



FRANKLIN TOWN COUNCIL

Agenda & Meeting Packet

September 17, 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 # 838 9919 1604 & Link: <https://us02web.zoom.us/j/83899191604>

- **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.

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 - None Scheduled.

4. PROCLAMATIONS / RECOGNITIONS

- a. Police Department - Swearing in of new Police Officers
 - i. Patrol Officer Patrick Clark
 - ii. Patrol Officer Jalen Samuels
 - iii. Patrol Officer Kyle Vaught

5. APPOINTMENTS

- a. [Community Preservation Committee - Wayne Simarrian](#)
- b. [Conservation Commission - Matthew Stoltz](#)

6. PUBLIC HEARINGS – 7:00 PM

- a. [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](#)
 - i. Legislation for Action # 9h.
- b. [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](#)
 - i. Legislation for Action # 9i
- c. [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](#)
 - i. Legislation for Action # 9j
- d. [Zoning Bylaw 25-930: Zoning Map Changes: Crossing Neighborhood Zoning District – A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Section 5, Zoning Map](#)
 - i. Legislation for Action # 9k
- e. [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](#)
 - i. Legislation for Action # 9l
- f. [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](#)
 - i. Legislation for Action # 9m
- g. [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](#)
 - i. Legislation for Action # 9n
- h. [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](#)
 - i. Legislation for Action # 9o

7. LICENSE TRANSACTIONS – *None Scheduled.*

8. PRESENTATIONS / DISCUSSION

- a. Solicitation Permits – Police Chief Thomas Lynch and Deputy Police Chief James West

9. LEGISLATION FOR ACTION

- a. [Resolution 25-58: November 4, 2025 Election Early & Mail in Voting](#)
(Motion to Approve Resolution 25-58 – Majority Vote)
- b. [Resolution 25-59: Authorization for Inter-Municipal Agreement with Tri-County Regional Vocational Technical High School for Franklin to provide it with a School Resource Officer](#)
(Motion to Approve Resolution 25-59 – Majority Vote)
- c. [Resolution 25-61: Acceptance of Easements on Property on Northwestern Side of Raymond Avenue](#) **(Motion to Approve Resolution 25-61 – Majority Vote)**
- d. [Resolution 25-62: Acceptance of Access Easement on Lot 1, Located on Westerly Side of Spring Street](#) **(Motion to Approve Resolution 25-62 – Majority Vote)**
- e. [Bylaw Amendment 25-943: A Bylaw to Amend the Code of the Town of Franklin at Chapter 139, Section 139-14, Sewer System Map \(Symphony Dr.\) – First Reading](#)
(Motion to Move Bylaw Amendment 25-943 to a Second Reading – Majority Vote)

- f. [Bylaw Amendment 25-944: A Bylaw to Amend the Code of the Town of Franklin at Chapter 179, Section 179-9.1, Water System Map \(Symphony Dr.\)](#) – *First Reading*
(Motion to Move Bylaw Amendment 25-944 to a Second Reading – Majority Vote)
- g. [Bylaw Amendment 25-945 – A Bylaw to Amend the Code of the Town of Franklin at Chapter 65, Collection Containers](#) – *First Reading*
(Motion to Move Bylaw Amendment 25-945 to a Second Reading)
- h. [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](#) – *First Reading*
(Motion to Move Zoning Bylaw Amendment 25-938 to a Second Reading – Majority Vote)
- i. [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](#) – *First Reading*
(Motion to Move Zoning Bylaw Amendment 25-939 to a Second Reading – Majority Vote)
- j. [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](#) – *First Reading*
(Motion to Move Zoning Bylaw Amendment 25-929 to a Second Reading – Majority Vote)
- k. [Zoning Bylaw 25-930: Zoning Map Changes: Crossing Neighborhood Zoning District – A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Section 5, Zoning Map](#) – *First Reading*
(Motion to Move Zoning Bylaw Amendment 25-930 to a Second Reading – Majority Vote)
- l. [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](#) – *First Reading*
(Motion to Move Zoning Bylaw Amendment 25-931 to a Second Reading – Majority Vote)
- m. [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](#) – *First Reading*
(Motion to Move Zoning Bylaw Amendment 25-932 to a Second Reading – Majority Vote)
- n. [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](#) – *First Reading*
(Motion to Move Zoning Bylaw Amendment 25-933 to a Second Reading – Majority Vote)
- o. [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](#) – *First Reading*
(Motion to Move Zoning Bylaw Amendment 25-934 to a Second Reading – Majority Vote)
- p. [Resolution 25-60: Acceptance of Gifts – Senior Center \(\\$150\)](#)
(Motion to Approve Resolution 25-60 – Majority Vote)

10. TOWN ADMINISTRATORS REPORT

- a. Personnel Update
- b. FY26 Budget Update

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

a. *Exemption #2: Contract negotiations with non-union personnel: Town Administrator.*

15. ADJOURN

Note: Two-Thirds Vote: requires 6 votes

Majority Vote: requires majority of members present and voting



**TOWN
ADMINISTRATOR**
TOWN *of* FRANKLIN

MEMORANDUM

September 12, 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 two Town committee members as described below.

Community Preservation Committee

- Wayne Simarrian, Chair of the Recreation Advisory Board, with a 1-year term to expire on June 30, 2026. Wayne has been a member of the Recreation Advisory Board for thirty three years and this will be his returning member of the CPC.

Conservation Commission

- Matthew Stoltz, with a 3-year term to expire on June 30, 2028.

The volunteer application for Matthew has been included in the agenda packet for the September 17th 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: March 31, 2025

Name: Matthew J Stoltz

Home Address: 2 Haverstock Road
FRANKLIN, MA 02038

Mailing Address: 2 Haverstock Road
FRANKLIN, MA 02038

Phone Number(s): [REDACTED]

Email Address: [REDACTED]

Current Occupation/Employer: Sales/ Molecular Devices

Narrative: I have easily 1-2 hours a week and can dedicate larger chunks of time with a bit of prior notice and planning. I have been a resident of Franklin for 16 years and am interested in getting more involved as we continue to grow and live here. I have been in a variety of management roles but am also an avid outdoors person with a keen interest in all things related to open spaces and wild places. In addition, though a variety of experiences I have seen first hand how struggles with affordable housing can seriously impact the life of a child and family. All of these things are areas I would be interested in assisting.

Board(s) / Committee(s): ___ AGRICULTURAL COMMISSION
___ Conservation Commission
___ Municipal Affordable Housing Trust Fund Committee

APPOINTMENTS



The Town Administrator has appointed the following individuals to serve on Town committees with terms to become effective September 17, 2025 and to expire as stated below:

NAME	STREET ADDRESS	TERM EXPIRATION
<u>Community Preservation Committee</u>		
Wayne Simarrian (Recreation Advisory Board)	204 Jordan Road	June 30, 2026
<u>Conservation Commission</u>		
Matthew Stoltz	2 Haverstock Road	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 17, 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

Planning Board

Gregory Rondeau, *Chair*
Beth A. Wierling, *Vice Chair*
Jennifer Williams, *Clerk*

**TOWN of
FRANKLIN**
MASSACHUSETTS

355 E. Central St.
Franklin, MA 02038
P. 508.520.4907
www.franklinma.gov

**FRANKLIN PLANNING BOARD
PUBLIC HEARING NOTICE**

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, August 11, 2025 at 7:00 PM** and the Town Council will hold a Public Hearing on Wednesday, September 17, 2025 at 7:00 PM in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, to consider amending Chapter 185, of the Code of the Town of Franklin.

ZONING BY-LAW AMENDMENTS

25-938: That Chapter 185 of the Code of the Town is hereby amended by additions to §185-3, Definitions:

25-939: That Chapter 185 of the Code of the Town is hereby amended by making additions to §185 Attachment 8 Use Regulations Schedule Part VII.

The exact wording and detail of the proposed By-Law amendments, including additions, deletions to §185, as well as a list and map of parcels subject to the Zoning change, can be found attached to this hearing notice.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Greg Rondeau, Chairman
Franklin Planning Board

Tom Mercer, Chairman
Franklin Town Council



SPONSOR: *Town Administration*

TOWN OF FRANKLIN

**ZONING BY-LAW AMENDMENT 25-938:
CHANGES TO §185-3. DEFINITIONS**

RESIDENTIAL COMMERCIAL KITCHEN DEFINITION

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

RESIDENTIAL COMMERCIAL KITCHEN - A Residential Commercial Kitchen space primarily for preparing, cooking, and producing food for off premises consumption and/or sales. The Residential Commercial Kitchens is an allowed use in the unit if serviced by an on-site subsurface sewage disposal system (Septic Tank); connection to public sewer (Town) is prohibited.

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 25-939**

**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, ATTACHMENT 8, USE REGULATIONS SCHEDULE PART VII:
ACCESSORY USES**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** to §185, Attachment 8, Use Regulation Schedule Part VII, Accessory Uses:

185 Attachment 8
USE REGULATION SCHEDULE
PART VII

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use. N = An excluded or prohibited use.

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

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

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

Accessory Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
A1 Boarding	N	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N
A2 Contractor's yard	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
a. Landscape materials storage and distribution	N	N	N	N	N	Y ³	Y ³	N	N	N	Y	Y	N	N	N
A3 Home occupation (See § 185-39B.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
a. Residential Commercial Kitchens⁹	Y	Y	N	N	N	N									
A4 Manufacture, assembly, packing of goods sold on premises	N	N	N	N	N	Y ¹	N	Y ¹	Y ¹	Y ¹	Y	Y	N	Y ¹	Y
A5 Off-street parking (See § 185-39C.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A6 Professional office, studio (See § 185-39A.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
A7 Restaurant, bar	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y
A8 Retail sale of nonagricultural products manufactured, warehoused or manufactured, warehoused or distributed on or from premises	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y ²	N	Y ²	Y
A9 Scientific use in compliance with § 185-37	BA	BA	BA	BA	BA	BA	N	BA	BA	BA	Y	Y	Y	Y	Y
A10 Signs (See § 185-20.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A11 Single-family dwelling for personnel required for safe operation	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N
A12 Other customary accessory uses	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
A13 Other retail sales, services	N	N	N	N	N	Y	N ⁴	Y	Y	Y	Y	Y	Y	Y	Y
A13.1 Animal grooming	BA	BA	BA	BA	BA	BA	N	Y	BA	Y	BA	BA	BA	BA	BA
A14 Operation of not more than 5 automatic amusement devices	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y
A15 Warehouse/distribution facility	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	Y	Y
A16 Wholesale office, salesroom															
a. With storage	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y
b. Without storage	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y ²	Y	Y
A17 Catering	N	N	PB	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y
A18 Function hall	N	N	PB	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y
A19 Ground-mounted Solar Energy System ⁵															
a. Small-scale	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Medium-scale ⁶	PB	PB	PB	PB	PB	N	PB	N	PB	N	PB	Y	N	PB	PB
A20 Agricultural with Poultry, parcel under 5 acres ⁷	Y ⁸	N	N	N	N	N	N	N	N						
A21 Accessory Dwelling Residential Unit ⁵	Y ⁸	Y ⁸	Y ⁸	BA	N	N	N	N	N						

NOTES:

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

9. See limitation of the definition in 185 Section 3



SPONSOR: *Town Administration*

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Planning Board

Gregory Rondeau, *Chair*
Beth A. Wierling, *Vice Chair*
Jennifer Williams, *Clerk*

**TOWN of
FRANKLIN**
MASSACHUSETTS

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FRANKLIN PLANNING BOARD
PUBLIC HEARING NOTICE

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ZONING BY-LAW AMENDMENTS

25-929: That Chapter 185 of the Code of the Town is hereby amended by additions to §185-4, Districts Enumerated:

25-930: That Chapter 185 of the Code of the Town is hereby amended by making amendments to §185-5, Zoning Map by changing parcels located in Industrial, Single Family Residential IV, and Commercial I Zoning Districts to the Crossing Neighborhood Zoning District.

25-931: That Chapter 185 of the Code of the Town is hereby amended by making additions and deletions to §185 Attachment 2 through 8 Use Regulations Schedule Part I through Part VII.

25-932: That Chapter 185 of the Code of the Town is hereby amended by making additions to §185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements.

25-933: That Chapter 185 of the Code of the Town is hereby amended by making additions and deletions to §185-21. Parking, Loading, and Driveway Requirements, Sub-section B.

25-934: That Chapter 185 of the Code of the Town is hereby amended by making additions to §185-3. Definitions; §185-20. Signs; §185-28. Sidewalks; §185-29; Curbing. §185-31; Site Plan and Design Review.

The exact wording and detail of the proposed By-Law amendments, including additions and deletions to §185, as well as a list and map of parcels subject to the Zoning change, can be found on the Town of Franklin website under the Legal Notices.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Greg Rondeau, Chairman
Franklin Planning Board

Tom Mercer, Chairman
Franklin Town Council



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 25-929
CREATION OF THE CROSSING NEIGHBORHOOD ZONING DISTRICT
A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF FRANKLIN
AT CHAPTER 185, SECTION 4, DISTRICTS ENUMERATED**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

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

Crossing Neighborhood (CN)

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

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

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Proposed Zoning Map Changes

An Area On Or Near Union Street

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

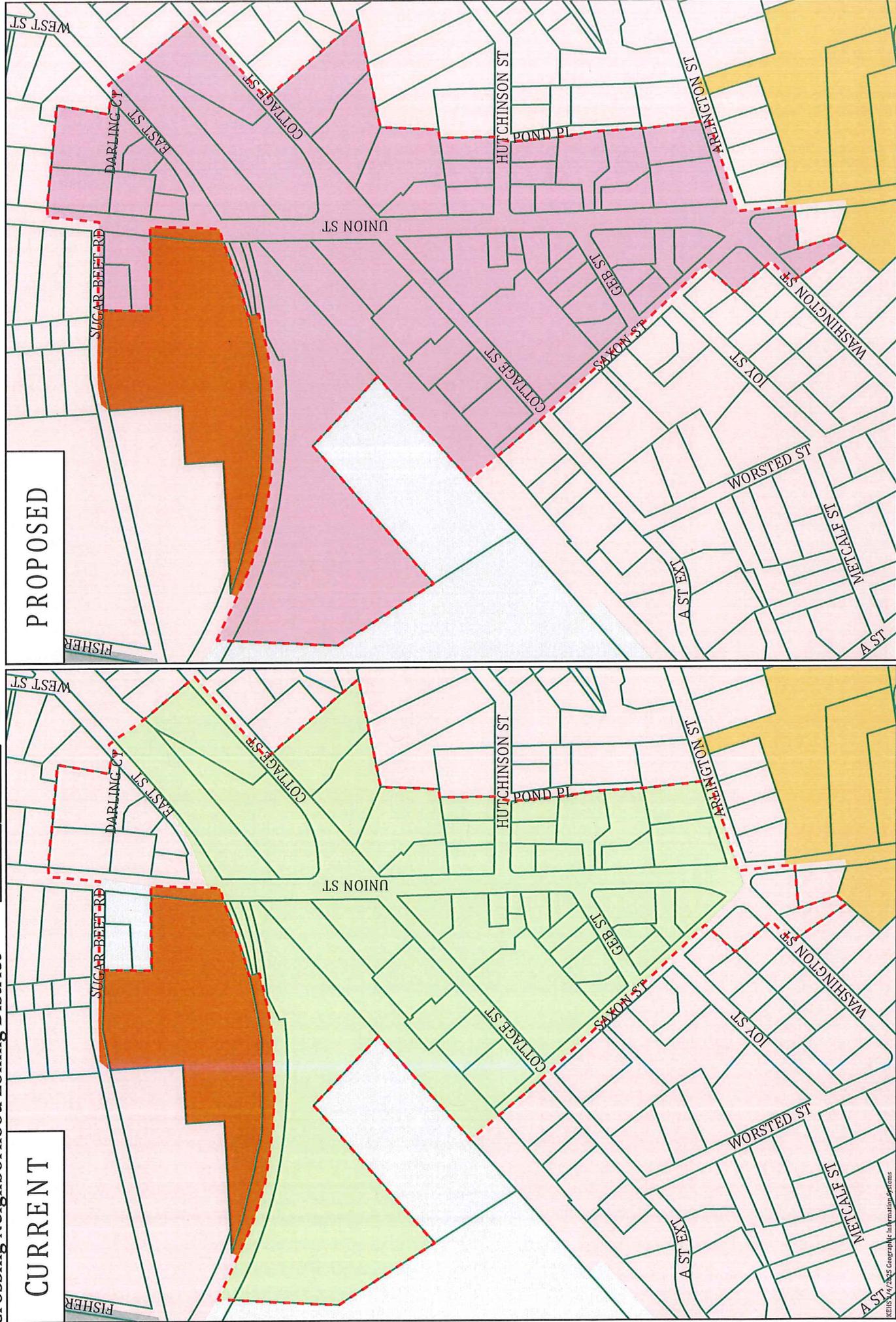
CURRENT

PROPOSED



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

Amendment 25-930



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

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Proposed Zoning Map Changes An Area On Or Near Union Street

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

CURRENT

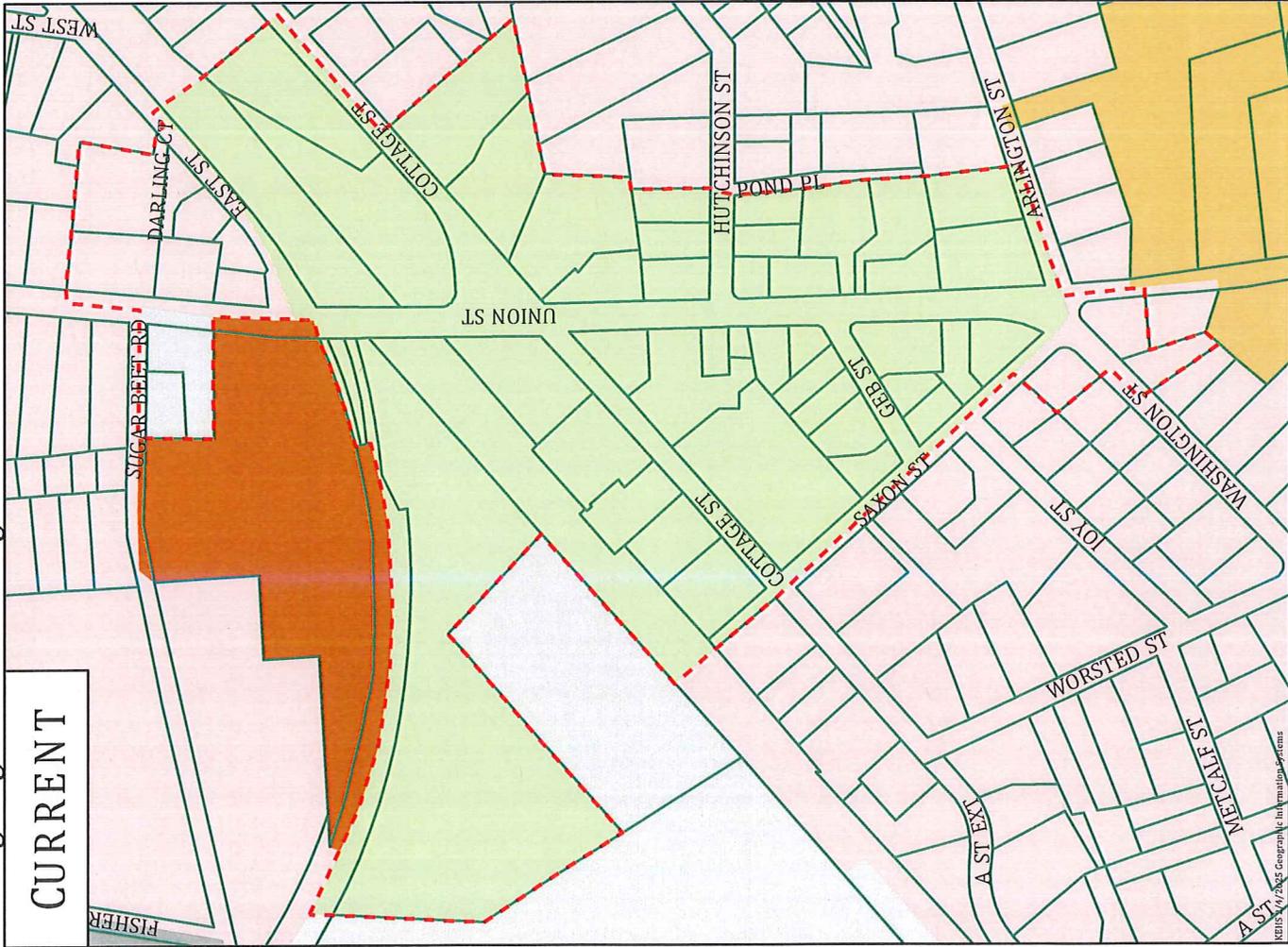


- Commercial I
- Industrial
- Mixed Business Innovation
- Residential VI

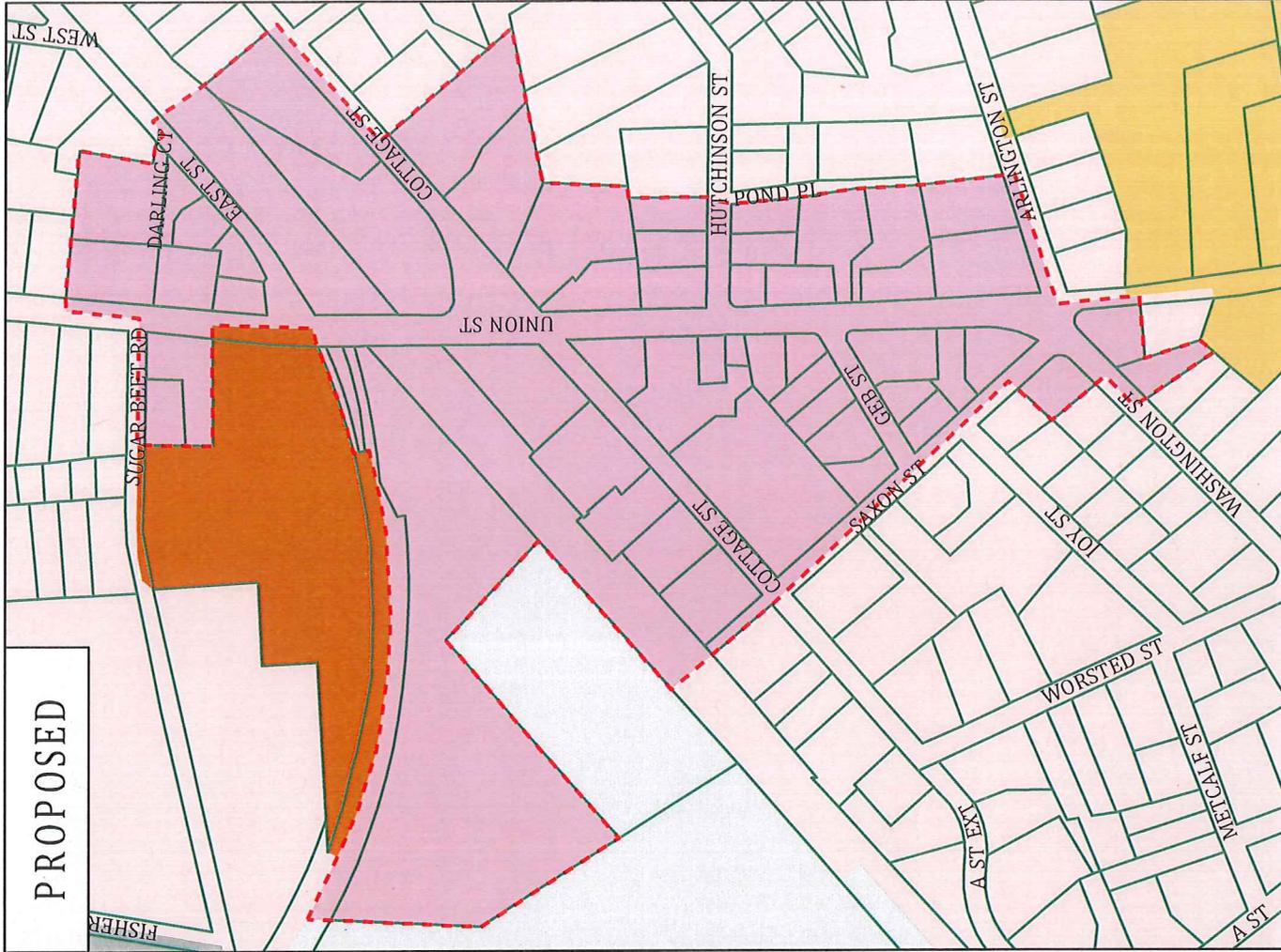
- Single-Family III
- Single-Family IV
- Crossing Neighborhood

- Area of Proposed Change
- Parcel Line

Amendment 25-930



PROPOSED





SPONSOR: *Town Administration*

TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 25-931
CROSSING NEIGHBORHOOD ZONING USE REGULATIONS
A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF
FRANKLIN AT CHAPTER 185, USE REGULATION SCHEDULE
PART I THROUGH PART VII

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

185 Attachment 2
USE REGULATION SCHEDULE
PART I

Symbols in the Use Regulations Schedule shall mean the following:

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

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

NOTES:

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

185 Attachment 3
USE REGULATION SCHEDULE
PART II

Symbols in the Use Regulations Schedule shall mean the following:

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

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
2. Commercial																
2.1 Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	N	N ²	N	N	N
2.2 Animal kennel, hospital	BA	BA	BA	BA	BA	BA	N	N	BA	BA	N	BA	BA	BA	BA	N
2.21 Animal day care, training	BA	BA	BA	BA	BA	BA	N	N	BA	BA	N	BA	BA	BA	BA	N
2.22 Animal grooming	BA	BA	BA	BA	BA	BA	N	Y	Y	BA	Y	BA	BA	BA	BA	N
2.3 Offices, excluding office parks:																
a. Bank or credit union	N	N	PB	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	N
b. Medical or dental	PB	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
c. Professional	PB	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
d. Clerical, or administrative	N	N	N	PB	PB	PB	N	Y	Y ⁶	Y	Y	Y	Y	Y	Y	Y
2.4 Funeral home, undertaking	N	N	N	N	N	P/SP	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	N	N
2.5 Hotel, motel	N	N	N	N	N	N	N	PB	PB	PB	Y	PB	PB	PB	PB	N
2.6 Motor vehicle, boat, farm implement sales, rental and leasing:																
a. With repair service	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	N
b. Without repair service	N	N	N	N	N	N	N	N	N	PB	N	PB	N	N	N	N
c. Other	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	N
2.7 Motor vehicle service, repair:																
a. Auto body, painting, soldering, welding	N	N	N	N	N	N	N	N	N	PB	N	N	PB	N	N	N
b. Filing or service station	N	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N
c. Other	N	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N
2.8 Parking																
a. Parking facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. Off-street parking	N	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
2.9 Restaurant, bar	N	N	N	N	N	N	N	P/SP	P/SP ³	P/SP	P/SP ³	P/SP	PB	N ⁴	PB	Y ^{7,8}

185 Attachment 3
USE REGULATION SCHEDULE
PART II (Continued)

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

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

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

185 Attachment 4
USE REGULATION SCHEDULE
PART III

Symbols in the Use Regulations Schedule shall mean the following:

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

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

185 Attachment 4
USE REGULATION SCHEDULE
PART III (Continued)

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

NOTES:

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

185 Attachment 5
USE REGULATION SCHEDULE
PART IV

Symbols in the Use Regulations Schedule shall mean the following:

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

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

NOTES:

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

185 Attachment 6
USE REGULATION SCHEDULE
PART V

Symbols in the Use Regulations Schedule shall mean the following:

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

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

NOTES:

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

185 Attachment 7
USE REGULATION SCHEDULE
PART VI

Symbols in the Use Regulations Schedule shall mean the following:

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

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

NOTES:

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

185 Attachment 8
USE REGULATION SCHEDULE
PART VII

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

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

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

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

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

185 Attachment 8
 USE REGULATION SCHEDULE
 PART VII (Continued)

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

NOTES:

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

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 25-932
CROSSING NEIGHBORHOOD ZONING DISTRICT**

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

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

District	Minimum Lot Dimensions				Minimum Yard Dimensions			Maximum Height of Building			Maximum Impervious Coverage of Existing Upland	
	Area (square feet)	Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving ³	
Rural Residential I	40,000	200	200	180 ⁴	40	40	40	3	35	20	25	
Residential VI	40,000	200	200	180 ⁴	40	40	40	3	35	20	25	
Residential VII ¹¹	40,000	200	200	180 ⁴	40	40	40	3	35	20 ¹²	25 ¹²	
Rural Residential II	30,000	150	200	135 ⁴	40	35	35	3	35	20	25	
Single Family Residential III	20,000	125	160	112.5	40	25	30	3	35	25	35	
Single Family Residential IV	15,000	100	100	90	30	20	20	3	35	30	35	
General Residential V	10,000	100	100	90	20	15	20	3	40	30	35	
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35	
Rural Business ¹³	40,000	200	200	180	40	30	40	1.5	30	10	30	
Downtown Commercial	5,000	50	50	45	5 ¹⁰	0 ²	15	3 ⁹	40 ⁹	80	90	
Crossing Neighborhood⁷	5,000	50	50	45	5¹⁰	0²	15	3	40	80	90	
Commercial I ⁷	5,000	50	50	45	20 ¹	10 ¹⁴	15	3 ¹⁵	40 ¹⁵	80	90	
Commercial II	40,000	175	200	157.5	40	30	30	3 ¹⁵	40 ¹⁵	70	80	
Business	20,000	125	160	112.5	40	20	30	3 ¹⁵	40 ¹⁵	70	80	
Mixed Business Innovation	40,000	175	200	157.5	40	30 ⁵	30 ⁵	3 ¹⁵	40 ¹⁵	70	80	
Industrial	40,000	175	200	157.5	40	30 ⁵	30 ⁵	3 ⁶	-	70	80	
Limited Industrial	40,000	175	200	157.5	40	30 ⁸	30 ⁸	3 ⁶	40 ⁶	70	80	
Office	40,000	100	100	90	20	30 ⁵	30 ⁵	3 ⁶	40 ⁶	70	80	

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

NOTES:

- ¹ But no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment.
- ² Increase to 20 feet when abutting a residential district.
- ³ See definition of Upland §185-3, §185-36. Impervious Surfaces and §185-40. Water Resource District.
- ⁴ Within open space developments (see § 185-43), the lot width must be met for individual lots shall be no less than 1/2 those required within the underlying district.
- ⁵ Increase by the common building height of the structure, when abutting a residential use.
- ⁶ Buildings up to 60 feet in height may be permitted by a special permit from the Planning Board.
- ⁷ Permitted residential uses must observe requirements of General Residential V District for residential use building only. Mixed use buildings are exempt from this requirement.
- ⁸ Increase by 1.5 the common building height of a structure, when abutting a residential district or use.
- ⁹ Buildings up to 50 feet in height may be permitted by a special permit from the Planning Board provided the structure is set back at least 15 feet from frontage.
- ¹⁰ Minimum 5' setback required on first floor, street level; upper floors can overhang required first floor set back.
- ¹¹ See §185-50.
- ¹² Total impervious surface in the upland shall be no more than 50% if a special permit for multiple, single-family dwelling units is granted in RVII.
- ¹³ Maximum gross building footprint of non-residential primary use structures is 3,500 square feet.
- ¹⁴ The 10 feet side setback is only required on one side of lot; if lot abuts a residential district, a twenty feet setback is required on the abutting side.

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 25-933
CROSSING NEIGHBORHOOD ZONING DISTRICT**

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

- B. Parking schedule. The number of parking spaces required for a particular use shall be as follows:
- (1) In the Downtown Commercial Zoning District:
 - (a) Residential dwelling units: one parking spaces per residential unit in a mixed use development.
 - (b) Non-residential uses are exempt from this section (§185-21.B).
 - (2) In the Commercial I Zoning District:
 - (a) Residential dwelling units: 1.5 parking spaces per residential unit.
 - (b) Non-residential uses: one space per 500 square feet of gross floor area.
 - (3) In the Crossing Neighborhood Zoning District:**
 - (a) Residential dwelling units: 1 parking spaces per residential unit.**
 - (b) Non-residential uses: one space per 500 square feet of gross floor area.**
 - ~~(3)~~ **4) All Other Zoning Districts:**
 - (a) Residential buildings:
 - i. Dwelling units, regardless of the number of bedrooms: two spaces.
 - ii. Guest houses, lodging houses and other group accommodations: one space per guest unit.
 - iii. Hotels and motels: 1 1/8 spaces per guest unit.
 - (b) Nonresidential buildings: (Gross floor area is measured to the outside of the building, with no deductions for hallways, stairs, closets, thickness of walls, columns or other features.)
 - i. Industrial buildings: except warehouses: one space per 400 square feet of gross floor area.
 - ii. Retailing, medical, legal and real estate offices: one space per 200 square feet of gross floor area, plus one space per separate enterprise.

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

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



SPONSOR: *Town Administration*

TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 25-934
CROSSING NEIGHBORHOOD ZONING DISTRICT

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

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

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

B. Applicability

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

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

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

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

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

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

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

B. Design Review Commission Review Requirements.

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

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

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

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

Date: September 12, 2025

To: Town Council

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

RE: Resolution 25-58: November 4, 2025 Election Early Voting & Vote by Mail

We are asking the Town Council to approve Resolution 25-58, to opt-in for early voting by mail and in-person early voting for the November 4, 2025 Biennial Local Election.

On June 22, 2022, Governor Baker signed [Chapter 92 of the Acts of 2022](#), also known as the VOTES Act. This law changed some existing laws that impact the responsibilities of the Town Council in regard to elections.

Changes to early voting by mail and in-person voting:

According to Section 25B (a)(1) of the Votes Act: *Early voting by mail is now **required for all local elections, unless the town opts-out.** In order to opt-out of early vote by mail for a local election, the Town Council must hold a public hearing and public roll call vote to NOT allow early vote by mail no later than 45 days before the date of the election.*

We request that the Town Council take no action, which would permit early vote by mail for the upcoming November 4th Biennial Local Election.

According to Section 25(c)(1) for local elections, **towns may choose to have in-person early voting.** *To opt-in, the Town Council must vote to authorize in-person early voting no later than 5 days before early voting would begin, and must include the early voting schedule. A separate vote does need to happen in advance of each municipal election and a "blanket" vote for all future municipal elections is NOT acceptable.*

We request that the Town Council vote to opt-in for in-person early voting as follows:

Early in-person voting for the November 4, 2025 Biennial Local Election will take place during normal business hours (Monday, Tuesday, Thursday 8AM-4PM, Wednesday 8AM-6PM, Friday 8AM-1PM) in the Franklin Town Clerk's Office located on the 1st floor of the Franklin Municipal Building at 355 East Central St., Franklin MA, 02038 on the 17th, 20th, 21st, 22nd, 23rd, 24th, 27th, 28th, 29th, 30th and 31st of October 2025, and from 9:00 AM to 3:00 PM on Saturday, October 25th, 2025.

Please let us know if you have any questions.



**TOWN OF FRANKLIN
RESOLUTION 25-58**

**Authorization for Early In-person Voting for the
November 4, 2025 Biennial Local Election**

NOW THEREFORE, BE IT RESOLVED THAT:

Pursuant to Chapter 92 of the Acts of 2022, also known as the VOTES Act, the Town of Franklin, acting by and through its Town Council, hereby authorizes early in-person voting for the November 4, 2025 Biennial Local Election, as follows:

Early in-person voting for the November 4, 2025 Biennial Local Election will take place during normal business hours (Monday, Tuesday, Thursday 8AM-4PM, Wednesday 8AM-6PM, Friday 8AM-1PM) in the Franklin Town Clerk's Office located on the 1st floor of the Franklin Municipal Building at 355 East Central St., Franklin MA, 02038 on the 17th, 20th, 21st, 22nd, 23rd, 24th, 27th, 28th, 29th, 30th and 31st of October 2025, and from 9:00 AM to 3:00 PM on Saturday, October 25th, 2025.

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

Date: September 12, 2025

To: Town Council

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

RE: Resolution 25-59: Authorization for Intermunicipal Agreement with Tri-County Regional Vocational Technical High School for Franklin to Provide it with a School Resource Officer

The action before the Town Council is to authorize a new Inter Municipal Agreement (IMA) between the Town of Franklin and the Tri-County School Committee for the Town to continue providing Tri-County with a School Resource Officer. The current agreement expires on June 30, 2026. The new agreement will become effective July 1, 2026 and will expire on June 30, 2029.

The proposed agreement is included in the packet as Exhibit 1 to the proposed resolution.

Please let me know if you have any questions.



**TOWN OF FRANKLIN
RESOLUTION 25-59**

**Authorization for Intermunicipal Agreement with Tri-County
Regional Vocational Technical High School for Franklin to Provide
it with a School Resource Officer**

WHEREAS, Tri-County Regional Vocational Technical High School (“School”) is in need of a Police Officer to perform the services of a School Resource Officer, and

WHEREAS, The Town of Franklin (“Town”) currently employs a Police Officer who performs the services of a School Resource officer for Town and Town is willing to make said person available to School, to perform said services for School in consideration of School’s payment of compensation to Town, and

WHEREAS, The proposed arrangement which will be the subject of a written intermunicipal agreement between Town and School, a draft copy of which is attached hereto as “Exhibit 1”, would benefit both governmental entities, and

WHEREAS, an intermunicipal agreement is governed by the provisions of G.L. Chapter 40, Section 4A which requires that each governmental entity authorize the agreement,

NOW THEREFORE, BE IT RESOLVED that the Town Council of the Town of Franklin hereby authorizes the Town Administrator pursuant to G.L. Chapter 40, Section 4A to negotiate and execute an intermunicipal agreement with Tri-County Vocational Technical High School in substantially the form attached hereto as “Exhibit 1”, which agreement will provide for Town to provide a Franklin Police Officer to School to provide services as the School Resource Officer and for Town to receive compensation therefor, provided that said agreement may contain such other terms and conditions as the Town Administrator determines to be in the Town’s best interest.

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**

**INTER MUNICIPAL AGREEMENT FOR SCHOOL RESOURCE
OFFICER
BETWEEN THE TOWN OF FRANKLIN
AND THE TRI COUNTY REGIONAL VOCATIONAL TECHNICAL
HIGH SCHOOL**

THIS AGREEMENT is entered into by and between the Town of Franklin (hereafter "Franklin") and the Tri County Regional Vocational Technical School (hereafter "School"), hereafter referred to collectively as the "Parties," effective the 1st day of July 2026, as follows:

WHEREAS, the Parties desire to cooperate in the provision, on a shared basis, the services of a School Resource Officer (hereafter "SRO") for the benefit of the Town and the School;

WHEREAS, the Parties have each obtained authorization for this joint undertaking as required by M.G.L. c.40, §4A: Town, pursuant to a vote of the Town Council and School, pursuant to, a vote of the Tri County Regional Vocational Technical School Committee;

NOW, THEREFORE, the Town and School, in mutual consideration of the covenants contained herein, hereby agree as follows:

1. **Agreement.** The attached Memorandum of Understanding and Standard Operating Procedures spell out the duties, supervision, hours of work and other responsibility of each party.
2. **Compensation and Benefits.** School shall pay Franklin an annual payment of \$51,500 on a quarterly basis of \$12,875 for FY27. The contract fee will increase to an annual payment of \$52,700 on a quarterly basis of \$13,175 in FY28. The contract fee will increase to an annual payment of \$53,900 on a quarterly basis of \$13,475 in FY29. Any partial quarters will be billed on a prorated basis. Payments shall be made on or before July 15th, October 15th, January 15th and April 15th of each year.
3. **Term of this Agreement.** The term of this Agreement shall be three years (July 1, 2026 through June 30, 2029). This Agreement may be extended thereafter as the Parties may agree, with such agreement approved by the Town Council and the School Committee.
4. **Termination of this Agreement.** The Town, by vote of its Town Council, or the School, by vote of its School Committee may terminate this Agreement upon 180 days written notice to take effect on June 30th of any given year.
5. **Savings Provision.** The Town and School agree that if any court of competent jurisdiction shall declare any provision of this Agreement unenforceable, the remaining provisions hereof shall not be affected and shall remain in full force and effect.
6. **Amendment.** This Agreement may be amended from time to time, but only by mutual written agreement of the Town and School Committee approved by the Town Council and

EXHIBIT 1

the School Committee.

WITNESS OUR HANDS, as of the dates specified:

TOWN OF FRANKLIN,

By its Town Administrator, duly-authorized:

By Its School Committee

Chairman

Date: _____

Date: _____

Franklin Town Comptroller

Tri County, Treasurer

Approved as to form:

Approved as to form:

Franklin Town Counsel

Counsel for the Tri County



**TOWN
ADMINISTRATOR**
TOWN *of* FRANKLIN

MEMORANDUM

Date: September 12, 2025

To: Town Council

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

RE: Resolution 25-61: Acceptance of Easements on Property on Northwesterly Side of Raymond Avenue

We are asking the Town Council to approve Resolution 25-61, to accept permanent vehicular traffic turnaround and drainage easements on a parcel of land located on the Northwesterly side of Raymond Ave.

The granting of these easements were a condition of the Water and Sewer Map Amendments that the Town Council approved back in March of 2025 to facilitate the construction of a new duplex at 57-59 Raymond Ave.

Please let us know if you have any questions.



**TOWN OF FRANKLIN
RESOLUTION 25-61**

**ACCEPTANCE OF EASEMENTS ON PROPERTY ON
NORTHWESTERLY SIDE OF RAYMOND AVENUE**

WHEREAS, 57-59 Raymond Street, LLC is the owner of a certain parcel of land located on the Northwestern side of Raymond Avenue in Franklin described in a deed dated January 7, 2025, and registered in Norfolk County Registry District of Land Court as Land Court Document No. 1,547,430 on Certificate of Title No. 212931; and

WHEREAS, 57-59 Raymond Street, LLC, having agreed to grant to the Town of Franklin permanent vehicular traffic turnaround and drainage easements over, under and through that portion of Grantor’s Land shown as Lot 172, formerly Lot 169, on a plan of land entitled “Franklin Condominium II Modification Plan of Registered Land in the Town of Franklin Norfolk County, Massachusetts” and recorded with Norfolk County Registry District of the Land Court as Plan No 2984R filed with Certificate of Title #211825 in Book 1060, said easements being shown on said plan as being located on the southeasterly side of said Lot 172, abutting Raymond Avenue and also shown on “easement detail” included on said plan, the area encompassed by said easements being 1,924 s.f., and 1,190 s.f. respectively, more or less, according to said plan, executed the Grant of Motor Vehicle Turnaround and Drainage Easements to the Town of Franklin for nominal consideration on September ____, 2025, a true copy of said Grant of Motor Vehicle Turnaround and Drainage Easements being attached hereto as “Exhibit 1”.

NOW THEREFORE, BE IT ORDERED that the Town of Franklin, acting by and through its Town Council, accepts the Grant of Motor Vehicle Turnaround and Drainage Easements, a true copy of which is attached hereto as “Exhibit 1” and it is further ordered that a true copy of this resolution, together with the original grant of easements be recorded at Norfolk County Registry District of the Land Court.

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**

EXHIBIT 1

**Grant of Motor Vehicle Turnaround and Drainage Easements
on Northwesterly Side of Raymond Avenue**

57-59 Raymond Street, LLC, a Massachusetts Limited Liability Company with a principal place of business at 40 Alpine Row, Franklin, Norfolk County, MA, for consideration paid and in full consideration of ONE DOLLAR GRANTS to the Town of Franklin, a duly organized municipal corporation with administrative offices located in the Municipal Building 355 East Central Street Franklin, Norfolk County, MA two permanent easements over, under and through that portion of Grantor's land shown as Lot 172, formerly Lot 169, on a plan of land entitled "Franklin Condominium II Modification Plan of Registered Land in the Town of Franklin Norfolk County, Massachusetts" and recorded with Norfolk County Registry District of the Land Court as Plan No. 2984R filed with Certificate of Title #211825 in Book 1060, said easements being shown on said plan as being located on the southeasterly side of said Lot 172, abutting Raymond Avenue and also shown on "easement detail" included on said plan, the area encompassed by said easements being 1,924 s.f., and 1,190 s.f. respectively, more or less, according to said plan. Included within the foregoing grant of easements is the right to use one easement area for the turning around of motor vehicles by members of the public and the other easement area for surface drainage from abutting roadway together with the right but not the obligation of Grantee to maintain, repair and replace the pavement and drainage structures and the right to enter upon said easement areas on foot and with motor vehicles and equipment for said purpose(s); Grantee shall restore all disturbed areas of Grantor's property to the condition which existed prior to any work which Grantee performs.

Grantor shall not relocate said easements or either of them without first obtaining Grantee's written consent to said relocation.

Grantor, for itself and its successors in title, covenants that it shall not permit any use within said easement areas described herein, which is inconsistent with this Grant of Easements including, but not limited to the erection of any structures of any kind or planting shrubs and/or trees within the easement areas or performing any act which will impair function and purpose of said Grant of Easements.

For Grantor's title, see deed dated January 7, 2025, registered in Norfolk County Registry District of Land Court as Land Court Document No. 1,547,430 on Certificate of Title No. 212931

EXHIBIT 1

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf by Marcelo Alves its duly-authorized manager this ____ day of September, 2025.

57-59 Raymond Street, LLC, by:

Marcelo Alves, Manager

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this ____ day of September, 2025, before me, the undersigned notary public, personally appeared Marcelo Alves, proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily on behalf of the limited liability company for its stated purpose.

Notary Public

My commission expires: _____



**TOWN
ADMINISTRATOR**
TOWN *of* FRANKLIN

MEMORANDUM

Date: September 12, 2025

To: Town Council

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

RE: Resolution 25-62: Acceptance of Access Easement on Lot 1, Located on Westerly Side of Spring St.

We are asking the Town Council to approve Resolution 25-62, to accept a permanent access easement located on the westerly side of Spring Street. Included within the grant of easement is the right to use said easement area to allow for municipal and commercial trucks and other large vehicles and equipment with an area to turn around, as well as the right, but not obligation, to maintain, repair and replace the easement area.

Additional information is included in the proposed resolution and in the Grant of Easement which are both included in the agenda packet for the September 17, 2025 Town Council meeting.

Please let us know if you have any questions.



**TOWN OF FRANKLIN
RESOLUTION 25-62**

**ACCEPTANCE OF ACCESS EASEMENT ON LOT 1,
LOCATED ON WESTERLY SIDE OF SPRING STREET**

WHEREAS, Lewis Street Realty LLC is the owner of a certain parcel of land shown as Lot 1 on a plan entitled "Plan of Land 60 Spring Street Franklin, Massachusetts Owned by Lewis Street Realty LLC Scale = 1" = 40'" drawn by GW Site Solutions dated March 12, 2020, revised on September 11, 2024, and filed with Norfolk County Registry of Deeds in Plan Book 732 at Page 87; and

WHEREAS, Lewis Street Realty LLC, having agreed to grant to the Town of Franklin a permanent access easement shown as "Proposed Access & Grading Easement A = 3311 S.F. ±" located on the northeasterly corner of said Lot 1 abutting Spring Street, all as shown on said plan of land, executed the "Grant of Access Easement on Spring Street" to the Town of Franklin, for nominal consideration, on August 2025, a true copy of said Grant of Access Easement being attached hereto as "Exhibit 1".

NOW THEREFORE BE IT ORDERED that the Town of Franklin, acting by and through its Town Council, hereby accepts the Grant of Access Easement, a true copy of which is attached hereto as "Exhibit 1" and it is further ordered that a true copy of this resolution, together with the original grant of easement, be recorded at Norfolk County Registry of Deeds.

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

EXHIBIT 1

GRANT OF ACCESS EASEMENT ON SPRING STREET

Lewis Street Realty LLC, a duly-organized Massachusetts limited liability company with a principal place of business at 28 Tia Place, Franklin, Norfolk County, MA ("Grantor"), for consideration paid and in full consideration of

One Dollar (\$1.00)

GRANTS to the Town of Franklin, a duly-organized municipal corporation with administrative offices located in the Municipal Building, 355 East Central Street, Franklin, Norfolk County, MA ("Grantee"), a permanent easement over, under and through that portion of Grantor's land shown as "Proposed Access & Grading Easement A=3,311 S.F±" "Easement Area" on Lot 1, as shown on a plan entitled, "Plan of Land 60 Spring Street Franklin, Massachusetts Owned by Lewis Street Realty LLC Scale 1" = 40" drawn by GW Site Solutions dated March 12, 2024, revised on September 11, 2024 and filed with the Norfolk County Registry of Deeds in Plan Book 732, Page 87. Included within the foregoing grant of easement is the right to use said Easement Area to allow for municipal and commercial trucks and other large vehicles and equipment with an area to turn around, together with the right but not the obligation of Grantee to maintain, repair and replace the Easement Area and the right to enter upon said Easement Area on foot and with motor vehicles and equipment for said purpose(s); Grantee shall restore all disturbed areas of Grantor's property to the condition which existed prior to any maintenance, repair or improvements which Grantee performs. Notwithstanding the foregoing, the easement granted herein is specifically not granted to the public and the public shall have no right to use the Easement Area.

Grantor shall not relocate said easement without first obtaining Grantee's written consent to said relocation.

Grantor, for itself and its successors in title, covenants that it shall not permit any use within said Easement Area described herein, which is inconsistent with this Grant of Easement, including, but not limited to the erection of any structures of any kind or planting shrubs and/or trees within the Easement Area or performing any act which will impair the function and purpose of said Grant of Easement.

Grantee shall indemnify, defend and hold Grantor harmless from any and all claims, causes of action, damages or expenses (including but not limited to attorney's fees) incurred by Grantor, which are solely related to Grantee's use of the Easement Area. The foregoing language is solely to define the parties' respective rights and liabilities to each other and is not intended to waive any statutory limitation on liability to any third party to which either party is entitled or otherwise to expand the third party liability of either party.

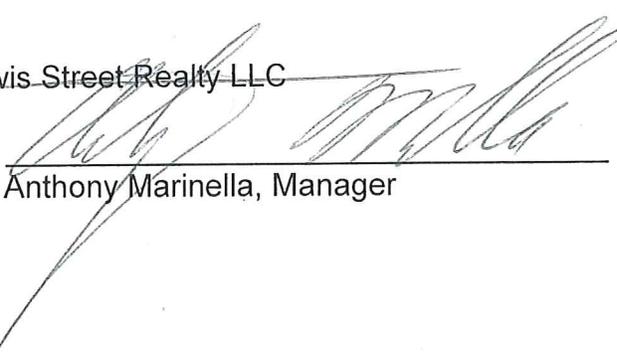
This Easement is intended to run with the land.

All obligations and/or rights granted hereunder to the Grantor as owner of the Land and the Grantee as grantee of the Easement shall be binding on any successors and/or assigns.

For Grantor's title, see the Deeds recorded in the Norfolk County Registry of Deeds in Book 37693, Page 196, Book 37693, Page 200, Book 37693, Page 207 and Book 37693, Page 216.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf by Anthony Marinella its duly-authorized manager this 8th day of September, 2025.

Lewis Street Realty LLC

By: 

Anthony Marinella, Manager

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 8th day of September, 2025, before me, the undersigned notary public, personally appeared Anthony Marinella, Manager as aforesaid, proved to me through satisfactory evidence of identification which was drivers license to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily on behalf of the limited liability company for its stated purpose.



Melissa S. Trener
Notary Public
My commission expires: 7/13/29



**TOWN
ADMINISTRATOR**
TOWN *of* FRANKLIN

MEMORANDUM

Date: September 12, 2025

To: Town Council

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

RE: Bylaw Amendment 25-943: Amendment to Sewer System Map (Symphony Dr.) – First Reading
Bylaw Amendment 25-944: Amendment to Water System Map (Symphony Dr.) – First Reading

We are asking the Town Council to move Bylaw Amendments 25-943 and 25-944 to a second reading. If approved, these bylaw amendments will allow for a sewer main extension and water main extension to provide Town water and sewer service to a two lot subdivision proposed to be constructed on a 6.9 acre empty lot at the end of Symphony Drive.

For further information please see the 8/11/2025 dated memo from Town Engineer Mike Maglio and DPW Director Brutus Cangoreggi as well as the proposed legislation and map amendments, which are included in the agenda packet for the September 17, 2025 Town Council meeting.

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



**TOWN
ENGINEER**
TOWN of FRANKLIN

MEMORANDUM

August 11, 2025

To: Jamie Helen, Town Administrator
From: Michael Maglio, PE, Town Engineer 
Robert A. Cantoreggi, Director of Public Works 

RE: Symphony Drive Water and Sewer Extensions

The applicant is applying for both a Water Map Amendment and a Sewer Map Amendment for a proposed two lot subdivision at the end of Symphony Drive on parcel 218-020-000. The subject parcel is currently a 6.9 acre empty lot. The proposed subdivision will need to be approved by the Planning Board.

The water extension would involve the installation of two new services tapped off the end of the existing main and the sewer extension would involve the installation of a new sewer manhole and approximately 250 feet of new PVC sewer main. Currently both the existing water and sewer mains end within the existing cul-de-sac to which the new private roadway would connect. The proposed extensions would not create water and/or sewer access to any other parcels.

The DPW owns a water booster pump station in the neighborhood which is due for maintenance and upgrades. The applicant has offered to contribute \$33,000 which is the approximate full cost of those improvements.

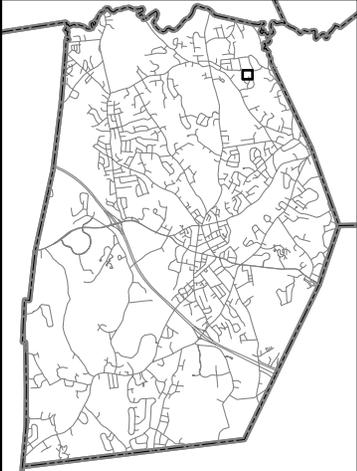
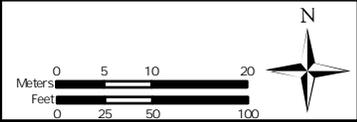
We believe that this proposal provides a public benefit. If the Council decides to approve the extensions, we recommend the following two conditions be attached to the approval:

1. The applicant will need to file all required permits, pay the required fees, and provide the financial contribution to the DPW prior to construction/installation of the water services and sewer main.
2. The applicant shall construct the proposed water and sewer mains and services in accordance with DPW standards.



- Existing Structure
- Proposed Structure
- Existing Waterline
- Proposed Waterline Extension
- Parcel

Date: 8/12/2025

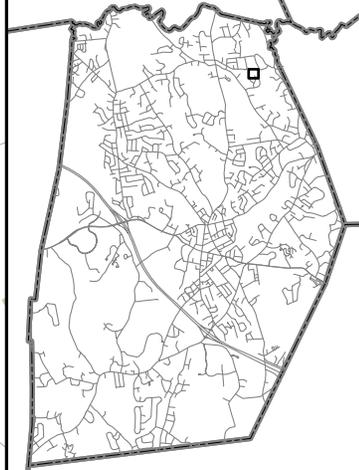
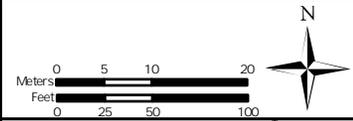


In maintaining its GIS Data, the Town of Franklin has made every effort to ensure the accuracy, currency and reliability of the content thereof, however, errors can occur. It is expressly understood and agreed that in producing this information, the Town of Franklin, its officials, agents, servants and 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.



- Existing Structure
- Proposed Structure
- Existing Sewer Manhole
- Existing Sewer Pipe (gravity)
- Proposed Sewer Manhole
- Proposed Sewer Pipe (gravity)
- Parcel Line

Date: 8/12/2025



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 OF FRANKLIN
BYLAW AMENDMENT 25-943**

AMENDMENT TO SEWER SYSTEM MAP

**A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN
AT CHAPTER 139, §139-14. SEWER SYSTEM MAP**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL that Chapter 139, §139-14 of the Code of the Town of Franklin entitled Sewer System Map, Exhibit A (Map) be amended by adding as an eligible location the following:

§139-14. Sewer System Map

Exhibit A:

Extending sewer system to provide Town sewer service to a two lot subdivision proposed for future construction on parcel 218-020-000 on Symphony Drive. The proposed extension will extend the existing sewer main by approximately two hundred fifty (250) feet of new PVC sewer main and will require the installation of a new sewer manhole.

This bylaw amendment shall not become effective until all conditions agreed to between the property owner and the Franklin Department of Public Works are satisfied.

This bylaw amendment 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:** _____

**Nancy Danello, CMC
Town Clerk**

RECUSED: _____

**Glenn Jones, Clerk
Franklin Town Council**



**TOWN OF FRANKLIN
BYLAW AMENDMENT 25-944**

AMENDMENT TO WATER SYSTEM MAP

**A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN
AT CHAPTER 179, §179-9.1 WATER SYSTEM MAP**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL that Chapter 179, §179-9.1 of the Code of the Town of Franklin entitled Water System Map, Exhibit A (Map) be amended by adding as an eligible location the following:

§179-9.1 Water System Map

Exhibit A:

Extending water main to provide Town water service to a two lot subdivision proposed for future construction on parcel 218-020-000 on Symphony Drive. The proposed extension will require installation of two new services to be tapped off the end of the existing main.

This bylaw amendment shall not become effective until all conditions agreed to between the property owner and the Franklin Department of Public Works are satisfied.

This bylaw amendment 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

Date: September 12, 2025

To: Town Council

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

RE: Bylaw Amendment 25-945: A Bylaw to Amend the Code of the Town of Franklin at Chapter 65,
Collection Containers

We are asking the Town Council to move Bylaw Amendment 25-945, to a second reading. If approved, this bylaw will enable Franklin based civic, fraternal or veterans' organizations to place and maintain a single charitable collection container on their property.

This request has come from the local veterans groups, including the VFW.

While these collection containers are generally provided with the best intentions of collecting clothing and other essentials to give to individuals and families in need of assistance; unfortunately, they often become a dumping ground for broken, unusable goods and trash. It is nearly impossible to monitor or prevent this from occurring, and this problem can quickly escalate to unsanitary, unsafe conditions for the property owners and surrounding community members. For this reason and per [Chapter 62 of Franklin Town Code](#), a very limited number of collection containers are permitted in Franklin and only on private property belonging to houses of worship, charitable organizations, the Town recycling center and private property located within the Industrial District.

Approval of this bylaw amendment would open up the permitted locations to include civic, fraternal or veterans' non-profit organizations by allowing them to place one collection container on their property.

Please let us know if you have any questions.



**TOWN OF FRANKLIN
BYLAW AMENDMENT 25-945**

**A BYLAW TO AMEND THE CODE OF THE TOWN OF
FRANKLIN AT CHAPTER 65, COLLECTION CONTAINERS**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL that the Code of the Town of Franklin is hereby amended at Chapter 65, Collection Containers, as follows:

Section 65-2 Definitions:

Add a new definition, in appropriate alphabetical order:

Non-profit Organization:

A duly organized and existing local Franklin civic, fraternal or veterans' organization established pursuant to GL Chapter 180 or other Massachusetts enabling legislation

Section 65-5 Permitted locations:

Add a new subsection E:

E: A local Franklin non-profit organization may place and maintain a single collection container on its property.

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

Date: September 12, 2025

To: Town Council

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

RE: **Zoning Bylaw Amendment 25-938:** Residential Commercial Kitchens – Definition
Zoning Bylaw Amendment 25-939: Residential Commercial Kitchens – Use Regulations Schedule

We are asking the Town Council to move Zoning Bylaw Amendments 25-938 & 25-939, to a second reading and final vote. Both zoning bylaw amendments are related to Residential Commercial Kitchens: one to add a definition for Residential Commercial Kitchen to the Town's Zoning Bylaw (25-938), and one to add the Shared Use Commercial Kitchen to the Use Regulation Schedule (25-939).

These two zoning bylaw amendments will:

- Enable eligible residential units to be permitted for preparation of certain allowed foods in their residential kitchen for commercial use.
- Apply only to residential units, which are NOT on public sewer. This represents approximately 30% of the community parcels which would be eligible.
- Allow permits to be granted for operations that conform with state sanitary code, which does limit home occupation to certain foods and goods. Not all food preparation or cooking can take place.

Note, residential units that are on public sewer are prohibited from obtaining a permit.

At their May 21st meeting, the EDC voted unanimously to refer both bylaw amendments to the Town Council for consideration. At their July 23rd meeting, the Town Council voted unanimously to refer both to the Planning Board, and at their September 9th meeting the Planning Board voted (4-1) to recommend both bylaw amendments, as presented, to the Town Council. The recommendation from the Planning Board is included in the agenda packet for the September 17th Town Council meeting, as is the May 14th dated memo from Town Planner Amy Love, the two proposed bylaw amendments, and the legal ad for the September 17th public hearing.

Please let us know if you have any questions.



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

MEMORANDUM

TO: MELANIE HAMBLÉN, CHAIR, ECONOMIC DEVELOPMENT SUBCOMMITTEE

FROM: AMY LOVE, TOWN PLANNER

RE: RESIDENTIAL COMMERCIAL KITCHENS

CC: JAMIE HELLEN, TOWN ADMINISTRATOR BRYAN W. TABERNER, AICP, DIRECTOR, MARK G. CEREL,
TOWN ATTORNEY; GUS BROWN, ZONING ENFORCEMENT OFFICER

DATE: MAY 14, 2025

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

There are a variety of uses for Residential commercial kitchen allowing residential homes to prepare food for retail sales off the premises. The use of Residential commercial kitchen are only allowed in units with a private septic system. Those with public sewer (Town) are prohibited from Residential Commercial Kitchen use.

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

Zoning Bylaw Amendment 25-9X1, Changes to §185-3. Definitions, Residential Commercial Kitchen, adds a definition for Residential Commercial Kitchen to the Town's Zoning Bylaw.

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

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

Planning Board

Gregory Rondeau, *Chair*
Beth A. Wierling, *Vice Chair*
Jennifer Williams, *Clerk*

**TOWN of
FRANKLIN**
MASSACHUSETTS

355 E. Central St.
Franklin, MA 02038
P. 508.520.4907
www.franklinma.gov

September 9, 2025

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE

Zoning By-law Amendments #25-938 & 25-939
Residential Commercial Kitchens

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, September 8, 2025 the Planning Board, upon motion duly made and seconded, voted (4-1) to *RECOMMEND, as presented*, to the Town Council for the Zoning By-law Amendments #25-938 & 25-939, a Zoning By-Law to add Residential Commercial Kitchens to the bylaw. The Planning Board is also requesting to consider in the future expanding the use to accommodate for all residents.

If you have any questions concerning this decision, please contact the planning staff or me.

Sincerely,



Gregory Rondeau
Chairman

cc: Town Council
Town Administrator



TOWN OF FRANKLIN

**ZONING BYLAW AMENDMENT 25-938
CHANGES TO §185-3. DEFINITIONS**

RESIDENTIAL COMMERCIAL KITCHEN DEFINITION

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

RESIDENTIAL COMMERCIAL KITCHEN - A Residential Commercial Kitchen space primarily for preparing, cooking, and producing food for off premises consumption and/or sales. The Residential Commercial Kitchens is an allowed use in the unit if serviced by an on-site subsurface sewage disposal system (Septic Tank); connection to public sewer (Town) is prohibited.

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

RECUSED: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



**TOWN OF FRANKLIN
BYLAW AMENDMENT 25-939**

**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, ATTACHMENT 8, USE REGULATIONS SCHEDULE PART VII:
ACCESSORY USES**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** to §185, Attachment 8, Use Regulation Schedule Part VII, Accessory Uses:

185 Attachment 8
USE REGULATION SCHEDULE
PART VII

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use. N = An excluded or prohibited use.

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

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

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

Accessory Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
A1 Boarding	N	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N
A2 Contractor's yard	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
a. Landscape materials storage and distribution	N	N	N	N	N	Y ³	Y ³	N	N	N	Y	Y	N	N	N
A3 Home occupation (See § 185-39B.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
a. Residential Commercial Kitchens⁹	Y	Y	N	N	N	N									
A4 Manufacture, assembly, packing of goods sold on premises	N	N	N	N	N	Y ¹	N	Y ¹	Y ¹	Y ¹	Y	Y	N	Y ¹	Y
A5 Off-street parking (See § 185-39C.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A6 Professional office, studio (See § 185-39A.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
A7 Restaurant, bar	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y
A8 Retail sale of nonagricultural products manufactured, warehoused or manufactured, warehoused or distributed on or from premises	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y ²	N	Y ²	Y
A9 Scientific use in compliance with § 185-37	BA	BA	BA	BA	BA	BA	N	BA	BA	BA	Y	Y	Y	Y	Y
A10 Signs (See § 185-20.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A11 Single-family dwelling for personnel required for safe operation	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N
A12 Other customary accessory uses	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
A13 Other retail sales, services	N	N	N	N	N	Y	N ⁴	Y	Y	Y	Y	Y	Y	Y	Y
A13.1 Animal grooming	BA	BA	BA	BA	BA	BA	N	Y	BA	Y	BA	BA	BA	BA	BA
A14 Operation of not more than 5 automatic amusement devices	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y
A15 Warehouse/distribution facility	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	Y	Y
A16 Wholesale office, salesroom															
a. With storage	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y
b. Without storage	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y ²	Y	Y
A17 Catering	N	N	PB	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y
A18 Function hall	N	N	PB	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y
A19 Ground-mounted Solar Energy System ⁵															
a. Small-scale	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Medium-scale ⁶	PB	PB	PB	PB	PB	N	PB	N	PB	N	PB	Y	N	PB	PB
A20 Agricultural with Poultry, parcel under 5 acres ⁷	Y ⁸	N	N	N	N	N	N	N	N						
A21 Accessory Dwelling Residential Unit ⁵	Y ⁸	Y ⁸	Y ⁸	BA	N	N	N	N	N						

NOTES:

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

9. See limitation of the definition in 185 Section 3

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



**TOWN
ADMINISTRATOR**
TOWN *of* FRANKLIN

MEMORANDUM

Date: September 12, 2025

To: Town Council

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

RE: Zoning Bylaw Amendments 25-929, 930, 931, 932, 933 & 934: Crossing Neighborhood District

We are asking the Town Council to move Zoning Bylaw Amendments 25-929, 930, 931, 932, 933 & 934, to a second reading. These bylaw amendments comprise the proposal to create the Crossing Neighborhood District (6 separate votes, all related). This is a goal for the Town Council for the 2024-25 legislative session.

In short, these six votes will:

- Create a new zoning district (formerly "C-1") with a new definition that helps create a warmer neighborhood environment for future low impact development that is consistent with the neighborhood character.
 - The definition is: The Crossing Neighborhood District (CN) is intended primarily as a diverse mixed-use economically and culturally rich district. A strong emphasis is placed on pedestrian-friendly design, encouraging a wide range of residential, commercial, cultural, and entertainment uses. Limited light industrial uses may be permitted. Single-family, two-family and multifamily and apartment residential uses are allowed.
- Add only six (6) new parcels to the current zoning (all of already commercial uses).
- Cap any building at three stories, including first floor retail/business but two stories of residential.
- Mirror Downtown/Commercial zoning for dimensional requirements (EG - setbacks).
- Lower the required parking requirements from 1.5 spaces per residential unit to 1 per unit, which mirrors Downtown/Commercial zoning. However, unlike Downtown/Commercial, the Crossing zoning would require 1 space per 500 sq feet of commercial uses. D/C does not require any commercial parking requirement due to the multiple lots for the public to park in. The Crossing Neighborhood does not have any public parking available.

These votes will NOT:

- Allow for any special permit criteria for greater density or building height above 3 stories. The maximum height is 3 stories to maintain the neighborhood feel.

On July 16th the EDC voted unanimously, 3-0 (with one recusal), to recommend all six Zoning Bylaw Amendments to the Town Council.

On July 23rd, the Town Council voted unanimously (8-0 with 1 absent) to refer all six bylaw amendments to the Planning Board.

At their September 8th meeting, the Planning Board discussed but did not vote on these bylaw amendments, deciding that they would like some additional conditions to be considered. They will reconvene for September 22nd, send recommendations and if the Town Council wants to accept them, those comments can be considered at second reading on October 15th.

It is critical to note there are no more additional dates on the calendar before the end of the legislative session to finalize the zoning.

For more detailed information, please see the July 10th dated memo from Town Planner Amy Love as well as the six proposed bylaw amendments which are included in the agenda packet for the 9/17/25 Town Council Meeting. The legal ad for the September 17th public hearing is included in the packet as well.

Please let us know if you have any questions.



**PLANNING &
COMMUNITY DEVELOPMENT**
TOWN of FRANKLIN

MEMORANDUM

July 17, 2025

To: Tom Mercer, Chairman, Town Council

From: Amy Love, Town Planner

Cc: Jamie Hellen, Town Administrator; Amy Frigulietti, Deputy Town Administrator;
Mark Cerel, Town Attorney; Gus Brown, Zoning Enforcement Officer

RE: Crossing Neighborhood District, Recommended Zoning Bylaw Amendments

As requested the Department of Planning & Community Development (DPCD) has developed a draft Zoning Bylaw Amendments, which if approved by Town Council would create the "*Crossing Neighborhood District*", or for purposes of the Town's Zoning Bylaw and related amendments the Crossing Neighborhood (CN) Zoning District.

This new zoning district would include all parcels along and near Union Street between East Street and Washington Streets that are currently within the Commercial I Zoning District, as well as twelve additional parcels just to the north and south of the Commercial I parcels.

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

Zoning Bylaw Amendment 25-929, Creation of the Crossing Neighborhood Zoning District, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter §185-4 Districts Enumerated.

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

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

Zoning Bylaw Amendment 25-930, Zoning Map Changes: Crossing Neighborhood Zoning District, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter §185-5, Zoning Map.

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

Zoning Bylaw Amendment 25-931, Crossing Neighborhood Zoning District Use Regulations, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter 185 Use Regulations Schedule Part I through Part VII.

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

Zoning Bylaw Amendment 25-932, Crossing Neighborhood Zoning District Dimensional Regulations, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter 185, Schedule of Lot, Area, Frontage, Yard and Height Requirements.

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

Zoning Bylaw Amendment 25-933, Crossing Neighborhood Zoning District Parking Regulations, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter §185-21 Parking, Loading and Driveway Requirements.

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

Zoning Bylaw Amendment 25-934, Crossing Neighborhood Zoning District, A Zoning By-law Amendment to the Code of the Town of Franklin at Chapter 185 Sections 3, 4, 20, & 31.

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

§185-3 Definitions

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

§185-4 Definitions

Amends District Enumerated to include the Crossing Neighborhood Zoning District.

§185-20 Signs

Amends the Town's Sign Bylaw (§185-20) by adding the Crossing Neighborhood Zoning District to the Downtown Commercial District.

§185-31 Site Plan and Design Review

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

Please let me know if you have questions or require additional information.



**TOWN OF FRANKLIN
ZONING BY LAW AMENDMENT 25-929**

CREATION OF THE CROSSING NEIGHBORHOOD ZONING DISTRICT

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF FRANKLIN
AT CHAPTER 185, SECTION 4, DISTRICTS ENUMERATED**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

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

Crossing Neighborhood (CN)

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

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

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

**Nancy Danello, CMC
Town Clerk**

RECUSED: _____

**Glenn Jones, Clerk
Franklin Town Council**

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

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

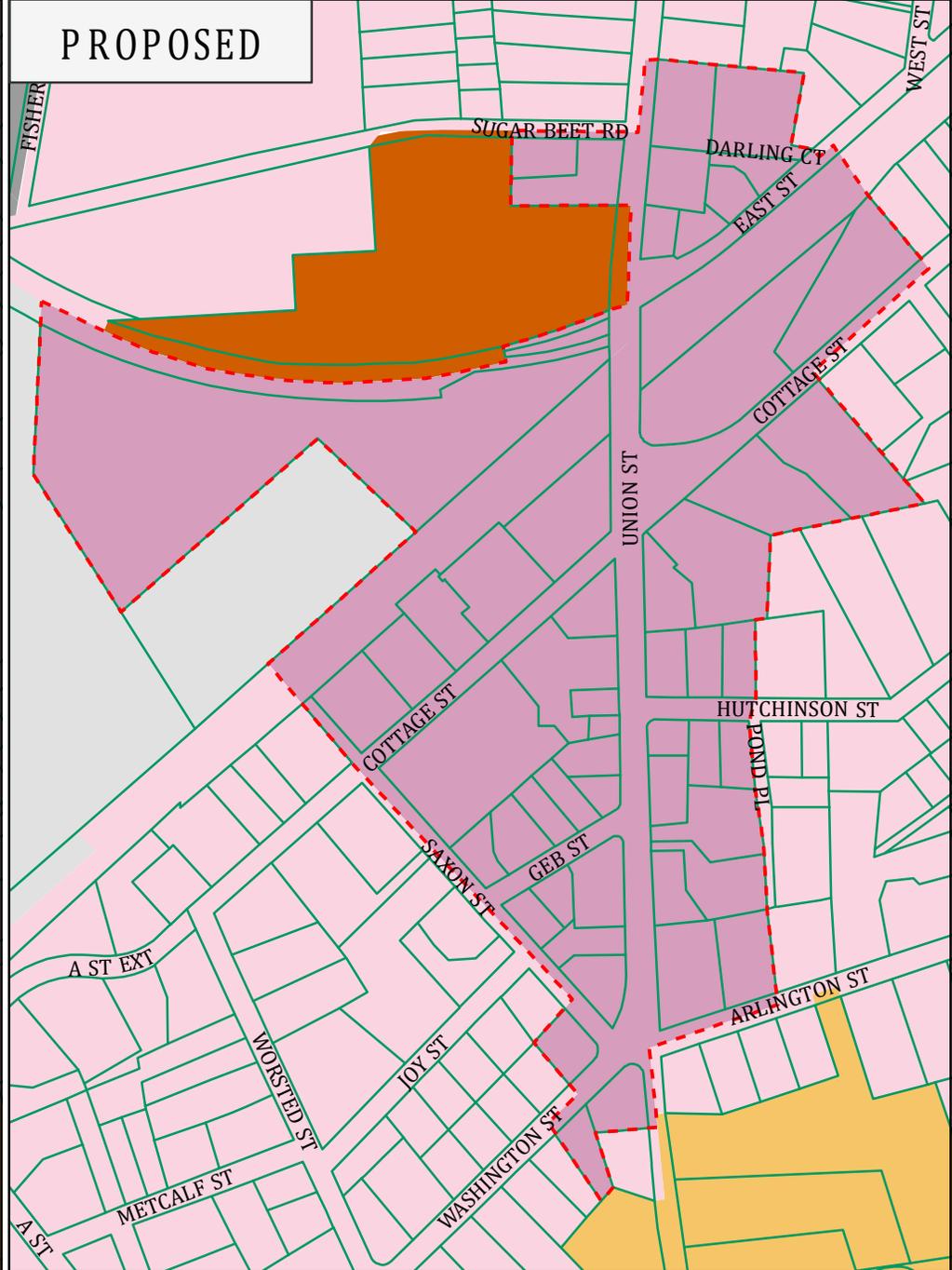
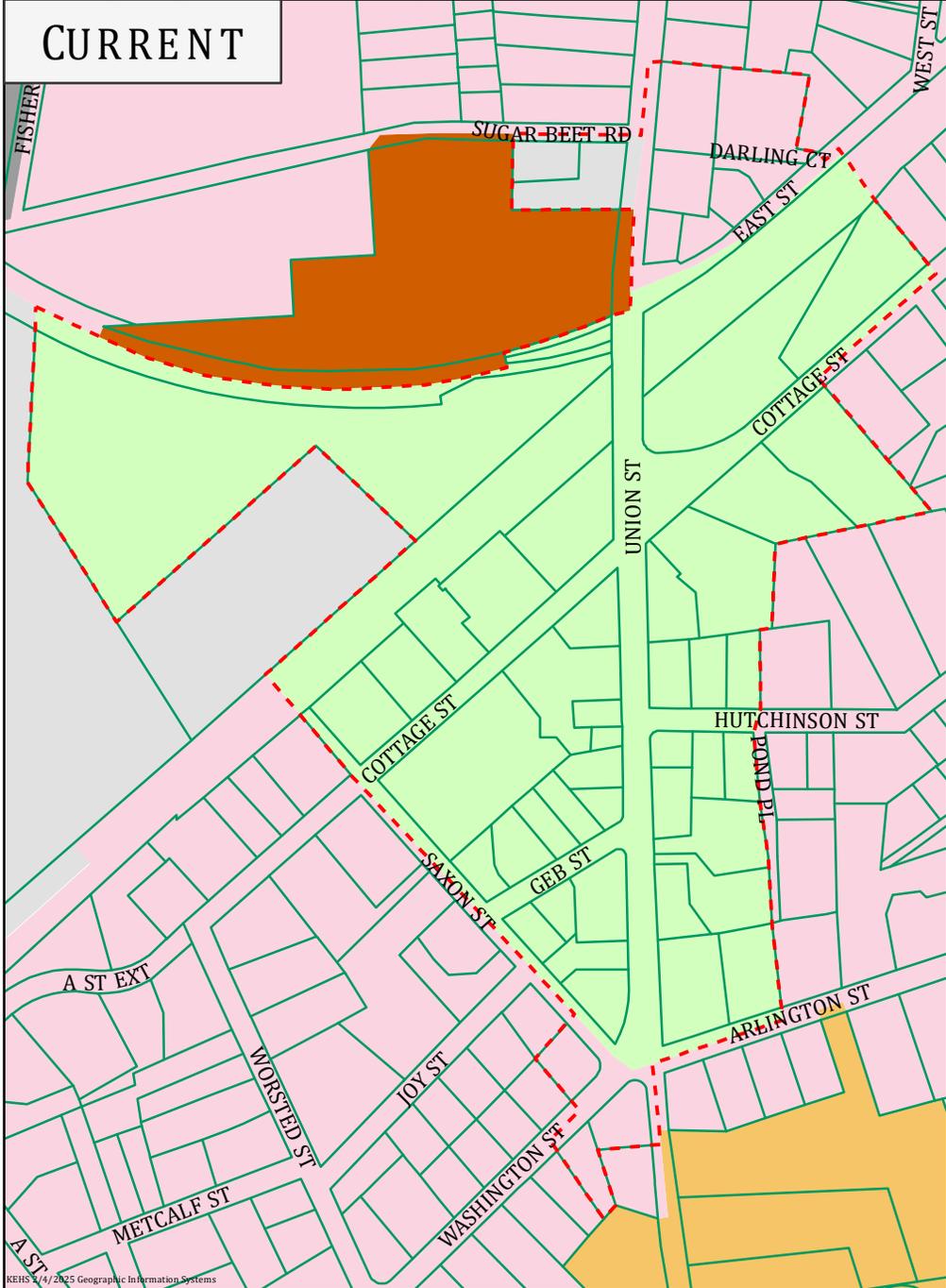
Proposed Zoning Map Changes

An Area On Or Near Union Street

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

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

Amendment 25-930





**TOWN OF FRANKLIN
ZONING BY LAW AMENDMENT 25-931**

THE CROSSING NEIGHBORHOOD ZONING USE REGULATIONS

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

185 Attachment 2
USE REGULATION SCHEDULE
PART I

Symbols in the Use Regulations Schedule shall mean the following:

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

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

NOTES:

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

185 Attachment 3
USE REGULATION SCHEDULE
PART II

Symbols in the Use Regulations Schedule shall mean the following:

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

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

185 Attachment 3
USE REGULATION SCHEDULE
PART II (Continued)

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

NOTES:

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

185 Attachment 4
USE REGULATION SCHEDULE
PART III

Symbols in the Use Regulations Schedule shall mean the following:

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

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

185 Attachment 4
USE REGULATION SCHEDULE
PART III (Continued)

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

NOTES:

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

185 Attachment 5
USE REGULATION SCHEDULE
PART IV

Symbols in the Use Regulations Schedule shall mean the following:

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

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

NOTES:

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

185 Attachment 6
USE REGULATION SCHEDULE
PART V

Symbols in the Use Regulations Schedule shall mean the following:

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

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

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

185 Attachment 7
USE REGULATION SCHEDULE
PART VI

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

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

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

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

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	<u>CN</u>	CI	CII	DC	B	I	LI	O	MBI
6. Residential																
6.1 Multifamily or apartment																
a. With Four or More Housing Units ⁴	N ¹	N	N	Y ^{2,3}	PB ^{2,8}	N	<u>Y^{2,3}</u>	Y ^{2,3}	N	Y ^{5,6}	N	N	N	N	PB ^{7,8}	N
b. With Three Housing Units	N	N	PB ²	Y ²	Y ²	N	<u>Y²</u>	Y ²	Y	Y	N	N	N	N	N	N
c. As Part of Mixed Use Development	N	N	N	PB ^{2,3}	PB ^{2,8}	N	<u>Y^{5,6}</u>	Y ^{2,3}	N	Y ^{5,6}	N	N	N	N	PB ^{7,8}	N
6.2 Single-family	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	N	N	N	N	N	N	N
6.3 Two-family																
a. New	N	N	Y ²	Y ²	Y ²	N	<u>Y</u>	Y	Y	N	N	N	N	N	N	N
b. By conversion	BA	BA	BA	Y	Y	N	<u>BA</u>	BA	Y	BA	N	N	N	N	N	N

NOTES:

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

185 Attachment 8
USE REGULATION SCHEDULE
PART VII

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

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

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

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

Accessory Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
A1 Boarding	N	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	N	N	N	N	N	N
A2 Contractor's yard	N	N	N	N	N	N	N	<u>N</u>	N	N	N	Y	Y	N	N	N
a. Landscape materials storage and distribution	N	N	N	N	N	Y ³	Y ³	<u>N</u>	N	N	N	Y	Y	N	N	N
A3 Home occupation (See § 185-39B.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	N	N	N	N
a. Residential Commercial Kitchens ⁹	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	N	N	N	N
A5 Off-street parking (See § 185-39C.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A6 Professional office, studio (See § 185-39A.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	N	Y	Y	Y
A7 Restaurant, bar	N	N	N	N	N	N	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A8 Retail sale of nonagricultural products manufactured, warehoused or manufactured, warehoused or distributed on or from premises	N	N	N	N	N	Y	N	<u>Y</u>	Y	Y	Y	Y	Y ²	N	Y ²	Y
A9 Scientific use in compliance with § 185-37	BA	BA	BA	BA	BA	BA	N	<u>BA</u>	BA	BA	BA	Y	Y	Y	Y	Y
A10 Signs (See § 185-20.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A11 Single-family dwelling for personnel required for safe operation	Y	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	N	Y	Y	Y	Y	N
A12 Other customary accessory uses	Y	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A13 Other retail sales, services	N	N	N	N	N	Y	N ⁴	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A13.1 Animal grooming	BA	BA	BA	BA	BA	BA	N	<u>Y</u>	Y	BA	Y	BA	BA	BA	BA	BA

185 Attachment 8
USE REGULATION SCHEDULE
PART VII (Continued)

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

NOTES:

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

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

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 OF FRANKLIN
ZONING BY LAW AMENDMENT 25-932**

THE CROSSING NEIGHBORHOOD ZONING DISTRICT

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

185 Attachment 9

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

District	Minimum Lot Dimensions				Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upland	
	Area (square feet)	Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving ³
Rural Residential I	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VI	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VII ¹¹	40,000	200	200	180 ⁴	40	40	40	3	35	20 ¹²	25 ¹²
Rural Residential II	30,000	150	200	135 ⁴	40	35	35	3	35	20	25
Single Family Residential III	20,000	125	160	112.5	40	25	30	3	35	25	35
Single Family Residential IV	15,000	100	100	90	30	20	20	3	35	30	35
General Residential V	10,000	100	100	90	20	15	20	3	40	45	55
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Rural Business ¹³	40,000	200	200	180	40	30	40	1.5	30	10	30
Downtown Commercial	5,000	50	50	45	5 ¹⁰	0 ²	15	3 ⁹	40 ⁹	80	90
<u>Crossing Neighborhood⁷</u>	<u>5,000</u>	<u>50</u>	<u>50</u>	<u>45</u>	<u>5¹⁰</u>	<u>0²</u>	<u>15</u>	<u>3</u>	<u>40</u>	<u>80</u>	<u>90</u>
Commercial I ⁷	5,000	50	50	45	20 ¹	10 ¹⁴	15	3 ¹⁵	40 ¹⁵	80	90
Commercial II	40,000	175	200	157.5	40	30	30	3 ¹⁵	40 ¹⁵	70	80
Business	20,000	125	160	112.5	40	20	30	3 ¹⁵	40 ¹⁵	70	80
Mixed Business Innovation	40,000	175	200	157.5	40	30 ⁵	30 ⁵	3 ¹⁵	40 ¹⁵	70	80
Industrial	40,000	175	200	157.5	40	30 ⁵	30 ⁵	3 ⁶	-	70	80
Limited Industrial	40,000	175	200	157.5	40	30 ⁸	30 ⁸	3 ⁶	40 ⁶	70	80
Office	40,000	100	100	90	20	30 ⁵	30 ⁵	3 ⁶	40 ⁶	70	80

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

NOTES:

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

² Increase to 20 feet when abutting a residential district.

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

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

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

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

⁷ Permitted residential uses must observe requirements of General Residential V District for residential use building only. Multifamily residential with three housing units, and mixed-use buildings are exempt from this

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

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

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

¹¹ See §185-50.

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

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

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

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

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 OF FRANKLIN
ZONING BY LAW AMENDMENT 25-933**

CROSSING NEIGHBORHOOD ZONING DISTRICT

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

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

(1) In the Downtown Commercial Zoning District:

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

(2) In the Commercial I Zoning District:

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

(3) In the Crossing Neighborhood Zoning District:

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

(3 4) All Other Zoning Districts:

- (a) Residential buildings:
 - i. Dwelling units, regardless of the number of bedrooms: two spaces.
 - ii. Guest houses, lodging houses and other group accommodations: one space per guest unit.
 - iii. Hotels and motels: 1 1/8 spaces per guest unit.
- (b) Nonresidential buildings: (Gross floor area is measured to the outside of the building, with no deductions for hallways, stairs, closets, thickness of walls, columns or other features.)
 - i. Industrial buildings: except warehouses: one space per 400 square feet of gross floor area.
 - ii. Retailing, medical, legal and real estate offices: one space per 200 square feet of gross floor area, plus one space per separate enterprise.
 - iii. Other offices and banks: one space per 250 square feet of gross floor area.
 - iv. Restaurants, theaters and assembly halls:
 - a) One space per 2.5 fixed seats.
 - b) One space per 60 square feet of gross floor area, if seats are not fixed.
 - v. Recreation facilities: 0.8 space per occupant at design capacity.
 - vi. Warehouses: one space per 1,000 square feet of gross floor area.

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

Nancy Danello, CMC
Town Clerk

RECUSED: _____

Glenn Jones, Clerk
Franklin Town Council



**TOWN OF FRANKLIN
ZONING BY LAW AMENDMENT 25-934**

CROSSING NEIGHBORHOOD ZONING DISTRICT

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF FRANKLIN
AT CHAPTER 185, SECTIONS 3, 4, 20, AND 31**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

Downtown Commercial Sign District – All properties in the Downtown Commercial Zoning District **and Crossing Neighborhood Zoning District**.

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

Crossing Neighborhood Zoning District (CN)

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

B. Applicability

(3) This bylaw establishes four separate sign districts with different regulations within each district (See Attachment 10, Schedule of Permitted Signs per Sign District). These districts are delineated on the map entitled Town of Franklin Sign Districts and created under 185-4, Districts enumerated.

(a) The Downtown Commercial District (hereafter DCD) consists of parcels within the Downtown Commercial, Rural Business Zoning Districts **and Crossing Neighborhood District**.

(b) The Commercial and Business Corridor District (hereafter CBCD) consists of parcels within the Commercial I, Commercial II, Business, Mixed Business Innovation, and Limited Industrial Zoning Districts.

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

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

B. Design Review Commission Review Requirements.

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

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

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

Nancy Danello, CMC
Town Clerk

RECUSED: _____

Glenn Jones, Clerk
Franklin Town Council



**TOWN
ADMINISTRATOR**
TOWN *of* FRANKLIN

MEMORANDUM

September 12, 2025

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

RE: Resolution 25-60: Gift Acceptance - Senior Center

The Senior Center has received generous donations in the total amount of \$150.

The donations to the Senior Center in the total amount of \$150 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 extend our sincere appreciation to all who donated. Thank you for your continued and generous support.

Donation Summary:

- **Senior Center - Council on Aging Gift Fund - \$150**
 - FHS Class of 1957 \$100
 - Maureen Murphy \$ 50

DONATION TOTAL: \$150



**TOWN OF FRANKLIN
RESOLUTION 25-60**

Acceptance of Gifts – Senior Center

WHEREAS, The Franklin Senior Center has received generous donations in the total amount of \$150 to be used at the discretion of the Department as follows:

Donation Summary:

SENIOR CENTER - \$150

- Donations 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 17, 2025 Town Council meeting agenda packet.

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin on behalf of the Franklin Senior Center gratefully accepts these generous donations to be used at the discretion of the 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**