponent on this. ► **National Grid Smart Meter Announcement.** ► Mr. Hellen said he was asked by National Grid to put out this announcement on Smart Meters. They are going throughout the community to put in Smart Meters to try to accurately capture electricity costs better. ► He said one bit of bad news is the Cold Chain Technologies is moving their entire headquarters to another state, so there will be 82 affected employees. He said from a business competitive environment, for commercial businesses, it is a very tumultuous time and the reputation and state business climate is a very important thing. He explained the history of Cold Chain Technologies in Franklin. He explained they were the company that devised the freezers that were shipped all around the world with the Moderna vaccines during the middle of the pandemic. He said they won many awards. It is sad to see them go to another state. He congratulated Mary O'Neill and Randy Jay who stepped down as the chair and clerk of the Disability Commission; they have been on the Commission for many years. He thanked those who put on a little ceremony for them. He congratulated Deputy Chief Jimmy West for getting accepted into the FBI National Academy. He said there are Police Station Building Committee tours; they had one this week. August 27 is the next Police Station Building Committee meeting. They will be going through the work on the site plan analysis and properties in town and looking at site selection. He said in September and October there will be open houses of the Police Station. There is also a video available. He encouraged everyone to show up for the open houses to see what it is really like there.

#### **SUBCOMMITTEE REPORTS:**

- a. **Capital Budget Subcommittee.** ► None.
- b. **Economic Development Subcommittee.** ► None.
- c. **Joint Budget Subcommittee.** ► None.
- d. **Police Station Building Committee.** ► Chair Mercer said they had a walk through at the police station last week. He said there are two more walk throughs in September that the public can come to. The next meeting is August 27 to be held in Council Chambers.
- e. **GATRA Advisory Board.** ► None.

**FUTURE AGENDA ITEMS:** ► Councilor Sheridan said he would like clarification about the changes to the Stobbart's project. ► Mr. Hellen said the Town Council cannot legally rescind any votes. The application has been sent to the state. He understands where the residents are coming from. He encouraged all the people who are against this project to bring this energy and comments to the Zoning Board of Appeals (ZBA). He discussed that when the project went through the Friendly 40B process, the project was modified multiple times. He understands and agrees this is a changed project. He said there is no opportunity to rescind the vote. The Town Council could share their concerns with a letter as a group about the many issues. He discussed that the ZBA does not always listen to the Town Council and gave an example of another project. He said the comments the people are bringing forward about the environmental sensitivity of the site are being acknowledged by the ZBA and the chair. ► Councilor Cormier-Leger said he and Councilor Dellorco were approached at the Farmers Market by someone looking for an update on the SNETT extension project that ends at the railroad. ► Chair Mercer said it is on the agenda in the executive session. ► Councilor Jones reiterated to discuss creating a policy similar to what the School Committee has.

**COUNCIL COMMENTS:** ► Councilor Hamblen said she was excited about the Franklin Ridge update. She thanked all who came to the meeting tonight. She noted the next meeting is September 3. ► Councilor Pellegrini asked DPW Director Brutus Cantoreggi if they got some summer help that is coming in as someone cut the grass at the pumping station near her home. ► Mr. Cantoreggi said the DPW people cut the grass. He said there are a lot of places getting bad as they had to cut the summer help program which was huge for them. He talked about hiring the college kids and that they do a lot of work such as mowing, weeds, trash barrels. He said it is not going to be maintained like it was in the past. He talked about that trash barrels were taken out of some locations. He said the Beaver Pond people are getting used to it for taking things out themselves. He talked about the amount of dog poop they are picking up. ► Councilor Cormier-Leger said

thank you to the DPW staff for the road project at Charles River Farms. He is so thankful for the streets getting much needed attention. He said he thinks they should look at the permitting process for businesses that are coming to the town and getting a permit around their neck to go door to door. He said he wonders if it is worth it; is it something as a town that we should do away with all together. He said clearly it is getting abused. He said people are getting scared and do not want to answer their doors. He said it should be looked at. He said to everyone who spoke up against the Stobbart's project, he hears them, he agrees with them, he did not vote for the project; however, this body is limited in what we can do. He hopes they continue to bring their concerns to the ZBA. ► Councilor Frongillo said they did not have a GATRA meeting. He said they are doing an ongoing survey which can be found on their website and on Facebook to feed into their five-year comprehensive plan. He said there is a virtual public meeting on August 20 at 6 PM. Information is available on their website and Facebook. He said he went to the Food Pantry today. He said they got a new refrigerator truck and a few other donations totaling \$150,000 from BJ's to expand and improve their services. He said the Food Pantry is donating their current truck to the Natick Food Pantry. He thanked BJ's for that. ► Councilor Chandler said he appreciates those who spoke about Stobbart's tonight. He said to go to the ZBA meetings. He said thank you to all those who spoke about the Senior Center. He said possibility four more meetings for him. ► Councilor Jones said the people going around soliciting is a scary situation. He said when they come to his house he asks for their permit. He said they should keep a clear distance from the front door as it scares people. He said he clocked 10 miles of walking while weed whacking the Davis Thayer School. He said he was excited about the Franklin Ridge news. He said in regard to 440 East Central Street, if he had the opportunity to rescind his vote, he would for several reasons. He said he is not happy with the changes that have been made. He said he will be reaching out to the ZBA members to tell them how he feels. ► Councilor Dellorco said he was against Stobbart's back then and is totally against it now. He said you have to fight it at the ZBA. He will reach out to all the ZBA members as well. He said it is sad about the DPW summer help. ► Chair Mercer said he thinks it feels good to him that we have people coming to Town Council meetings and getting engaged in the issues the community is facing. He said people have to continue to come out and speak on the issues that are of concern to them. He said to keep that engagement. He said he attended the Finance Committee meeting the other night and liked the engagement they had at the meeting. He said we need more community involvement.

#### **EXECUTIVE SESSION:**

- a. *To review and approve minutes from Town Council Executive Sessions.*
- b. *Exemption #3: Collective Bargaining (The Franklin Police Association) - 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.*
- c. *Exemption #6: Considering 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: CSX Land.*
- d. *Exemption #6: Considering 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: Other Property.*
- e. *Exemption #2: Contract negotiations with non-union personnel: Town Administrator.*

► Chair Mercer said we have a need for executive session to review and approve minutes from Town Council Executive Sessions. We also have a need for Exemption #3: Collective Bargaining (The Franklin Police Association) - 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. He said Exemption #6: Considering 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 in reference to the CSX Land, and he so declares. And another reason for executive session for Exemption #6: Considering 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: Other Property, and he so declares, and Exemption #2: Contract negotiations with non-union personnel: Town Administrator. ► **MOTION to Enter** into executive session for the purposes mentioned by **Jones. SECOND** by **Dellorco**. ► Chair Mercer said we will not return to Open Session. **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 9:16 PM.*

Respectfully submitted,

Judith Lizardi  
Recording Secretary



**TOWN  
ADMINISTRATOR**  
TOWN *of* FRANKLIN

## MEMORANDUM

August 29, 2025

To: Town Council  
From: Jamie Hellen, Town Administrator

**RE: Fire Chief Appointment Ratification**

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Fire Chief Jim McLaughlin announced his intention to retire at the June 18, 2025 Town Council meeting. His formal date of retirement will be October 18, 2025 in anticipation of a transition.

Per the Town Charter, Section 4-2-5, I am asking the Town Council to ratify my appointment of a new Fire Chief for the Town of Franklin. Staff have conducted a full interview process and a full assessment center for the candidates. The posting was only for internal candidates, which was a goal of mine from 2019. It is a great feeling to know we have built a department that should have incredible leadership from within for generations to come.

As of the posting of this memo and the agenda, the complete process has not been completed. I plan to sit down with all candidates for the position on Tuesday, September 2nd and will provide an updated resolution with the nomination at the Council meeting on September 3rd.

I have also attached my [memo from June of 2019](#) when Chief McLaughlin was hired. I set the expectations out very clearly of where the department needed to improve. The Chief has blown away all expectations we had at that time, which was a significant cultural shift from the past. Please take a look at the memo from 2019 and how far this community has come to where we are today.

# Town of Franklin

Town Administrator  
Tel: (508) 520-4949



Fax: (508) 520-4903

355 East Central Street  
Franklin, Massachusetts 02038-1352

June 10, 2019

To: Town Council  
From: Jamie Hellen, Town Administrator

## **Re: Fire Chief Ratification**

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Per the Town Charter, Section 4-2-5, I am asking you to ratify my appointment of James G. McLaughlin as the next Fire Chief for the Town of Franklin. With your ratification of my appointment, I believe Franklin is hiring the best candidate to help the Fire Department recalibrate and develop a fresh vision for the future, which includes more professional development, and succession planning. Mr. McLaughlin will be a strong advocate for growth in the Fire Department to meet service demand.

### **Background**

Chief McCarraher retired after nearly 20 years as Chief of the Fire Department in March 2019. Additionally, the Department saw the retirement of Deputy Fire Chief Paul Sharpe in the Fall of 2018 along with two captains and two firefighters in the last two years. The spate of retirements in the past year, which we expect to continue, has left the department without a defined vision for the future after over two decades of consistent and stable leadership.

To begin building for the future challenges of the department, the Town invested in transitioning to a two-Deputy Fire Chief departmental system last winter. The two-Deputy department was designed to create greater bandwidth across the organization and help aid in future succession planning. After an extensive process, two internal candidates, Jim Klich as the Deputy Chief for Operations and Joe Barbieri as Deputy Chief for Administration, respectively, were appointed in January 2019. I maintain this was the correct course for the long-term growth of the Fire Department, as most departments and communities our size have a two-Deputy department. I also believe that both Deputies were appointed to the correct positions given their professional skill sets, experience and interests.

Cumulatively, the Franklin Fire Department is undergoing a substantial transitional period internally, while the Fire and Emergency Services industry continues to evolve and change quickly everywhere. Like in almost every city and town, medical calls now occupy the overwhelming majority of calls for service.

### **Hiring Process**

Given this was the first time Franklin has looked for new leadership of the Fire Department in twenty years, the Administration conducted a full process to identify Chief McCarraher's successor to make sure Franklin is getting the best candidate who can facilitate the development of a vision for the future. The Administration led a three-step process:

1. Open Posting. Upon notice of Gary's retirement, the Town held an open posting for seven weeks for anyone to apply. We received almost two dozen applications, half of them candidates from

New England states, half of them outside New England states. We contacted the top six candidates for a 20-minute introductory phone interview.

2. Assessment Center. Five of those six candidates then went through a full-day Assessment Center exercise, comprised of role play scenarios to test out the mastery of the skills needed to be a Chief in a community our size. As usual with assessment centers, the panel consisted of active and retired Police Chiefs, Fire Chiefs, Human Resource Directors and Town Administrators.
3. Interview Panel. Finally, each of the five candidates came to do a 60-75 minute interview with an internal interview panel that included myself; Town Council Chairman Tom Mercer; Chief of Police TJ Lynch; Assistant to the Town Administrator, Chrissy Whelton; and, Human Resources Director, Karen Bratt.

### Criteria

As the new Town Administrator in Franklin and having objectively observed our Fire Department for the past 3-plus years, I believe it is important to find a Chief who could best do the following:

1. Enhance communication between the department staff, town staff and public stakeholders. I have had a fair amount of conversations with various members of the Fire Department, both on and off the record, over the course of the last few months since Gary retired -- as well as over the years I've worked in Franklin. One common thread we all agree on is that communication and dialogue between the Chief, command staff and the rank and file paramedics must improve and must include better structure. This will be a priority for the new Chief.
2. Manage, delegate and empower the staff at the Fire Department. I firmly believe the Town needs a Chief who is going to empower those senior members of the department to have a greater leadership role in the decision-making process of the department. And, perhaps most importantly, mentor and empower the dedicated group of paramedics we have hired to be the future leaders of the department.

**Franklin has recently promoted two deputy chiefs, four captains, two lieutenants in the last year and hired eight new paramedics and firefighters in less than two years.** Now is the time to recalibrate for the future and make sure the new staff have an active role in shaping the future. This will be a priority for the new Chief.

3. Develop a vision for the future of the Fire and Emergency services in Franklin for the next decade -- and beyond. I believe we need a Chief who can facilitate a vision and make sure the Fire Department maintains the best public safety services we can offer our residents. As we know, the service demand from our citizens is rapidly transitioning into an overwhelming demand for medical related calls for service. The department needs to consider this factor in creating a long-term vision. The next Chief has committed to being a strong advocate for the department to deal with the many issues they will face in the future.

### Conclusion & Nomination

James G. McLaughlin enjoyed a thirty-year career in the Warwick Fire Department. He began his career as a firefighter, rising through every rank and ultimately becoming Chief and Emergency Management Director in 2016 until his retirement in 2018. The City of Warwick is more than twice the size of Franklin and is the second largest City in Rhode Island. The Warwick Fire Department has a departmental staff of over 220, which is four times the size of our department and an annual operating budget of \$23 million, almost five times the size of Franklin's budget. Mr. McLaughlin's experience in a community that large is an asset to the Town. I have included Mr. McLaughlin's resume with this memo.

Mr. McLaughlin's extensive experience in preparing and managing a large budget, day-to-day human resources management, public relations skills and knowledge of industry trends showed the assessors and the interview panel he was the strongest candidate. Mr. McLaughlin presented to the interview panel a vision of enhanced communication, staff engagement and empowerment and someone who will facilitate the recalibration of the department for the future. The interview panel felt that he presented the best choice to take an objective look at the department and would offer a fresh perspective and look toward the future.

My vision for the Fire Department is to use Mr. McLaughlin's experience as an asset to help facilitate a more structured and team-oriented department. I expect him to facilitate our employees to be the leaders of the department and gain the additional experience necessary to run this department now and well into the future. I expect him to serve as a departmental leader and ombudsman, rather than someone who has all of the answers and solutions. Since Mr. McCarraher's retirement, the employees of the Fire Department have shared with me a lot of great ideas and it is my hope that Mr. McLaughlin will help our staff execute those ideas.

The Town of Franklin is very fortunate to have Deputy Chief Klich and Deputy Chief Barbieri who will continue to have prominent roles. Both candidates confirmed through this process that they will be successful in those positions and simply need some additional time to learn the intangibles of managing a department. I am also very confident in the Captains and Lieutenants in our department, as well as the rank and file members and their abilities to continue the tradition of great service in Franklin. We are fortunate to have a dedicated and talented staff. Mr. McLaughlin will be charged with creating a system where all of our employees have input and a voice in our future.

Finally, I want to make it clear that I do not want to hire externally for any leadership position in the Fire Department ever again. Ever! Franklin has a proud tradition of developing and promoting from within and planning very well for the future. That said, we have never hesitated to go outside the organization to make sure the taxpayers of this community are getting the best staff for their money. Mr. McLaughlin's number one goal will be to ensure no Town Administrator has to hire any leadership post outside of the Franklin Fire Department staff ever again by properly developing a long term succession plan for the department, as well as shaping the tremendous talent in our department to be the leaders of this organization for many decades to come.

I am hopeful the Town Council will ratify my appointment of James G. McLaughlin as the next Fire Chief.

As always, I am happy to answer any questions that you may have.

# APPOINTMENTS



## Town of Franklin Fire Chief

Per Town Charter Section 4-2-5, the Town Administrator has appointed Charles Allen to serve as Fire Chief of the Town of Franklin, subject to ratification of the Town Council.

**MOTION** to ratify the appointment by the Town Administrator of Charles Allen to serve as Fire Chief of the Town of Franklin effective October 18, 2025, pending successful completion of pre-employment physical and background check.

---

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  
ADMINISTRATOR**  
TOWN *of* FRANKLIN

## MEMORANDUM

August 29, 2025

To: Town Council  
From: Jamie Hellen, Town Administrator  
Amy Frigulietti, Deputy Town Administrator

**RE: Town Boards & Committees Appointments**

---

We are asking the Town Council to ratify the appointments of four Town committee members as described below.

### Community Preservation Committee

- Richard Johnson, Member of the Conservation Commission, with a 1-year term to expire on June 30, 2026. Richard has been a member of the Conservation Commission for four years and will be a first time member of the CPC.

### Cultural Council

- Ryan Hanley, with a 3-year term to expire on June 30, 2028.
- Will Lee, with a 3-year term to expire on June 30, 2028.
- Caryn Parnell, with a 3-year term to expire on June 30, 2028.

Volunteer applications for Ryan, Will and Caryn have been included in the agenda packet for the September 3rd Town Council meeting.

Thank you to all committee members for volunteering their service to the Town of Franklin!



## Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** April 4, 2025

**Name:** Ryan J Hanley

**Home Address:** 731 King St  
FRANKLIN, MA 02038

**Mailing Address:** 731 King St  
FRANKLIN, MA 02038

**Phone Number(s):** [REDACTED]

**Email Address:** [REDACTED]

**Current Occupation/Employer:** Union Representative, Actors' Equity Association

**Narrative:** I would be available after 5:30 on most weeknights. I might have some availability on weekends, but it depends on my wife's work schedule. I have been involved with theatre and the arts since 2001.

**Board(s) / Committee(s):**  CULTURAL DISTRICT COMMITTEE  
 FRANKLIN CULTURAL COUNCIL  
 Recreation Advisory Board



## Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** June 23, 2025

**Name:** William J Lee

**Home Address:** 18 Martin Ave  
FRANKLIN, MA 02038

**Mailing Address:** 18 Martin Ave  
FRANKLIN, MA 02038

**Phone Number(s):** [REDACTED]

**Email Address:** [REDACTED]

**Current Occupation/Employer:** Assistant Town Clerk, Town of Hopkinton

**Narrative:** I am available most evenings for meetings and events. I have served on the Historical Commission for three years and have been involved in numerous Downtown Partnership-sponsored events with the Historical Museum.

**Board(s) / Committee(s):** \_\_\_FRANKLIN CULTURAL COUNCIL



## Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** July 29, 2025

**Name:** Caryn M Parnell

**Home Address:** 9 Longfellow Dr  
FRANKLIN, MA 02038

**Mailing Address:** 9 Longfellow Dr  
02038

**Phone Number(s):** [REDACTED]

**Email Address:** [REDACTED]

**Current Occupation/Employer:** Employed part-time by Boston College and Bridgewater State University as Program Supervisor of Student T

**Narrative:** I retired five years ago from the Franklin Public Schools. Since then my part time employment by Boston College and Bridgewater State University as well as my volunteer hours at the Franklin Food Pantry are flexible. I'm extremely interested in and support Franklin's art & cultural offerings. As a parent volunteer at Parmenter Elementary School I applied for and received grants from the Cultural Council to support art and cultural learning and enrichment events at Parmenter. As an educator I applied for and received Franklin Education Foundation grants to supplement the instruction for all students. As a content curriculum specialist I wrote grants to gain funding and sponsor new programming from Toyota Foundation and Tuft's University.

I enjoy being creative, resourceful and working with a team.. I would value being part of the team to support and build upon the current cultural opportunities . Franklin is a special community, one I feel fortunate to have raised a family here. Thank you for considering my application to volunteer on the Cultural Council. Please contact me if you have any questions.

**Board(s) / Committee(s):** \_\_\_FRANKLIN CULTURAL COUNCIL

# APPOINTMENTS



The Town Administrator has appointed the following individuals to serve on Town committees with terms to become effective September 3, 2025 and to expire as stated below:

NAME	STREET ADDRESS	TERM EXPIRATION
<b><u>Community Preservation Committee</u></b>		
Richard Johnson (Conservation Commission)	394 Coronation Drive	June 30, 2026
<b><u>Cultural Council</u></b>		
Ryan Hanley	731 King Street	June 30, 2028
William Lee	18 Martin Avenue	June 30, 2028
Caryn Parnell	9 Longfellow Drive	June 30, 2028

**MOTION** to ratify the appointments by the Town Administrator of the individuals named above to serve on Town committees with terms to become effective September 3, 2025 and to expire as stated above.

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  
ADMINISTRATOR**  
TOWN *of* FRANKLIN

## MEMORANDUM

August 29, 2025

To: Town Council  
From: Jamie Hellen, Town Administrator  
Amy Frigulietti, Deputy Town Administrator

**RE: Resolution 25-50:** Adoption of Local Initiative Program (LIP) "Friendly 40B" Policy

---

The Council will consider approving Resolution 25-50, to adopt a Friendly 40B Policy. Approval of Resolution 25-50 will set the precedent that any current or future changes to the policy will require Town Council approval.

At their July 23, 2025 meeting, the Town Council voted (5-4) to table the vote for further deliberation at a later time.

For additional information, the following materials are included in the agenda packet for the September 3rd Town Council meeting:

- Memo from Town Administration, dated July 18, 2025.
- The Department of Planning & Community Development's "Friendly Chapter 40B Projects – Local Initiative Program (LIP)" process, dated November 25, 2024, which is the current town staff policy on Friendly 40B's.
- Proposed Resolution 25-50.
- Proposed Local Initiative Program "Friendly 40B" Policy, dated July 23, 2025.



**TOWN  
ADMINISTRATOR**  
TOWN of FRANKLIN

## MEMORANDUM

July 18, 2025

To: Town Council  
From: Jamie Hellen, Town Administrator  
Amy Frigulietti, Deputy Town Administrator

**RE: Resolution 25-50:** Adoption of Local Initiative Program (LIP) "Friendly 40B" Policy

---

The Council will consider approving a Friendly 40B policy, which will set the precedent that any current or future changes to the policy will require Town Council approval. Given the community feedback on housing and development, it is important the legislative body of the community has a clear policy on these matters.

We have simplified the draft policy before the Town Council tonight, which is the same substance as the current staff policy. However, we have updated some of the narrative to ensure clarity, legislative compliance with town bylaws and for formatting purposes. We propose to keep Amy Love as a contact who has done a great job managing the current applications.

The Town Council can accept the current draft proposal or it can be amended, changed, provide feedback to the staff or take this matter up again in the future. The Council could also decide to not accept applications until further notice. As this policy only relates to LIP applications, the Council has relatively generous authority to develop a policy on how they want to handle these matters.

### **Current Town Policy**

We have attached the current staff policy from November 24, 2024. The current application requirements were developed by the permitting staff. As a reminder, the past two years has seen the first and only three Friendly 40B applications in recent memory, if not in the town's history. Policies are meant to adapt and evolve based on experience and public feedback. Tonight's discussion and legislation for action are evolutions in this experience.

The clear intent of this policy was to create a reasonable process to help guide the Town Council on their decision-making. The process called for preliminary reviews from the committees and staff who are experts in these matters, while also holding public meetings and forums to allow the public to have a greater opportunity for residents to participate. The policy was an attempt to recognize the many

complaints town officials have heard over the years from residents they had felt like no one told them about meetings and projects in their neighborhoods. The goal was to give residents and town officials greater information earlier, and more aplenty, than ever before. It was a good faith effort on our part, something we were not required to do.

On November 25, 2024, staff had already amended the policy to prohibit any *further* apartment complexes from consideration (at least anything above 20 units that are allowed by right in certain zoning districts along Route 140). This policy allows for home ownership projects to be considered.

### **Current SHI status**

According to the Massachusetts Executive Office of Housing & Liveable Communities (EOHLC), the Town of Franklin currently has 10.86% of the Town's year-round housing units on the Subsidized Housing Inventory (SHI). [This statistic is located on the state's website here](#). The effective date on the SHI is June 29, 2023 by state officials. Adjacent towns are: Wrentham 11.63%, Norfolk 4.21%, Medway 11.37% and Bellingham is 11.22%. These statistics have obviously changed since then and will continue to evolve. I hope the state updates these numbers on their website, as this outdated data confuses town officials across the state.

However, with the approval of 121 Grove Street, the town will be at 13.68% affordable but this has not been reflected in the state website for some reason. We have confirmed this with the state. However, market rate units that have come on since 2020 are not reflected in the 13.68% statistic. With more desirable, market rate units for sale in the future, we anticipate that the percentage will decrease below 13% but stay in the 11-13% range for much of the decade (assuming no units come off the state list).

The SHI percentage can change quickly based on state law and regulations. The Town has to be conscious that a large project could come off the SHI someday (Glen Meadow several years back) for various reasons.. The Town has seen very unpopular projects proposed as the overall percentage dipped under 10% (Madeline Village).

Other projects that would qualify to increase the SHI percentage are: 444 East Central St., 237 Pleasant Street, 762 Washington Street w/ Habitat for Humanity.

Our retired Director of Planning and Community Development did an [extensive presentation on housing in town before the Town Council on January 5, 2025](#). As of this presentation, Bryan estimated the town was 108 market units away from being under the 10% threshold.

### **Chapter 40B**

Chapter 40B is a far more extensive statute than its most infamous sections, such as the state law that requires 10% of its housing stock to be certified as affordable, per state standards. The law was passed in the late 1960's and has not been altered at all since. It is the main contributor to affordable housing in Massachusetts. It is deeply flawed and successful.

Because Franklin is above the 10% affordable housing threshold, it can permit "Friendly 40B" projects to build housing with deeded affordable units. Unlike traditional 40B projects, this allows municipalities to remain in control of some aspects of the project.

The Town receives the full allotment of units as affordable on the SHI. For example, the entire 331 units at 121 Grove Street will count to increase the percentage, not just the 25% of units that are affordable. All 40B developments are required to create housing where at least 25% of housing units are affordable according to EOHLC regulations.



**PLANNING &  
COMMUNITY DEVELOPMENT**  
TOWN *of* FRANKLIN

November 25, 2024

**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 "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 – that 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 (e.g., 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 received inquiries regarding Friendly 40B's projects, the Town staff has put together a preliminary process to follow in determining if the project meets the needs of the Town and follows the LIP process.

Until further notice, the Town policy will be to accept Friendly 40B applications that provide for home ownership and not rentals. The Town is requiring "Friendly 40B" projects not include any housing that are large scale rental apartments exceeding 20 units. The Town will only consider Friendly 40B projects that offer home ownership, including, but not limited to, single-family subdivision developments, duplex or triplex housing developments, and condominium style and cottage style developments or small scale family rental projects (20 units or under). The Town recognizes that project proponents may choose to apply through state MassHousing agency for rental projects above the 20 unit threshold.

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](mailto:alove@franklinma.gov)

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: \_\_\_\_\_
- c. Project Team – Name, Title, contact
- d. Project Location: \_\_\_\_\_
- e. Number of Units: \_\_\_\_\_
- f. Bedroom Count: 1 Bedroom \_\_\_\_\_ 2 Bedrooms \_\_\_\_\_ 3 Bedrooms \_\_\_\_\_
- g. Rental or Ownership

**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
  - i. Public Access/Trails/Open Space
  - ii. Road Improvements
  - iii. Amenities
  - iv. Positive or Negative Impacts on the Town
  - v. Safety/Fire Impacts to Town

**3. Review Process**

**a. Tech Review**

- i. Attend a Technical Staff Review meeting held on Wednesdays at 3:00PM

**b. Planning Board – Provide a non-binding review from the Planning Board**

- i. Review to include
  - 1. Compliance with Section 185–31 of Town Zoning By-Law
  - 2. List of waivers, as minimal as possible
  - 3. Special Permit Criteria
  - 4. Stormwater Review
  - 5. Parking review
  - 6. The applicant is required to notify direct, immediate abutters when the non-binding review is scheduled.

**c. Conservation Commission (if required) – non-binding review from the Commission**

- i. Review to include
  - 1. Wetland Resource Impacts
  - 2. Completed ANRAD
  - 3. Wetland Crossings
  - 4. Area Wetland maps and disturbance

- d. Department of Housing and Community Development (DHCD)**
  - i. A Letter acknowledging the number of units that will be accepted on the Town's SHI List.
  
- e. Town Council Presentation**
  - i. Applicant should present an overview of the proposed project and outline the benefits for the Public
  - ii. Gather feedback from Town Council members
  
- f. Zoning Board of Appeals Approval**
  - i. Applicant shall submit a full application for the ZBA review and decision.

Please note, the Applicant is free to submit an application directly to 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.



**TOWN OF FRANKLIN  
RESOLUTION 25-50**

**ADOPTION OF LOCAL INITIATIVE PROGRAM "FRIENDLY 40B" POLICY**

---

The Franklin Town Council, on behalf of the Town of Franklin, hereby adopts the "Local Initiative Program "Friendly 40B" Policy", dated July 23, 2025, attached hereto as "Exhibit 1".

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

---

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 Council**

Tom Mercer, *Chair*  
Robert Dellorco, *Vice Chair*  
Glenn Jones, *Clerk*

**TOWN of  
FRANKLIN**  
MASSACHUSETTS

355 E. Central St.  
Franklin, MA 02038  
P. 508.520.4949  
www.franklinma.gov

Date: July 23, 2025

**LOCAL INITIATIVE PROGRAM "FRIENDLY 40B" POLICY**

Town Council policy will be to accept Local Initiative Program (LIP) "Friendly 40B" applications that only provide for home ownership. The Town is not accepting rental housing based projects, but this policy recognizes that there are other means in federal and state laws or bodies, as well as local bylaws, to propose rental-based housing.

The Town Council will only consider Local Initiative Program (LIP) "Friendly 40B" applications that offer home ownership, while encouraging many varying housing types, including, but not limited to, single-family subdivision developments, duplex or triplex housing developments, and condominium style and cottage style developments.

Through the Franklin Town Administrator, the Town Council 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 applicants in navigating the 40B process and related requirements, Town Code, process and coordination with all town officials.

The Municipal Point of Contact for Chapter 40B and the Local Initiative Program (LIP) "Friendly 40B" is:

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](mailto:alove@franklinma.gov)



**TOWN  
ADMINISTRATOR**  
TOWN *of* FRANKLIN

**MEMORANDUM**

August 29, 2025

To: Town Council  
From: Jamie Hellen, Town Administrator  
Amy Frigulietti, Deputy Town Administrator

**RE:** Bylaw Amendment 25-942: A Bylaw Amendment to Prohibit Parking on a Section of Lewis St.

---

This is the second reading and final vote of Bylaw Amendment 25-942. If approved by the Town Council, this bylaw amendment will add a parking restriction on Lewis Street near the intersection with Route 140. This is being proposed by the Town Engineer and Chief of Police, due to road width and conflict with site lines when entering and exiting Lewis Street onto 140.

Included in the agenda packet for the September 3rd Town Council meeting is a memo from Town Engineer Mike Maglio and a map of the proposed changes, as well as the legal notice for the second reading and final vote.

Please let us know if you have any questions.



**TOWN  
ENGINEER**  
TOWN *of* FRANKLIN

## MEMORANDUM

July 14, 2025

To: Jamie Helen, Town Administrator  
From: Michael Maglio, PE, Town Engineer  
  
cc: Thomas Lynch, Police Chief  
Daniel Smith, Safety Officer

**RE: Proposed Parking Restrictions – Lewis St at East Central Street**

---

We've had a few requests to assess the current parking situation at the end of Lewis St near the intersection of East Central Street. We have been working with the Police Department on this matter and are recommending establishing a no parking zone along both sides of Lewis St for the first 100 ft from East Central Street, as shown on the attached map.

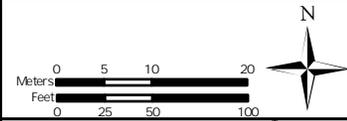
This parking restriction will provide adequate room for turning movements as vehicles queue waiting to turn onto East Central St and help ensure proper operation at this intersection.

Please reach out if you have any questions or concerns.



-  No Parking From Here To Corner
-  Building
-  Parcel Line

Date: 7/7/2025



In maintaining its GIS Data, the Town of Franklin has made every effort to ensure the accuracy, currency and reliability of the content thereof, however, errors can occur. It is expressly understood and agreed that in producing this information, the Town of Franklin, its officials, agents, servants and employees does not warrant or guarantee the information it has provided, nor does it accept responsibility for any errors contained therein. In no event will the Town of Franklin, its officials, agents, servants and employees be deemed or held obligated, liable, or accountable for any loss or damage incurred or resulting from the use of the information provided.





**TOWN  
ADMINISTRATOR**  
TOWN of FRANKLIN

**LEGAL NOTICE  
FRANKLIN, MA**

The Franklin Town Council will hold a second reading and final vote on the adoption a Town Code Bylaw Amendment summarized as follows:

**25-942: A Bylaw to Amend the Code of the Town of Franklin at Chapter 170, Vehicles and Traffic -** Proposes to prohibit parking along both sides of Lewis Street for the first 100 ft. from East Central Street, by amending Chapter 170 of the Code of the Town of Franklin at Section 170-15.D.2 by inserting, in appropriate alphabetical order, Lewis Street, as follows:

<u>Name of Street</u>	<u>Side</u>	<u>Location</u>
Lewis Street	Both	From East Central Street for a distance of 100 feet south

The second reading and final vote on adoption of Bylaw Amendment 25-942 will take place during the Town Council Public Meeting beginning at 7:00 pm on September 3, 2025; there will be an opportunity for public input during the process. Location: Municipal Building, 2nd Floor Council Chambers, 355 E. Central Street, Franklin, and also via the "ZOOM" platform. Residents can visit the Town website (Franklinma.gov) town calendar to review the agenda including full text of proposed bylaw amendment, and for up to date meeting information, on and after August 29, 2025. Please call the Town Administrator's Office at (508) 520-4949 if you require further information or to make arrangements for translation services.

Respectfully Submitted by,  
Julie McCann

*This Legal Notice was published in the [Milford / Metrowest Daily News](#) on August 20, 2025.*



**TOWN OF FRANKLIN  
BYLAW AMENDMENT 25-942**

**A BYLAW TO AMEND THE CODE OF THE TOWN OF  
FRANKLIN AT CHAPTER 170 VEHICLES AND TRAFFIC**

---

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL** that Chapter 170 of the Code of the Town of Franklin is amended at Section 170-15.D.2 by inserting, in appropriate alphabetical order, Lewis Street, as follows:

<u>Name of Street</u>	<u>Side</u>	<u>Location</u>
Lewis Street	Both	From East Central Street for a distance of 100 feet south

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

---

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

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

**A TRUE RECORD ATTEST:**

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

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

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

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

**Nancy Danello, CMC  
Town Clerk**

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



**TOWN  
ADMINISTRATOR**  
TOWN of FRANKLIN

## MEMORANDUM

August 29, 2025

To: Town Council  
From: Jamie Hellen, Town Administrator  
Amy Frigulietti, Deputy Town Administrator

**RE: Resolution 25-56: Gift Acceptance - Veteran's Services Department & Senior Center**

---

The Veterans' Services Dept. and the Senior Center have received generous donations in the total amount of \$850.

The donation in the amount of \$750 for the Veterans' Services Department will be applied toward the Franklin Municipal Veterans' Assistance Fund to be used at the Department's discretion in support of local Veterans and their families.

The donation to the Senior Center in the amount of \$100 will be applied toward the Council on Aging Gift Fund to be used at the discretion of the Senior Center to provide services and programs to senior citizens in the Franklin community.

We would also like to acknowledge a generous gift from Sandra Siebe, who donated a piano cover to the Senior Center.

We extend our sincere appreciation to all who donated. Thank you for your continued and generous support.

**Donation Summary:**

- **Veterans' Service Department - Franklin Municipal Veterans' Assistance Fund - \$750**
  - Sharon Ames
- **Senior Center - Council on Aging Gift Fund - \$100**
  - FHS Class of 1957

**DONATION TOTAL: \$850**



**TOWN OF FRANKLIN  
RESOLUTION 25-56**

**Acceptance of Gifts – Veterans’ Services Department &  
Senior Center**

**WHEREAS,** The Veterans’ Services Department and the Franklin Senior Center have received generous donations in the total amount of \$850 to be used at the discretion of each Department as follows:

**Donation Summary:**

**VETERANS’ SERVICES DEPARTMENT - \$750**

- Donation to be used at the discretion of the Veterans Services Department through the Franklin Municipal Veterans' Assistance Fund in support of local veterans and their families.

**SENIOR CENTER - \$100**

- Donation to be used at the discretion of the Senior Center, through the Council on Aging Gift Fund, to provide services and programs to senior citizens in the Franklin community.

Donor information is included in the September 3, 2025 Town Council meeting agenda packet.

**NOW THEREFORE, BE IT RESOLVED THAT:**

The Town Council of the Town of Franklin on behalf of the Veterans’ Services Department and Senior Center gratefully accepts these generous donations to be used at the discretion of each Department for the purposes noted above.

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

**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  
ADMINISTRATOR**  
TOWN *of* FRANKLIN

## MEMORANDUM

August 29, 2025

To: Town Council  
From: Jamie Hellen, Town Administrator  
Amy Frigulietti, Deputy Town Administrator

**RE: Resolution 25-57: Cable Funds in Support of PEG Service and Programming**

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The Massachusetts Department of Revenue requires the Town Council to vote to appropriate PEG funds received from Comcast and Verizon to an established revolving account.

Please find the attached resolution to appropriate PEG funds received for the first quarter of 2025 from Comcast and Verizon to Franklin Community Cable Access, Inc. as follows:

- Comcast: \$ 79,262.95
  - Verizon: \$ 69,040.27
- Total: \$148,303.22

Please let us know if you have any questions.



**TOWN OF FRANKLIN  
RESOLUTION 25-57**

**APPROPRIATION OF FUNDS IN SUPPORT OF PEG SERVICE AND  
PROGRAMMING PER MGL CHAPTER 44, SECTION 53F3/4**

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**TOTAL AMOUNT REQUESTED: \$148,303.22**

**PURPOSE:** To appropriate \$148,303.22 from the PEG Access and Cable Related Fund created under MGL Ch. 44, §53F3/4, representing the amount received in the previous quarter from Comcast and Verizon, to be paid to Franklin Community Cable Access, Inc. to operate the cable access studio and otherwise fund its operations.

**MOTION:** Be it Moved and Voted by the Town Council that the sum of \$148,303.22 be appropriated from the PEG Access and Cable Related Fund created under MGL Ch. 44, §53F3/4, to be paid to Franklin Community Cable Access, Inc. to operate the cable access studio and otherwise fund its operations.

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

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

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

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

**A TRUE RECORD ATTEST:**

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

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

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

**Nancy Danello, CMC  
Town Clerk**

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**Glenn Jones, Clerk  
Franklin Town Council**