



## FRANKLIN TOWN COUNCIL

### Agenda & Meeting Packet

October 22, 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 # 821 4231 1434 & Link: <https://us02web.zoom.us/j/82142311434>

- **Any participants who wish to speak** during the webinar must enter their **full name and email address** when joining the webinar.
- All participants will be automatically muted upon joining the webinar. In order to speak, participants will need to select the "Raise Hand" function to request to be unmuted.
- All speakers will be required to state their full name and street address before commenting.

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#### 1. ANNOUNCEMENTS FROM THE CHAIR

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

#### 2. CITIZEN COMMENTS

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

#### 3. APPROVAL OF MINUTES

- a. [September 3, 2025](#)
- b. [September 17, 2025](#)

#### 4. PROCLAMATIONS / RECOGNITIONS

- a. Fire Department - Swearing in of promoted employees
  - i. Fire Chief Charles Allen
  - ii. Battalion Chief Sean Lovely
  - iii. Lieutenant Jaden Brodeur

#### 5. APPOINTMENTS

- a. [Franklin's 250th Anniversary Celebration Committee](#) – See “Appointments” legislation in agenda packet for list of names
  - i. Legislation for Action #9a
- b. [2025 Election Workers](#) – See “Appointments” legislation in agenda packet for list of names

## 6. PUBLIC HEARINGS – 7:00 PM

- a. [New Section 12 Restaurant All Alcoholic Beverages License and Approval of Bassam Michael as the Manager - BMRG LLC d/b/a Kings Brick Oven Pizza & Pub. Located at 370 King Street](#)
  - i. License Transaction #7a.
- b. [Multiple modifications of a Section 15 Package Store All Alcoholic Beverages License: Change of License Manager, Change of Officers/Directors & Change of Stock – Dharma Bhakti Corporation d/b/a Liquor World, Located at 365 West Central Street](#)
  - i. License Transaction #7b

## 7. LICENSE TRANSACTIONS

- a. [New Section 12 Restaurant All Alcoholic Beverages License and Approval of Bassam Michael as the Manager - BMRG LLC d/b/a Kings Brick Oven Pizza & Pub. Located at 370 King Street, Franklin, MA 02038](#)
- b. [Multiple modifications of a Section 15 Package Store All Alcoholic Beverages License: Change of License Manager, Change of Officers/Directors & Change of Stock – Dharma Bhakti Corporation d/b/a Liquor World, Located at 365 West Central Street](#)

## 8. PRESENTATIONS / DISCUSSION

- a. Historical Museum 2.0 – Alan Earls, Historical Commission Chair
- b. Historic District Commission Process – Will Lee, Historical Commission Member & Rowan Lowell, Town Archivist
- c. [Town Council & Town Administrator 2024–2025 Goals Update](#) – Jamie Hellen, Town Administrator

## 9. LEGISLATION FOR ACTION

- a. [Resolution 25–63: Increasing the Maximum Number of Members Allowed on Franklin's 250th Anniversary Celebration Committee](#)  
**(Motion to Approve Resolution 25–63 – Majority Vote)**
- b. [Resolution 25–64: Authorizing the Borrowing of Money to Pay Costs Associated with the Franklin Stormwater Asset Management Plan](#)  
**(Motion to Approve Resolution 25–64 – 2/3 Majority Vote)**
- c. [Resolution 25–65: Authorizing the Town Administrator to File Clean Water State Revolving Fund Loan Application](#) **(Motion to Approve Resolution 25–65 – Majority Vote)**
- d. [Resolution 25–66: Adoption of the Schmidt Farm and Maple Hill Master Plans](#)  
**(Motion to Approve Resolution 25–66 – 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 \(Symphony Dr.\)](#) – Second Reading  
**(Motion to Approve Bylaw Amendment 25–943 – Majority Roll Call 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 \(Symphony Dr.\)](#) – Second Reading  
**(Motion to Approve Bylaw Amendment 25–944 – Majority Roll Call Vote)**
- g. [Bylaw Amendment 25–945 – A Bylaw to Amend the Code of the Town of Franklin at Chapter 65, Collection Containers](#) – Second Reading  
**(Motion to Approve Bylaw Amendment 25–945 – Majority Roll Call Vote)**
- 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](#) – Second Reading

**(Motion to Approve Zoning Bylaw Amendment 25-938 - 2/3 Majority Roll Call 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](#) - Second Reading

**(Motion to Approve Zoning Bylaw Amendment 25-939 - 2/3 Majority Roll Call Vote)**

- j. [Bylaw Amendment 25-940: A Bylaw to Amend the Code of the Town of Franklin at Chapter 82, Fees, Municipal Service, by Adding a New Service Fee \(Residential Commercial Kitchen\)](#)

**(Motion to Approve Bylaw Amendment 25-940 - Majority Roll Call Vote)**

- k. [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](#) - Second Reading

**(Motion to Approve Zoning Bylaw Amendment 25-929 - 2/3 Majority Roll Call Vote)**

- l. [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](#) - Second Reading

**(Motion to Approve Zoning Bylaw Amendment 25-930 - 2/3 Majority Roll Call Vote)**

- m. [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](#) - Second Reading

**(Motion to Approve Zoning Bylaw Amendment 25-931 - 2/3 Majority Roll Call Vote)**

- n. [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](#) - Second Reading

**(Motion to Approve Zoning Bylaw Amendment 25-932 - 2/3 Majority Roll Call Vote)**

- o. [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](#) - Second Reading

**(Motion to Approve Zoning Bylaw Amendment 25-933 - 2/3 Majority Roll Call Vote)**

- p. [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](#) - Second Reading

**(Motion to Approve Zoning Bylaw Amendment 25-934 - 2/3 Majority Roll Call Vote)**

## 10. TOWN ADMINISTRATOR'S REPORT

- a. [Department of Conservation and Recreation \(DCR\) Public Notification](#) & SNETT Trail 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 - None Scheduled.

## 15. ADJOURN

Note: Two-Thirds Vote: requires 6 votes

Majority Vote: requires majority of members present and voting

**FRANKLIN TOWN COUNCIL  
MINUTES OF MEETING  
September 3, 2025**

A meeting of the Town Council was held on Wednesday, September 3, 2025, at the Municipal Building, 2nd Floor, Council Chambers, 355 East Central Street, Franklin, MA. Councilors present: Brian Chandler, Theodore Cormier-Leger, Robert Dellorco, Cobi Frongillo, Melanie Hamblen, Glenn Jones, Thomas Mercer, Patrick Sheridan. Councilors absent: Deborah Pellegrini. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Amy Frigulietti, Deputy Town Administrator; Mark Cerel, Town Attorney.

**CALL TO ORDER:** ► Chair Mercer called the meeting to order at 6:00 PM. Chair Mercer called for a moment of silence. He asked that all remember Matthew Vance who passed away unexpectedly. He was one of the founders of the Elks Riders. The Elks Riders have made countless donations to the Franklin veterans. Mr. Vance will be greatly missed. All recited the Pledge of Allegiance.

**ANNOUNCEMENTS FROM THE CHAIR:** ► Chair Mercer reviewed the following as posted on the agenda. A Note to Residents: All citizens are welcome to attend public meetings in person. To view the live meeting remotely, citizens are encouraged to watch the live stream on the Franklin Town Hall TV YouTube channel or the live broadcast on Comcast channel 9 and Verizon channel 29. Meetings are also archived by Franklin TV on the Franklin Town Hall TV YouTube channel and shown on repeat on Comcast channel 9 and Verizon channel 29 for those who miss the live meeting. To listen to the meeting remotely, citizens may call-in using the provided number. This will not permit participation in the meeting. To participate in the meeting remotely, citizens are able to join a Zoom webinar using the information provided on the agenda. Any participants who wish to speak during the webinar must enter their full name and email address when joining the webinar. All participants will be automatically muted upon joining the webinar. In order to speak, participants who have entered full name and email address will need to select the “raise hand” function to request to be unmuted. All speakers will be required to state their full name and street address before commenting. ► He announced Councilor Pellegrini will not be in attendance. ► Chair Mercer announced upcoming events. The Town will be holding a biennial town election on November 4, 2025. The Department of Veterans Services will be holding a discussion of VA and state survivor benefits at the Franklin Senior Center on Monday, September 15, 2025, at 9 AM. Please RSVP to 508-613-1315. The 2025 Arts and Culture Symposium will be held on September 18 & 19. The theme is Creative Econ and focuses on the intersection of creativity, economic development, and community building. It will explore how public art, pop-up programming, and creative placemaking can strengthen both cultural life and local economies. The 2025 Arts and Culture Symposium is making a call for artists for a print pop-up exhibition on September 18, 2025. For more information, please visit the Town’s website. Franklin’s Downtown Partnership Annual Harvest Festival will be held on September 27, 2025, from 12 PM to 5 PM in the center of the cultural district. ► Town Clerk Nancy Danello gave an update regarding the upcoming biennial town election on Tuesday, November 4, 2025, at the Franklin High School from 6 AM to 8 PM. She reviewed important dates. Residents can look at the list of candidates and the seats available on the Town Clerk’s website. The spreadsheet is updated daily if changes have been made. If interested in running for any available positions, nomination papers will be available in the Town Clerk’s office beginning on August 4 through September 15 by appointment only, and must be returned for certification by September 15 by 4 PM. If interested in serving on one of the elected boards and committees, please contact the town clerk as soon as possible and she will review the process. September 22 by 4 PM is the last day to withdraw candidacy. She said once the ballots arrive, they will start processing the vote-by-mail requests. In order to receive a ballot, you have to request a ballot. In-person early voting will be in the Town Clerk’s office on October 17 through October 31 during business hours. October 25 is the last day to register to vote. Please call the Town Clerk’s office for additional information, questions, or concerns on voting and voting registration. Information is also available on the town’s website. ► Chair Mercer said there has been a lot of talk on Facebook and in the community about the Zoning Board of Appeals (ZBA). Town Administrator Jamie Hellen has put out a four-page memo explaining everything. He said under the Chairman’s Comments he is asking Mr. Hellen to give a synopsis.

► Mr. Hellen said he was at the ZBA meeting. He is as disappointed as any member of the community in the events of the entire meeting from start to finish last week. He is going to provide the updates that he can. He sent the information to Mr. Steve Sherlock and Mr. Alan Earls and hopes they will publish it on their sites tomorrow. He will not be able to answer every question tonight, and there are additional dynamics that he will focus on in the coming weeks. The memo goes through the status of the 28 Queen Street application which is the Williams' home which is the parcel in question that got denied with the front porch. He gave Building Commissioner Gus Brown a shout-out in working with ZBA members to reschedule a revote on that which is tomorrow night at 5 PM. He said the goal is to just redo that vote. He wants to make it clear that Mr. Bruce Hunchard as the deciding vote on that case by statute has to be the one to make the motion to bring it back to reconsider that vote. He said you can reconsider a vote from a permitting board and the ZBA within 14 days of filing the final decision with the town clerk. We are not even within seven days. He said both he and the building commissioner have spoken with the chair of the ZBA and anticipate that the Williams' will get relief. He explained the appeal process the Williams would have to go through regarding the no decision. The decision should be overturned, and they do not want the Williams to have to spend that kind of money or time to do that. The second thing is the question if the ZBA is currently a legally constituted entity. He explained it absolutely is. In the memo he included when each ZBA member was appointed and when they were ratified. He has been asked about why if the term expired on June 30, 2025, was Mr. Hunchard allowed to continue on. That is the bulk of the memo. He wants to make sure people understand that by the time the appointment came up for June 30, there were already three hearings for the 444 East Central Street project that had commenced. To make a board transition during the middle of a public hearing like that could be damaging to the community if there were an appeal of a denial of that project. He talked about the town charter on appointments and reappointments. Keeping the continuity of the members who were there was incredibly important for legal reasons. He explained that the events of Thursday night have changed the dichotomy of that dynamic. Citizens can read the information in his memo which will help answer a lot of questions within the community. September 25 is the date of the next hearing for 444 East Central Street; that hearing is still on. He is happy to answer questions sent to him by email or in person.

**CITIZEN COMMENTS:** ► Building Commissioner Gus Brown said he helps run the ZBA. He shared a good story that happened tonight. He said there was a truck parked across the handicapped spots at Town Hall tonight. He is the ADA coordinator in town, and he was upset. Rather than do anything radical he waited for the person. When the person came back, he apologized to Mr. Brown. Mr. Brown said he wants this to be a lesson that sometimes what we do for a living in this town we get a lot of heat. We try to be perfect for everyone in town, and we are not perfect. He said to please be kind, and we work for you. ► Mr. Mark Minnichelli, 31 Longfellow Drive, thanked Mr. Brown and Mr. Hellen for getting a meeting scheduled for tomorrow night to review the ZBA decision. He said to Senator Rausch and Representative Roy, thank you for passing the statewide ADU law that is in effect. He requested that the state develop solutions to make financing more affordable and accessible particularly for seniors. He requested the Town Council adopt a real Subsidized Housing Index (SHI) metric which he explained. He said the current measure is meaningless in true affordability. ► Ms. Jane Callaway-Tripp, 607 Maple Street, said Mr. Hellen already answered some of her questions. She said there is a serious issue with conduct on the Zoning Board of Appeals (ZBA). She said the residents who came forward to speak were met with dismissiveness and outright disrespect by the ZBA chair. That is unacceptable. She explained that two members of the ZBA made a sincere effort to support the request by the resident for a simple porch variance, yet the chair voted no without any explanation; it seemed arbitrary and unaccountable. She said there is a broader problem when board members, employees, and Town Council members disrespect residents, and there are no reprimands or public apologies. But when residents express frustration, they are told their tone is unacceptable, and they have been even publicly addressed by members of the Town Council. She said this double standard erodes trust. She said they are told they are volunteers. However, these are elected positions by the people. She said there are people on these committees who are very disrespectful to the citizens. She noted she has been laughed at when speaking. This is not okay. ► Mr. Gene Grella, 36 Red Gate Lane, said he has gathered signatures on a petition that he will be presenting at the next regularly scheduled ZBA meeting. The petition requests the Town Council to rescind their support

for the 444 East Central Street project as well as asking the ZBA to deny the comprehensive permit. He said they have gotten a lot of support. At the last ZBA meeting they heard clearly from the developer that they will not reduce the size of the project. He discussed the Friendly 40B process and said this project only works for the developer. He explained the ZBA should deny the comprehensive project for many reasons. He reiterated the Town Council rescind their support, and the ZBA deny the comprehensive permit.

**APPROVAL OF MINUTES:** ► *July 23, 2025 & August 13, 2025.* ► **MOTION to Approve** the July 23, 2025 meeting minutes by **Dellorco. SECOND** by **Jones. No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.** ► **MOTION to Approve** the August 13, 2025 meeting minutes by **Dellorco. SECOND** by **Jones. No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.**

**PROCLAMATIONS/RECOGNITIONS:** ► ***Proclamation: Hunger Action Month.*** ► Councilor Frongillo said Franklin has the best food pantry of any community. He noted the leadership team of the Food Pantry and Executive Director Tina Powderly. He read aloud the proclamation recognizing September 2025 as Hunger Action Month in Franklin, MA.

► Chair Mercer said they will do the remaining proclamations and recognitions, and then he will call a recess.

**► *Police Department - Retirement Recognition & Proclamation: Police Sergeant Michael Campanelli.***

► Police Chief Thomas Lynch asked Police Sergeant Michael Campanelli to come up to the front as he recognized Sergeant Campanelli who retired on August 21, 2025, after 32-plus years of dedicated service to Franklin. He reviewed Sergeant Campanelli's career history in the police department and wished him and his family the very best in his retirement and all his future endeavors. He presented Sergeant Campanelli with a plaque. His badge number 7 will be retired. ► Councilor Chandler read aloud a proclamation honoring Police Sergeant Michael Campanelli on the occasion of his retirement from the Franklin Police Department after more than 32 years of dedicated service and is congratulated on his retirement. ► Representative Jeff Roy said a resolution was presented on the floor of the House of Representatives on August 18, 2025, with a unanimous vote. The members of the House pay honor and tribute to Police Sergeant Michael Campanelli and extend congratulations and best wishes on the occasion of his retirement. ► Senator Becca Rausch read aloud an official citation. The Massachusetts Senate extends its congratulations to Police Sergeant Michael Campanelli in recognition of his retirement from the Franklin Police Department and more than 30 years of service to the community. ► Police Sergeant Michael Campanelli thanked all the people he has worked with.

**► *Police Department - Promotion Recognition: Police Sergeant Joseph MacLean.*** ► Police Chief Thomas Lynch reviewed Police Sergeant Joseph MacLean's background, career, and education. ► Town Clerk Nancy Danello performed the swearing in. ► Sergeant MacLean's sons performed the badge pinning.

**► *Retirement Recognition & Proclamation: Fire Chief James McLaughlin.*** ► Chair Mercer read aloud the retirement recognition and proclamation for Fire Chief James McLaughlin on the occasion of his retirement as the fire chief for the Town of Franklin. Chief McLaughlin joined the Town of Franklin as Fire Chief on July 8, 2019, and is retiring on October 18, 2025. The Town of Franklin wishes him the very best in his retirement. ► Representative Jeff Roy read aloud a resolution from the House of Representatives congratulating Fire Chief James McLaughlin on his retirement from the Franklin Fire Department. He also read aloud a certificate of recognition from Congressman Jake Auchincloss expressing gratitude for Fire Chief James McLaughlin's six years of service to the Town of Franklin as fire chief. ► Senator Becca Rausch read aloud an official citation. The Massachusetts Senate extends its congratulations to Fire Chief James McLaughlin in recognition of his retirement as fire chief from the Franklin Fire Department and dedication to the safety of the community. ► Chair Mercer reviewed some of the chief's accomplishments including restructuring the department, bringing back the 1949 ladder truck, and securing new vehicles for the department. He presented Chief McLaughlin with a toy helicopter. ► Chief McLaughlin thanked all for the

gratifying six years as the fire chief. He said the support for the department is overwhelming. He noted the Franklin Fire Department is one of 14 ISO Class 1 departments in New England.

**APPOINTMENTS:** ► **Fire Chief.** ► Mr. Hellen reviewed information from his memo to the Town Council dated August 29, 2025, which is provided in the meeting packet, regarding the new fire chief's appointment ratification and the process of appointing a new fire chief. They did an internal posting only with five internal candidates. They did interviews and an assessment center, and all did a great job. He is happy to put forth the nomination of Chuck Allen. He did well on all the pieces that were part of the process. He noted Mr. Allen's leadership and said it is his honor to put forth his nomination of Charles Allen as the new fire chief for the Town of Franklin. ► Councilor Jones read the appointment. ► **MOTION** to ratify the appointment by the Town Administrator of Charles Allen to serve as Fire Chief of the Town of Franklin effective October 18, 2025, pending successful completion of pre-employment physical and background check by **Jones**. **SECOND** by **Dellorco**. **No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.** ► Battalion Chief Charles Allen thanked the town administrator and the selection committee for their trust and confidence to serve as the next fire chief. He thanked Chief McLaughlin for his leadership. He thanked his wife for her support.

► **Community Preservation Committee - Richard Johnson; Cultural Council - Ryan Hanley, William Lee, and Caryn Parnell.** ► Councilor Jones read the appointments. ► **MOTION** to ratify the appointments by the Town Administrator of the following with terms to become effective September 3, 2025:

- Richard Johnson, as a representative of the Conservation Commission, to serve on the Community Preservation Committee with term to expire on June 30, 2026, and
- Ryan Hanley, William Lee, and Caryn Parnell to serve on the Cultural Council with terms to expire on June 30, 2028,

by **Jones**. **SECOND** by **Dellorco**. **Discussion:** ► Mr. Hellen thanked the appointees for stepping up. He noted Mr. Johnson is the representative from the Conservation Committee. ► Councilor Jones thanked the appointees for stepping up. He noted a few positions are still open. **VOTE: Yes-8, No-0, Absent-1.**

*Chair Mercer declared a two-minute recess.*

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

**LICENSE TRANSACTIONS:** ► None.

*Chair Mercer noted the presentations and discussions will be taken out of order.*

**PRESENTATIONS / DISCUSSION:** ► **Legislative Update: Senator Rebecca Rausch and Representative Jeff Roy.** ► Rep. Roy thanked all for the honor to be here. He highlighted items that have happened on Beacon Hill. He said he was promoted as a division leader and become part of the speaker's leadership team. He is working on a diverse area of topics. He talked about the FY26 budget and items for Franklin. He talked about the \$30,460,643 in chapter 70 funding which was a significant increase. He reviewed there is \$3,420,531 in unrestricted general aid, \$100,000 for Franklin Performing Arts Company, \$100,000 for the SAFE Coalition, \$50,000 for the Children's Museum of Franklin, \$50,000 for Franklin Food Pantry, and \$25,000 for Franklin Downtown Partnership. For chapter 90 funding, Franklin is going to receive \$1,784,137.23 in total for local road and bridge improvements. He noted in FY25, Franklin received \$939,827.63. He discussed the newsletter in print started in August 2025. He discussed the explosive gas detector bill for homes. He filed the bill in response to a propane explosion that occurred in Franklin several years ago. He discussed overdose deaths were down 36 percent in 2024. He thanked the co-founders and others of the SAFE Coalition. Those efforts have truly paid off. He talked about the topic of 40B. He said the communities 40B obligations are to meet safe harbor regulations. The number has to be at least 10 percent of the total number of housing units reported. He discussed housing is one of the greatest crises facing the nation and the Commonwealth of Massachusetts. He discussed the difference between a Friendly 40B versus a hostile 40B. Franklin is beyond the 10 percent capacity and is in the Friendly 40B category. He noted on

October 20, 2025, MBTA COO and the housing secretary will be meeting with town officials and others to address MBTA service in the community, parking, and housing needs. He said he will be attending the ribbon cutting for the Department of Public Health at Forge Park in Franklin and explained the purpose of the facility. On Saturday, September 20, from 11 AM to 2 PM, they are sponsoring a fall safety festival. He said they had a successful national conference of state legislators' summit in August in Boston. He was part of the host committee. There were over 9,000 legislators from across the country. No taxpayer funds were used to put on the event. He talked about state-of-the-art Tri-County Vocational School, and they are using geo-thermal wells for energy; it will be a model for Massachusetts. On October 28, they will be conducting an antisemitism community conversation at the Franklin High School to address some of the issues that have occurred in Franklin, provide historical context, and address ways to respond. He noted Franklin's Harvest Festival on September 27 from 12 PM to 5 PM; he and Sen. Rausch will be there. ► Sen. Rausch said she represents 11 towns in the state senate. She said she is here a lot. She noted the Snacks with the Senator event. She said the legislative term starts in January in the odd number years. This session she serves as the senate chair of two joint committees: Joint Committee on Environment and Natural Resources and Joint Committee on Municipalities and Regional Governments. She discussed both committees have already received legislation. She noted funding received in the FY26 budget and signed into law on July 4; the total budget was \$60.9 billion including \$22.5 billion for health and human services. There was more than \$7.25 billion for chapter 70. They continue to fund Hey Sam, the youth mental health text line, and reviewed other items receiving funding important to Franklin. They secured \$100,000 to promote broader and more diverse access to advanced placement coursework throughout the state. She noted \$50,000 for Franklin's 250<sup>th</sup> anniversary celebration. She talked about a number of bills that have cleared at least one chamber. She noted a change in the joint rules that govern the operation of the joint committees. The biggest functional change is that the outcome of the Senate bills is determined by the Senate chair, and the House bill determinations are made by the House chair. So, we are able to move things much faster. She said they also passed into law the updated Sheild Act 2.0 for further enhancing the protections for providers and patients for their reproductive care and gender affirming care spaces. She explained language included in the Sheild Act. She said the senate passed a bill to prohibit cell phone access and use by students during the school day from the first bell to the last bell of the day. She reviewed other passed legislation. She noted increased public notice for hearings. She talked about some of her work. She noted her single-use plastics reduction act, and that bill has advanced out of committee. She discussed the community immunity act. She has received many questions about access to vaccines. The governor took action that pharmacies in Massachusetts are authorized to deliver and administer vaccines including the covid vaccine. She discussed the two committees that she chairs and other committees that she is on and the work she is doing including work on the census. She said in addition, she is an appointed member of the state hate crime task force. ► Town Council members asked questions, made comments, and thanked the legislators for being here. ► In response to Councilor Sheridan, Rep. Roy talked about the fair share amendment and said it was anticipated at \$1 billion, and they received two and three times that amount. ► Sen. Rausch said it has been a massive success. ► Rep. Roy said he is a proponent of off-shore wind. He discussed the federal government has stopped a lot of wind projects. ► Councilor Cormier-Leger discussed Proposition 2.5 and the two failed overrides in Franklin and said we continue to struggle to make ends meet and are limited with Proposition 2.5 and inflation is higher than that and asked if there is anything that can be done to help a community to help its budget during these financial times. ► Rep. Roy explained that it is the local communities that have been given the control over that which is what the override votes are all about. If a community decides to go beyond 2.5 percent, it can put the question to the community in the form of a vote. So, the actual control over Proposition 2.5 rests in the hands of the community. ► Sen. Rausch said the underlying problem is that you are looking for methods and ways that fit the communities' needs and constraints. She said she has filed a bill that would effectively alleviate the legislative home rule review process for a variety of local matters that do not have significant statewide impact. So, if Franklin had some way to raise revenue that was unique to Franklin, should her bill become law, Franklin and every other municipality in the state would be empowered to do that. She explained the people spoke regarding Proposition 2.5 which was a ballot initiative. She said you need to have other methods and that is what her bill would do. She suggested everyone look at that bill. ► Councilor Cormier-Leger discussed housing and said that issue is tearing the community apart, and the terms that are

being used. He talked about the state formula for determining median incomes and said it is not a fair formula and explained \$2,400 is not really affordable and the term is misleading. ► Councilor Dellorco said he wanted to piggyback on Councilor Cormier-Leger about the housing part of it regarding what is affordable. He said it is hard for young kids to stay here. ► Councilor Jones discussed the price of housing and the affordability of the community. He talked about the adoption of Proposition 2.5 in the 1980s, the current average rate of inflation, and every city and town is taking a loss. He agreed it is in the control of each community. ► Rep. Roy said that would be a great citizen's petition. ► Councilor Jones noted the World Cup coming to the region at Gillette Stadium, and it is an economic driver for the region. ► Councilor Hamblen talked about the explosive gas detectors and that is wonderful. She reviewed that on October 20 the housing secretary and the MBTA will be coming out. She said we all struggle with how to make sure we have affordable housing for people. She wanted to mention that there is a maximum rental rate for the affordable housing and maybe we need to lower that. She said she is a proponent of the Municipal Empowerment Act. She talked about non-flushable wipes that ruin the sewer pumps. ► Sen. Rausch said that provision is part of the plastics reduction act and also a stand-alone bill. ► Councilor Hamblen talked about liquor license transactions, the requirements of the ABCC, and that there are situations that they cannot say no, but they would like to. It is frustrating that the Town Council does not have control on that. ► Councilor Frongillo thanked the legislators for some of the legislation they are putting forward. He said the state can help Franklin with the regional rail improvements and eventually the electrification of the rail to cut down on travel times and onboarding times and that would make it a regional rail and not just a commuter rail. He talked about the 40B rule and that in most places the area of median income affects the calculation. He asked them to talk about the regional housing crisis. ► Rep. Roy said he agrees with what Councilor Frongillo said which is why we are bringing out the secretary who was the chancellor at Dean College and is familiar with the community. He said he hopes all can attend that meeting and raise these issues especially the affordable definition. He does not understand why Franklin is lumped in with Boston. ► Sen. Rausch said she echoes what Rep. Roy said. She said the millionaires and billionaires are not leaving; the people who are leaving are the people who cannot afford to stay. She said we have all felt the pinch. She said unemployment claims are going up. She talked about the housing bill passed the last session. She talked about the missing middle and starter homes that are not being built to break into homeownership. She said housing is not one of her areas of expertise, but is happy to hear good ideas on how to make improvements. ► Chair Mercer said he echoes everything everyone has already said. He reviewed 40B was last revised in 2011/2012 with some minor revisions. They need to go back to square one with that and start over as the formula does not work for the affordable piece, and it makes no sense we are looped in with Boston. He talked about the chapter 70 formula and said that is very concerning to this community. He said if something were to happen to the hold harmless, it would devastate this community. We need you as the legislators to make sure that does not happen. ► Rep. Roy said that hold harmless is there to stay, and we will fight to make sure it stays. ► Sen. Rausch talked about other legislation that has been filed, noted the increase in special education costs, that they need to fix that problem, and her bill to create that commission. ► Mr. Mark Minnichelli, 31 Longfellow Drive, talked about how the 10 percent 40B number is calculated and reviewed an example of the calculation for the SHI index. He said we should look at the 10 percent number and come up with an index or calculation that is more representative of the affordable units in a municipality. ► Mr. Hellen discussed the 40B law. He discussed the area median income. He discussed the Municipal Empowerment Act and noted that all current Town Council members signed a letter supporting that bill. They have to get that done quick, and there is an opportunity especially with the World Cup coming. ► Sen. Rausch said the hearing for the Municipal Empowerment Act is on Tuesday, October 28, at 1 PM, and it is a hybrid hearing. You can testify remotely. She said she asks them to testify for why the bill is important to the community. She said tell colleagues in other municipalities all around the state. ► Mr. Max Morrongiello, 127 Central Park Terrace, highlighted Central Park Terrace is public housing. He said they need funding for public housing. He said they need a new bond bill for public housing. He asked if in the next session they would support a bond bill to actually build more public housing in Franklin. ► Rep. Roy said in the last housing bond bill they put \$1 million for the Franklin Housing Authority to do more construction. ► Mr. Stephen Malloy, 19 Russet Hill Road, said Mr. Hellen had mentioned they got the updated numbers from the state's budget. He asked are we getting more or less money from the state than was expected. ► Mr. Hellen explained they are getting over \$0.5

million more in chapter 70 than last year. He explained that about 12 to 15 children went from the public school to the charter school which made the amount go lower, and unrestricted government aid got sliced a little. ► Chair Mercer thanked Rep. Roy and Sen. Rausch.

► **Norfolk County Sheriff's Office Update: Patrick McDermott, Norfolk County Sheriff.** ► Mr. McDermott said this is his fifth year as sheriff. He said their mission is to serve and protect the Town of Franklin and 27 other communities that he represents. He is proud to stand with the Franklin police and fire departments. The heart of their work is public safety. They currently deploy 100 sworn deputy sheriffs throughout Norfolk County. He discussed they run the correctional facility in Dedham which houses 350 men. They only have 12 women, and they have a partnership with Suffolk County to house the female population. They embrace four pillars: prevention, intervention, education, and hope. Currently they have five men from Franklin who are incarcerated and will be coming back to live amongst you when they finish their sentence. Re-entry begins on day one. He explained the process when someone arrives at their facility. He said about 85 percent of the population in the facility are dealing with mental health issues and substance abuse disorder. They have a new initiative which is the Hope Center in Braintree. Hope stands for healing, opportunity, purpose, and engagement. He explained the success of the Hope Center. His hope is to cut down on the number of incarcerations. He said they believe public safety is not just keeping people behind walls; it is about building bridges back into society. In 2024 the Norfolk County Sheriff's office was recognized as perfect accreditation from the American Corrections Association. He reviewed that they are out in the community, explained scams that can happen, and discussed their education to seniors. For the youth they have youth leadership academies. He talked about a new youth leadership camp in Medway. He said for veterans they have a successful house to house for heroes' program; he explained that getting the word out is difficult. He said they are bringing public safety to Franklin with their upcoming public safety festival. It is a family fun day, and they will bring out the public safety tools. He encouraged everyone to come out for the event. They are building community partnerships. The sheriff's office is here for you as a community partner. ► Town Council members asked questions, made comments, and thanked Mr. McDermott. ► In response to questions, Mr. McDermott said that they do a lot of work with the SAFE Coalition. He explained that many men who end up getting into bad behavior started because of broken families, drug addiction, and pain at a young age. So, reaching those at-risk kids is a big priority. He said two programs they do are very successful. One is their partnership with the SNAP Chef Foundation. He said they have taught 18 men culinary art skills. He said they also do job placement with this. The hospitality industry is starving for people who understand cooking. The second program is the Nurturing Fathers Program. He said the men are trying to raise children from behind bars. He explained this helps them find purpose. He talked about recidivism. They are around 35 percent to 40 percent in Massachusetts, and they want to get those numbers down. ► Mr. Max Morrongiello, 127 Central Park Terrace, said there is a lot of fear at the national level about immigrations and customs enforcement and how it is affecting our communities. He said a lot of sheriff's offices in Massachusetts give ICE a heads up when people are going to be released. He asked about people who have not been convicted yet and if there is a policy about giving ICE a heads up. ► Mr. McDermott said they do not have an active partnership with ICE necessarily. He said they recognize ICE detainers when they come into their facility. It is up to ICE to do ICE's job. He said as of last week he had 17 non-resident incarcerated individuals and about half have detainers that have been filed with his office. He discussed ICE press releases and explained that they have no obligation to give a heads up. ► Ms. Rachel Plukas, 37 Anchorage Road, asked about the age of criminal majority and juvenile detention facilities for those up to 18 and in Massachusetts they would like to have it be age 21. She asked what Mr. McDermott thought. ► Mr. McDermott said it is the raise-the-age initiative, and it is an interesting and good conversation. He explained how it is not that easy, but it does have merit. ► Chair Mercer thanked Mr. McDermott.

► **Franklin Food Pantry Update: Tina Powderly, Executive Director.** ► Ms. Powderly said this presentation will illustrate the power of community. She narrated a slideshow with slides on who they serve and what sets them apart including what they provide and how they deliver services. She said choice and dignity are two key words. She said the other piece they provide is the ability to offer wraparound services. She discussed the town departments, senior center, health department, and other non-profit partners in Franklin with whom they

collaborate. She said without the volunteers they would not be able to provide the services that they provide. She talked about sustainability including the solar panels on the building. She discussed the trends and that the need is rising. They are doing 67,000 bags of groceries a year. There are a lot of hungry people in Franklin. She reviewed the pounds of produce distributed which is over 130,000 pounds for FY25. She discussed community challenges including, but not limited to, rising costs of food and Franklin, Massachusetts 02038 goods, transportation limitations, and increasing cost of housing. She reviewed how they are responding to these challenges including exploring additional food partnerships, opening curbside distribution to contiguous towns, exploring options to address transportation challenges, and increasing referral/support services. She explained that part of Hunger Action Month was to educate people about food insecurity and that it is real in Franklin. She discussed Hunger Action Month and said it is a nationwide campaign. She ended the presentation with information on how people can take action including, but not limited to, making a financial contribution, donating food, engaging your business, organizing fundraisers and food drives, and volunteering. She reviewed who can take action including individuals, families, businesses, youth groups, houses of worship, civic groups, schools, and everyone. She thanked the Town Council for having her at the meeting. ► Town Council members asked questions, made comments, and thanked Ms. Powderly. ► Councilor Frongillo said they interface with some of our most vulnerable residents and ask her to speak to any trends that she has noticed and challenges of the residents. ► Ms. Powderly said transportation and housing are the two key issues. She noted rising food costs also. She acknowledged and recognized her staff and board of directors. These folks are tireless in their dedication and highly skilled in their areas. She is fortunate to work with all of them. ► Councilor Frongillo said 46.6 percent of Franklin renters are cost burdened, and 24 percent of those are severely cost burdened as they are paying more than 50 percent on rent. He said 22 percent of homeowners are cost burdened paying their mortgage. He discussed GATRA and said they are now on an on-demand service. There are ways to improve this service. The town should consider the return of a fixed bus route up and down Rt. 140. ► Councilor Dellorco thanked Ms. Powderly. He said the way the Food Pantry looks makes it more comfortable for people to come in. ► Ms. Powderly explained Rep. Roy was instrumental in helping them secure a \$500,000 grant from a state program, and then the rest of the community pitched in and made it possible for that building. They recognize they are fortunate to be in that building. ► Councilor Hamblen said they are amazing to have the capacity and compassion for people. She said we need to take care of each other. She talked about people needing not to judge. ► Councilor Jones talked about the great work they do for the community. He asked if there is anything further that we as a community can do to get the message out to people. ► Ms. Powderly suggested people follow their social media accounts to get information about their current needs. She talked about donations and support for the Food Pantry. ► Councilor Cormier-Leger asked if there is any concern about Bristol County Savings closing in one month. ► Ms. Powderly said they reached out to the landlord about that space. There is not a lot of control. She said they will keep their eyes out to see what goes in there. ► Chair Mercer thanked Ms. Powderly for all she does for the community and for the update.

► *Councilor Chandler left the meeting during the Presentations / Discussions portion of the agenda.*

#### **LEGISLATION FOR ACTION:**

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

- a. ***Resolution 25-50: Adoption of Local Initiative Program “Friendly 40B” Policy (Tabled from July 23, 2025 Town Council Meeting). (Motion to Take Resolution 25-50 off the table (Non-debatable) - Majority Vote).*** ► **MOTION** to Take Resolution 25-50 off the table (Non-debatable) by **Mercer**. **SECOND** by **Jones**. **No discussion.** ► **VOTE: Yes-3, No-4, Absent-2.** ► **Chair Mercer said the motion fails and stays tabled.**
- b. ***Bylaw Amendment 25-942: A Bylaw to Amend the Code of the Town of Franklin at Chapter 170, Vehicles and Traffic - Second Reading (Motion to Approve Bylaw Amendment 25-942 - Majority Roll Call Vote).*** ► Councilor Jones read the bylaw amendment. ► **MOTION** to **Approve** Bylaw Amendment

25-942: A Bylaw to Amend the Code of the Town of Franklin at Chapter 170, Vehicles and Traffic by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen asked Town Engineer Michael Maglio to review this. ► Mr. Maglio said they had some concerns about parking at the end of Lewis Street with the new housing development going in there. We worked with the police department and came up with this proposal to restrict parking for the first 100 ft. ► **ROLL CALL VOTE: Cormier-Leger-YES; Dellorco- YES; Frongillo- YES; Hamblen- YES; Jones- YES; Mercer- YES; Sheridan- YES.** ► **VOTE: Yes-7, No-0, Absent-2.**

- c. **Resolution 25-56: Acceptance of Gifts - Veteran's Services (\$750), Senior Center (\$100) (Motion to Approve Resolution 25-56 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Approve Resolution 25-56: Acceptance of Gifts - Veteran's Services (\$750), Senior Center (\$100) by Dellorco. SECOND** by **Hamblen. Discussion:** ► Chair Mercer said thank you to everyone who continues to donate to the different groups and departments within the community. ► **VOTE: Yes-7, No-0, Absent-2.**
- d. **Resolution 25-57: Cable Funds in Support of PEG Service and Programming per MGL Ch. 44 §53F3/4 (Motion to Approve Resolution 25-57 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Waive the reading by Cormier-Leger. SECOND** by **Dellorco. No Discussion.** ► **VOTE: Yes-7, No-0, Absent-2.** ► **MOTION to Approve Resolution 25-57: Cable Funds in Support of PEG Service and Programming per MGL Ch. 44 §53F3/4 by Dellorco. SECOND** by **Jones. No discussion.** ► **VOTE: Yes-7, No-0, Absent-2.**

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

**SUBCOMMITTEE REPORTS:**

- a. **Capital Budget Subcommittee.** ► None.
- b. **Economic Development Subcommittee.** ► None.
- c. **Joint Budget Subcommittee.** ► None.
- d. **Police Station Building Committee.** ► Chair Mercer said they met with the project manager and the architect and talked about some site evaluations, and they narrowed it down to two locations. There is more work to be done, and they will meet again on October 27, 2025. He said there are open houses at the police station. Three are scheduled. September 13 is the next one. ► Mr. Steve Sherlock said for those who cannot make attend the open houses, with the help of the police department that provided the narration and drone footage, we have put that all together, and you can take a virtual tour with the chief talking. He said this does not advocate for a new facility.
- e. **GATRA Advisory Board.** ► None.

**FUTURE AGENDA ITEMS:** ► Councilor Cormier-Leger said he wants to support Mr. Minnichelli's suggestion to examine the SHI metric for Franklin as a future project. He asked if we can somehow make a policy or advocate for other town boards to require public commentary during their meetings. ► Mr. Hellen said you could, but he thinks he would have to work with the town attorney. He said there is independent jurisdiction with a lot of boards. He said he is sure there is a way to do it. He will look into it. ► Councilor Cormier-Leger explained this is in response to backlash for the Planning Board meeting, not just the ZBA meeting. ► Councilor Hamblen asked if we could have an EDC meeting about the 40B policy to actually discuss it.

**COUNCIL COMMENTS:** ► Councilor Frongillo said there is a Downtown Partnership meeting tomorrow morning at 8 AM. ► Councilor Hamblen thanked all who came tonight to give their presentations. ► Councilor Cormier-Leger said congratulations to tonight's retirees and welcome to the new chief. He is glad the ZBA issue is being looked at tomorrow night. He said welcome back to school. He said there was concern about roadwork being done and the flames and that it effected some people's property and also road work being done all at once. He said he called the DPW director and got answers. He explained that it is

cheaper for the town to give a longer range in the bid for a contractor to do the work. He said Friday night is the home opener for the varsity football team at 6 PM. ► Councilor Jones said ditto to everything that has been said and congratulations to those who have been promoted and to the retirees. He said next Thursday is the anniversary of 9/11. He talked about going to the 9/11 Memorial in New York. ► Councilor Dellorco congratulated the retirees and the new chief. He gave a shout-out to his wife and Kathleen at Norfolk County Retirement who donated chairs to the Senior Center. ► Chair Mercer said thank you to everyone and congratulations to all for the proclamations and presentations for this evening. He apologized for the late hour that they are finishing.

**EXECUTIVE SESSION:** ► None.

**ADJOURN:** ► **MOTION to Adjourn by Jones. SECOND by Hamblen. No Discussion. ► VOTE: Yes-7, No-0, Absent-2.**

**Meeting adjourned at 11:18 PM.**

Respectfully submitted,

Judith Lizardi  
Recording Secretary

**FRANKLIN TOWN COUNCIL  
MINUTES OF MEETING  
September 17, 2025**

A meeting of the Town Council was held on Wednesday, September 17, 2025, at the Municipal Building, 2nd Floor, Council Chambers, 355 East Central Street, Franklin, MA. Councilors present: Theodore Cormier-Leger, Robert Dellorco, Cobi Frongillo, Melanie Hamblen, Glenn Jones, Thomas Mercer, Patrick Sheridan. Councilors absent: Brian Chandler, Deborah Pellegri. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Amy Frigulietti, Deputy Town Administrator; Mark Cerel, Town Attorney.

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

**ANNOUNCEMENTS FROM THE CHAIR:** ► Chair Mercer reviewed the following as posted on the agenda. A Note to Residents: All citizens are welcome to attend public meetings in person. To view the live meeting remotely, citizens are encouraged to watch the live stream on the Franklin Town Hall TV YouTube channel or the live broadcast on Comcast channel 9 and Verizon channel 29. Meetings are also archived by Franklin TV on the Franklin Town Hall TV YouTube channel and shown on repeat on Comcast channel 9 and Verizon channel 29 for those who miss the live meeting. To listen to the meeting remotely, citizens may call-in using the provided number. This will not permit participation in the meeting. To participate in the meeting remotely, citizens are able to join a Zoom webinar using the information provided on the agenda. Any participants who wish to speak during the webinar must enter their full name and email address when joining the webinar. All participants will be automatically muted upon joining the webinar. In order to speak, participants who have entered full name and email address will need to select the “raise hand” function to request to be unmuted. All speakers will be required to state their full name and street address before commenting. ► Chair Mercer announced Councilor Chandler and Councilor Pellegri will not be in attendance. ► Town Clerk Nancy Danello gave an update regarding the upcoming biennial town election on Tuesday, November 4, 2025, at the Franklin High School from 6 AM to 8 PM. She noted September 15 was the last day to return nomination papers. She said there are eight candidates for School Committee, which is a seven-member board, and five of the seven are incumbents. For Town Council, there are 15 candidates for a nine-member board; six of the nine are incumbents. She said Board of Assessor has one candidate, and there are no candidates for Board of Health. If anyone is interested in doing a write-in campaign, call her and she will explain the process. For Planning Board there are two candidates for two seats, Planning Board associate member has one candidate for one seat, and for Town Clerk there is one candidate for reelection. She said if anyone is contemplating withdrawing, she must be notified by September 22, 2025, in writing as she will be ordering ballots on the 23<sup>rd</sup>. As soon as ballots arrive, she will begin the process of mailing out vote-by-mail requests. She reminded all that if you want a mail-in ballot, you have to request a ballot. She said in-person early voting will be in the Town Clerk’s office on October 17 through October 31 during regular business hours. October 25 is the last day to register to vote. Please call the Town Clerk’s office for additional information or questions. ► School Committee Chair David Callaghan gave an update. He said school is back in session with the reorganization that they have been working toward for the past two years. He explained this is a transformative reorganization of the entire school operation. It was brought down from 10 schools to 7 schools. He said they are providing an amazing educational experience for the students and saving the taxpayers over \$3 million annually. He thanked all who have worked on this effort. He noted a new playground built at Lincoln Street. He noted some growing pains with the reorganization including some traffic issues. He said they now have a smoother operation for arrivals and dismissals. He said everything else bell-to-bell is going well regarding the reorganization. He noted \$2 million in cuts following the failed override. He said that has an impact on all the kids. He said everyone is still working together and playing the cards we were dealt. He said if any questions, please reach out to him. ► Chair Mercer announced upcoming events. Town Council will hold office hours tomorrow at the Senior Center starting at 8:30 AM. The Police Department will be holding two more open houses for individuals to tour the police facility on Tuesday,

September 23, at 6 PM, and Sunday, October 5, at 6 PM. The 2025 Arts and Culture Symposium will be held on September 18 & 19. The theme is Creative Econ and focuses on the intersection of creativity, economic development, and community building. Franklin's Downtown Partnership Annual Harvest Festival will be held on September 27, 2025, from 12 PM to 5 PM in the center of the cultural district in downtown. He said SHEROES Luncheon for women veterans will be held on October 17, 2025, from 11 AM to 1 PM at Franklin Town Hall, hosted by the EOVS leadership team and Franklin's Veterans Services. Please RSVP by October 15 by calling 508-613-1315.

**CITIZEN COMMENTS:** ► None.

**APPROVAL OF MINUTES:** ► None.

**PROCLAMATIONS/RECOGNITIONS:** ► *Police Department - Swearing in of new Police Officers: Patrol Officer Patrick Clark; Patrol Officer Jalen Samuels; Patrol Officer Kyle Vaught.* ► Police Chief Thomas Lynch explained that these officers are replacements. He said they have brought themselves to full staff at 56. He reviewed Patrol Officer Kyle Vaught's background, career, and education, and he reviewed Patrol Officer Jalen Samuels's background, career, and education. ► Town Clerk Nancy Danello performed the swearing in. ► Patrol Officer Kyle Vaught's wife and Patrol Officer Jalen Samuels's mother performed the badge pinnings.

**APPOINTMENTS:** ► *Community Preservation Committee - Wayne Simarrian & Conservation Commission - Matthew Stoltz.* ► Councilor Jones read the appointments. ► **MOTION** ratify the appointments by the Town Administrator of the individuals named to serve on Town committees with terms to become effective September 17, 2025, and to expire as stated:

- Community Preservation Committee Wayne Simarrian (Recreation Advisory Board) with term to expire on June 30, 2026, and
- Conservation Commission Matthew Stoltz with term to expire on June 30, 2028,

by Jones. **SECOND** by Dellocco. **Discussion:** ► Mr. Hellen said it was great to have Mr. Simarrian back.

► **VOTE: Yes-7, No-0, Absent-2.** ► Chair Mercer thanked the appointees for giving of their time.

**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 (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 (Legislation for Action # 9i).*

► *Chair Mercer declared the above two public hearings open.* ► Councilor Hamblen said this is about allowing people to be able to use their residential kitchen for commercial uses if they are on a septic. She said this is for the cottage food industry. It is a step in the economic development of innovation and to get people into a commercial kitchen and maybe into a brick and mortar. She said the Planning Board approved this, and it is back to the Town Council. ► *Chair Mercer declared the above two public hearings closed.*

**LEGISLATION FOR ACTION:**

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

- 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).* ► Councilor Jones read the zoning bylaw amendment. ► **MOTION** to Move Zoning Bylaw Amendment 25-938: Residential Commercial Kitchens - A Zoning Bylaw to Amend Chapter 185, Section 3 of the Code of the Town of Franklin to a

Second Reading by **Dellocco**. **SECOND** by **Hamblen**. **Discussion**: ► Mr. Hellen said this is adding in a definition of a residential commercial kitchen. ► **VOTE: Yes-7, No-0, Absent-2.**

- 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).** ► Councilor Jones read the zoning bylaw amendment. ► **MOTION to Move Zoning Bylaw Amendment 25-939: Residential Commercial Kitchens - A Zoning Bylaw to Amend the Franklin Town Code at Chapter 185, Attachment 8, Use Regulations Schedule Part VII: Accessory Uses to a Second Reading by Dellocco. SECOND by Hamblen. Discussion**: ► Mr. Hellen said this is altering the use table. He said this is for people in any residential district as long as they are on private septic and not on public sewer. This cannot be on public sewer. ► **VOTE: Yes-7, No-0, Absent-2.**

**PUBLIC HEARINGS - 7:00 PM (continued):**

**Councilor Frongillo recused himself from the following public hearings and the associated Legislation for Action.**

- 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 (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 (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 (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 (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 (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 (Legislation for Action # 9o).**

► **Chair Mercer declared the above six public hearings open.** ► Councilor Hamblen said all of these bylaws create this area at the railroad crossing at Union Street and Cottage Street, and also, we wanted to make it a walkable district, a mini downtown district, so it has a height restriction on it. She said she thinks the Planning Board had some good suggestions for amending some of the use table that we will get through when they are finished with it. But if it does not go through that way what we have is really good. She said we might have to amend it on the second reading. ► Mr. Hellen said there is a definition in here. It used to be called Commercial I which nobody understands. He said calling it the Crossing Neighborhood will give it some value and some visibility which is really good. He noted the Children’s Museum event today and just how with the SNETT trail being purchased and the other activity down there, it is a perfect time to get this settled away. He said this sets in a height requirement at three stories. There is no option for a fourth or fifth story by special permit. He discussed other activity in that area and said it will change the neighborhood for a long time and keep that character that is there. ► **Chair Mercer declared the above six public hearings closed.**

► Chair Mercer explained that because of the Planning Board’s schedule and the Town Council’s schedule between now and the beginning of November, he felt strongly that this Town Council who

had done a lot of work on this needed to be the group that voted on this, so he spoke to the chair of the Planning Board and asked if he would be okay with Town Council doing the first reading and then the Planning Board would have a meeting in between the Town Council's next meeting, and the Planning Board would come back the Town Council with their comments in between, and the Planning Board chair thought they would be minimal anyway, and the Town Council could make any adjustments that the Planning Board may recommend that the Town Council was in favor of during the second reading before the Town Council voted.

**LEGISLATION FOR ACTION (continued):**

**Councilor Frongillo re-entered the meeting.**

- a. **Resolution 25-58: November 4, 2025 Election Early & Mail in Voting (Motion to Approve Resolution 25-58 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 25-58: November 4, 2025 Election Early & Mail in Voting by **Dellorco. SECOND** by **Hamblen. No discussion.** ► **VOTE: Yes-7, No-0, Absent-2.**
  
- 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).** ► Councilor Jones read the resolution. ► **MOTION to Approve** 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 by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen said this extends out and re-ratifying the extension of the agreement that we have with Tri-County through 2029. ► Councilor Cormier-Leger asked if something like this is possible for the Franklin Public Schools for the two resource officers at the high school. ► Mr. Hellen said he would be thrilled if the Franklin Public Schools contributed money from their budget to the Police Department to hire back the SROs. He said Tri-County pays for a big portion of this officer. He explained how that could be done with the Franklin Public Schools. He said he would be elated if there could be some kind of partnership with the Franklin Public Schools. **VOTE: Yes-7, No-0, Absent-2.**
  
- c. **Resolution 25-61: Acceptance of Easements on Property on Northwesterly Side of Raymond Avenue (Motion to Approve Resolution 25-61 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 25-61: Acceptance of Easements on Property on Northwesterly Side of Raymond Avenue by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Cerel confirmed the date was September 15, 2025, for the true copy of said grant being attached as Exhibit 1. ► Mr. Hellen said Town Engineer Michael Maglio is in attendance if anyone has any questions. ► **VOTE: Yes-7, No-0, Absent-2.**
  
- 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).** ► Mr. Cerel said he was being proactive. This was brought in at the last minute. There is a blank date that should be listed as September 8, 2025, on the last sentence of the second paragraph; it currently is indicated as August *blank*. ► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 25-62: Acceptance of Access Easement on Lot 1, Located on Westerly Side of Spring Street by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen said we need the easement for the roadwork that needs to happen at the top of Spring Street. He noted that Spring Street is a public way. It cannot be decommissioned. It has been a public way in Massachusetts for almost 200 years. We need the easement so we can finish the project. ► **VOTE: Yes-7, No-0, Absent-2.**
  
- p. **Resolution 25-60: Acceptance of Gifts - Senior Center (\$150) (Motion to Approve Resolution 25-60 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 25-60: Acceptance of Gifts - Senior Center (\$150) by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Chair

Mercer thanked all the individuals and businesses and corporations that continue to donate to the different departments within the town and thanked them for their generosity. ► **VOTE: Yes-7, No-0, Absent-2.**

- 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).* ► Councilor Jones read the bylaw amendment. ► **MOTION to Move** 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.) to a Second Reading by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen said this is extending the water map, and the previous agenda item is for the sewer. ► **VOTE: Yes-7, No-0, Absent-2.**
- 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).* ► Councilor Jones read the bylaw amendment. ► **MOTION to Move** 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.) to a Second Reading by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen said this is the sewer portion. ► **VOTE: Yes-7, No-0, Absent-2.**
- 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 - Majority Vote).* ► Councilor Jones read the bylaw amendment. ► **MOTION to Move** Bylaw Amendment 25-945 - A Bylaw to Amend the Code of the Town of Franklin at Chapter 65, Collection Containers to a Second Reading by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen said this came through to us from some of the veterans organizations in town. He said he touched base with Ernest Carruthers. He gave credit to Building Commissioner Gus Brown and Town Attorney Mark Cerel who came up with an innovative way to solve this issue and not allowing this to get out of control. He said this allows civic, fraternal, and veterans organizations to have a single container. He said for the veterans groups, they see this as a way to raise some money for the organization. He said we are proposing to limit them to one container. He said they do not want to start a trend with overflow becoming the norm; this is a nice compromise. This will be enforced by the building commissioner. ► Councilor Jones noted this did take longer than he had hoped, but he is glad to support the veterans and thanked all involved to make this happen. ► Councilor Cormier-Leger said he knows of several of these collection bins and asked if we are already giving exceptions. ► Mr. Hellen said places of worship do not have restrictions. ► Mr. Cerel said when they drafted this bylaw originally, they were just coming into existence led by Planet Aid. The courts recognized that the solicitation printed on these things came under the first amendment. We looked at regulating them strictly on their purpose and use and that sort of thing. We drafted it very strictly as to where they could go just as a rental component of a property owner's property. We then created exceptions for specified groups for very limited purposes. Churches and charities with 501c3 were allowed to have containers for their own purposes. He explained the VFW did not qualify. He explained how they very carefully crafted it. ► Councilor Cormier-Leger asked Scott if he was happy with the proposed language change. ► Scott said yes, it is what they are looking for. ► Councilor Hamblen thanked the town staff for the compromise. ► Chair Mercer said he would piggyback on what the other Town Council members said, and he appreciates what the administrative staff and town attorney did in crafting the language that works best for our community. ► **VOTE: Yes-7, No-0, Absent-2.**

*Councilor Frongillo recused himself.*

- 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).* ► Councilor Jones read the zoning bylaw amendment. ► **MOTION to Move Zoning Bylaw Amendment 25-929: Creation of the Crossing Neighborhood Zoning District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Section 4, Districts Enumerated to a Second Reading by Dellocco. SECOND by Hamblen. No discussion. ► VOTE: Yes-7, No-0, Absent-2.**
- k. *Zoning Bylaw Amendment 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).*** ► **MOTION to Waive the reading by Hamblen. SECOND by Dellocco. No discussion. ► VOTE: Yes-7, No-0, Absent-2.** ► **MOTION to Move Zoning Bylaw Amendment 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 to a Second Reading by Dellocco. SECOND by Hamblen. No discussion. ► VOTE: Yes-7, No-0, Absent-2.**
- 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).*** ► **MOTION to Waive the reading by Cormier-Leger. SECOND by Dellocco. No discussion. ► VOTE: Yes-7, No-0, Absent-2.** ► **MOTION to Move Zoning Bylaw Amendment 25-931: The Crossing Zoning Use Regulations - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Use Regulation Schedule, Part I through Part VII to a Second Reading by Dellocco. SECOND by Hamblen. No discussion. ► VOTE: Yes-7, No-0, Absent-2.**
- 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).*** ► **MOTION to Waive the reading by Cormier-Leger. SECOND by Dellocco. No discussion. ► VOTE: Yes-7, No-0, Absent-2.** ► **MOTION to Move Zoning Bylaw Amendment 25-932: The Crossing Zoning District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Schedule of Lot, Area, Frontage, Yard and Height Requirements to a Second Reading by Dellocco. SECOND by Hamblen. No discussion. ► VOTE: Yes-7, No-0, Absent-2.**
- 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).*** ► **MOTION to Waive the reading by Cormier-Leger. SECOND by Dellocco. No discussion. ► VOTE: Yes-7, No-0, Absent-2.** ► **MOTION to Move Zoning Bylaw Amendment 25-933: Crossing Neighborhood Zoning District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Section 21, Parking, Loading and Driveway Requirements to a Second Reading by Dellocco. SECOND by Hamblen. No discussion. ► VOTE: Yes-7, No-0, Absent-2.**
- 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).*** ► **MOTION to Waive the reading by Cormier-Leger. SECOND by Dellocco. No discussion. ► VOTE: Yes-7, No-0, Absent-2.** ► **MOTION to Move Zoning Bylaw Amendment 25-934: Crossing Neighborhood Crossing District - A Zoning Bylaw Amendment to the Code of the Town of Franklin at**

Chapter 185, Sections 3, 4, 20 & 31 to a Second Reading by **Dellorco. SECOND by Hamblen. No discussion.** ► **VOTE: Yes-7, No-0, Absent-2.**

*Councilor Frongillo re-entered the meeting.*

**LICENSE TRANSACTIONS:** ► None.

**PRESENTATIONS / DISCUSSION:** ► *Solicitation Permits - Police Chief Thomas Lynch and Deputy Police Chief James West.* ► Deputy Police Chief James West said that in July they had a problem with a solicitor in town going door to door and not being very pleasant. He said they tracked them down, and they did not have the proper permit. They were warned and fined, and they left town. Out of that, the town administrator asked us to do a brief presentation regarding the process for solicitors and what they are allowed to do and what they cannot do. He narrated a slideshow presentation to include a review of the solicitor bylaws, explain the permit process, provide some data, and review some exemptions to the law. He said they give every solicitor that comes in a copy of the bylaw verbatim from the town code. He explained a permit is required, and they apply on the website. The hours are 9 AM to 7 PM or ½ hour prior to sunset whichever is earlier. He said on private property if there is a sign that says no trespassing or no soliciting or if they are asked to leave, they have to leave. He said ID and the permit has to be on them and displayed upon request, and if not, there is a \$200 fine. He reviewed the permitting process that is on the website. A criminal background check is conducted on every person who will be soliciting; those with felonies or violent history will be denied. He said once approved and fee paid they will be issued a permit. The fees are \$100 for the first person and \$20 for each additional person on that permit. He showed an example of the permit which is on police letterhead and the information provided on the permit including dates, names of persons on the permit, and signed by a police officer. The permit is good for 120 days. He said there are 5 active solicitor permits. There were 11 total permits requested in 2025; 7 permits were issued and 4 were never picked up. He reviewed some exemptions to the law. The first amendment and MGL allows for door-to-door solicitation for religious/political activities without a permit; however, reasonable hours and private property prohibitions are still in effect. ► Mr. Cerel said the U.S. Supreme Court weighed in on this about 20 years ago. You cannot even require that religious and political advocacy groups check in as that is viewed as chilling free speech. The flip side is, as a private property owner, you have the right to determine who is on your property. ► Deputy Police Chief West said we have never really seen an issue except that one company that did not go through the process. He confirmed if someone does have an issue with a solicitor, they should call the police. ► Mr. Cerel said even commercial speech is protected by the first amendment to some degree. So, you can have reasonable time and place regulations. ► Councilor Cormier-Leger said he is pleased to hear about the CORI checks. He asked how much in advance does a business have to provide the names to have the CORI check before the business can send the people out. He asked for any protocols for someone regarding safety. ► Deputy Police Chief West said they can run the CORIs and have results in a day or two. He provided some background on the company that did not obtain a permit and had complaints from the public. He said in terms of safety, a person is not obligated to answer the door. If you do answer the door and say you are not interested, they should leave right away. ► Police Chief Lynch said if they ring your doorbell and you do not want to talk to them, do not talk to them; they will turn around, and they are going to leave. If they try to get in, that is different, and call the police. ► Councilor Dellorco confirmed the permit can be revoked by the police at any time. If you do not feel safe, call 911. ► Councilor Jones reviewed an experience he had with solicitors with vehicles with RI plates soliciting for solar panels. He asked for their permit, and they did not have one. He said you can put up a no soliciting sign or no trespassing sign on your property if you do not want solicitors on your property. ► Councilor Hamblen asked if there is a place on the website with the list of permitted people. ► Deputy Police Chief West said the list of those permitted is not on the website; if you have a question, just call. ► Councilor Sheridan asked about charities. ► Mr. Cerel explained his opinion is that for political and religious exemption, if they are soliciting monies, they should be subject. He said for those concerned about door-to-door sales, Massachusetts law recognizes it can be a coercive situation and allows you to rescind a home sales contract up to three days. ► Police Chief Lynch said he wants to be clear that what happened recently is not something that happens often. He said there was an individual in that

group that was a little aggressive and a little rude. He said it is rare, but the police issued a fine. ► Chair Mercer said to piggyback on something Councilor Hamblen brought up, in the active permits, would there be a spot on your website that you could put the current active permits so someone could click and look at it. ► Deputy Police Chief West said he does not see why they could not do that. ► Police Chief Lynch said it is something they can do.

**TOWN ADMINISTRATOR'S REPORT: ► *Personnel Update.*** ► Mr. Hellen announced tomorrow they are going to get a water restriction notice. All of Massachusetts is in a level 2 drought. Franklin is technically not. Because of the lack of rain and because we are a 100 percent groundwater source community, we are taking the extra precaution to set out some water restrictions mainly during the daytime. If we do not get any rain soon, you can probably expect a level 3 by around Thanksgiving. He noted the citizens of this town have won awards on how low the water consumption is here. He noted off Washington Street, the former museum cupola is almost done, and Habitat for Humanity is turning the house around day by day. He said what a great job they have done on that house. He said he will try to have an open house before the house is inhabited. He said these are two projects that deserve a lot of credit and just a lot of pride in the community. He said Ms. Morena Zelaya is the new Director of Planning & Community Development. Ms. Zelaya comes with over a decade of experience most recently in the City of Somerville. She is a resident of Franklin. She formally starts on September 29. He noted that Conservation Director Breeka Li Goodlander will be returning mid/end of October. He noted Ms. Maxine Kinhart will be formally retiring after 30 years of service to the town. He thanked the staff for a good transition and stepping in and being team players while there were some personnel vacancies and changes. He announced the retirement of Facilities Director Michael D'Angelo who formally retired a few weeks ago. He worked for the town for over 30 years and will be missed. He said they have appointed Deputy Facilities Director Kevin Harn as the formal Facilities Director. They will be posting for Mr. Harn's replacement soon. He said Mr. Harn has done an outstanding job. He announced Ms. Caroline Ferris, clinician, is leaving to take a position closer to her home; they will post the position soon. He noted that this will be Deputy Town Administrator Amy Frigulietti's last Town Council meeting as she is leaving. He said he cannot say enough about her work here for the past three years. He is sad to see her go, but she will be relocating. He recognized some of Ms. Frigulietti's contributions to the town including the opioid settlement plan which was one of the most innovative plans which she did an amazing job on. Mr. Hellen said Ms. Frigulietti is one of the best writers and editors, and she will be missed a lot; he wishes her well on all her future endeavors. He announced the retirement of Mr. Mike Carter, town plumber, who is a three-decades-long employee. It is sad to see him go. He noted the retirees mentioned will be recognized at a future meeting. ► Councilor Frongillo confirmed that with Ms. Kinhart's retirement, that position will not be filled. ► Mr. Hellen said that is correct.

► ***FY26 Budget Update.*** ► Mr. Hellen said he received word from the Board of Assessor's that the new growth total will likely be downgraded. The tax levy will need to be readjusted down. He said he thought it was going to be worse. He said they are looking at right now about \$271,000 in less tax levy revenue than predicted in the final budget resolution in August. He explained that is an issue that will have to be corrected before the tax rate hearing on December 3. He said the issue with the revenue is concerning. He said this is a direct result of inflation from three years ago, from all the projects that could have been but residents held on to their money and did not do an addition or build a pool or renovation, commercial projects and supply chain, and NIMBYism is also a problem here. He said the reason NIMBYism is a problem is because when you have constant lawsuits and constant appeals and constant obstruction of projects, it has an impact on new growth. He explained they may be hitting a new low in terms of new growth capturing. He said it was not all because of resident and abutter concerns about projects. But, if you look back five-years ago, the town had record breaking new growth. He explained a problem is when the Planning Board has a four- or five-unit single-family home subdivision, and the Planning Board scraps it back to two units, that hurts the revenue for the community. He said at some point, if you do not make up the money, they will have to make another \$271,000 in cuts. He said at some point in the next Planning Board and Town Council, they are going to have to make some decisions on how to balance the emotions of this community between no development and development. He explained that you cannot vote against overrides and block all development. He announced

the Police Station Building Project website. He noted the open houses. He said there were six people at the last one. He said people are complaining, but not taking advantage of the open houses. He said people need to get engaged. He gave a shout-out to those at the Children's Museum. It was an amazing job and said congratulations for their great work.

#### **SUBCOMMITTEE REPORTS:**

- a. **Capital Budget Subcommittee.** ► None.
- b. **Economic Development Subcommittee.** ► None.
- c. **Joint Budget Subcommittee.** ► None.
- d. **Police Station Building Committee.** ► None.
- e. **GATRA Advisory Board.** ► Councilor Frongillo said GATRA met today. There is no big news. He said they set their executive committee for another year and no major changes. He said the state has agreed to make all fixed bus routes fare free, but micro transit is not fare free. He encouraged support of a fixed bus route.

**FUTURE AGENDA ITEMS:** ► None.

**COUNCIL COMMENTS:** ► Councilor Cormier-Leger thanked the Fire Department, Police Department, and all that participated and attended the memorial service on 9/11. It was very well done. He said it was fantastic that two women can have a passion and vision for something and ask for community support, form a non-profit, raise the money, get community engagement, find the space, and then get something to fruition and seeing the Children's Museum open today; it reminded him of what Franklin is. He said kudos to those women and all involved. He noted it was \$14 for a day pass. He noted we have to start focusing on the positive and find a way to be happy again. ► Councilor Sheridan noted the Children's Museum. He congratulated Ms. Frigulietti. He said he agreed with Councilor Cormier-Leger about the negativity but noted it is also a national thing. ► Councilor Frongillo said office hours are tomorrow morning. He said congratulations to the Children's Museum. He thanked Ms. Frigulietti and said she will be missed. He said the new personnel is exciting. He said he is concerned about the under estimate of new growth and the long-term fiscal health of a community that does not recognize where we need to welcome new growth on existing infrastructure. He said he hopes that can be a wake-up call that you cannot say no to everything and still have a vibrant community. ► Councilor Hamblen said she would like to echo Councilor Frongillo's words about the new growth. It is scary to her as well. She said about the new people it is very exciting. She congratulated Mr. Harn. She said Ms. Frigulietti will be missed. She said the Children's Museum is amazing and noted all the people who showed up to celebrate. ► Councilor Jones thanked Ms. Frigulietti for all she has done for this community. She has done a great job and will be missed. He said everything has been said about the Children's Museum, and it was a great event today. He thanked all who helped this move forward. He said Franklin might be having challenges, but there are a lot of great prospects. We are on a positive path; we are the Town of Franklin. There are a lot of things we offer here. ► Councilor Dellorco said he could not make the Children's Museum due to traffic, but they were on WBZ and got a great shout-out. He congratulated Ms. Frigulietti. ► Chair Mercer said he echoed all his fellow Town Council members' comments. He noted the annual 9/11 ceremony done by the Fire Department. It is a really nice memorial to remember all the lives lost on 9/11. He gave kudos to the Children's Museum. It is another good thing going on in our community, and we need to celebrate those good things. He noted the retirements of the long-time personnel. He thanked Ms. Frigulietti for all her work that she did for Franklin and wished her the best.

**EXECUTIVE SESSION:** ► **Exemption #2: Contract negotiations with non-union personnel: Town Administrator.** ► Chair Mercer said we have a need for an executive session for Exemption #2: Contract negotiations with non-union personnel: Town Administrator, and we will not come back to open session. ► **MOTION to Enter** into executive session for Exemption #2: Contract negotiations with non-union personnel: Town Administrator, and to not return to regular session by **Jones. SECOND** by **Dellorco. No Discussion.** ► **ROLL CALL VOTE: Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Sheridan-YES.** ► **VOTE: Yes-7, No-0, Absent-2.**

*Open Session ended at 9:16 PM.*

Respectfully submitted,

Judith Lizardi  
Recording Secretary



## MEMORANDUM

Date: October 10, 2025  
To: Town Council  
From: Jamie Hellen, Town Administrator  
**RE: Appointments:** Franklin's 250th Anniversary Celebration Committee

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There are two proposed actions in front of the Town Council relating to the 250th Celebration Committee. The first is to approve Resolution 25-63, which will amend the number of Resident-At-Large committee members from 8 to 10, bringing the full committee to 15 members instead of 13. The second is to ratify their appointments.

Though we had originally planned for 8 resident members, 10 very qualified and enthusiastic residents submitted applications, and it was impossible to turn anyone away! Putting this celebration together will take an incredible amount of work and collaboration, so the extra hands are certainly appreciated. All 15 appointees are listed below.

<u>Cultural District Committee Representative:</u>	Roberta Trahan
<u>Cultural Council Representative:</u>	Swati Rao
<u>Dean College Representative:</u>	Sandra Cain
<u>Historical Commission Representative:</u>	Alan Earls
<u>Library Board of Directors Representative:</u>	Charleen Belcher
<u>Residents-At-Large:</u>	

Robert Browne  
Daniel Brunelli  
Michael Carroll  
Julie Cornoni  
Jayson Joyce  
Matthew Keras  
Leone Mulligan  
Debbie Pellegri  
Lyn Pickhover  
Ali Rheume

The volunteer forms for the Resident-At-Large appointees are included in the agenda packet for the 10/15/25 Town Council meeting. A big thanks goes out to these volunteers - can't wait to watch the planning unfold!



# APPOINTMENTS

## Franklin's 250th Anniversary Celebration Committee

The Town Administrator has appointed the following individuals to serve on Franklin's 250th Anniversary Celebration Committee with terms to become effective October 22, 2025 and to expire on June 30, 2029.

**NAME**

Charleen Belcher (Library Board of Directors)  
Sandra Cain (Dean College)  
Alan Earls (Historical Commission)  
Swati Rao (Cultural Council)  
Roberta Trahan (Cultural District Committee)

**STREET ADDRESS**

31 Meadowlark Lane  
99 Main Street  
23 Marvin Avenue  
1090 Pond Street  
1 Green Street

AT-LARGE RESIDENT MEMBERS

Robert Browne  
Daniel Brunelli  
Michael Carroll  
Julie Cornoni  
Jayson Joyce  
Matthew Keras  
Leone Mulligan  
Debbie Pellegrini  
Lyn Pickhover  
Ali Rheume

34 Highwood Drive  
160 Brook Street  
21 Main Street  
8 Norumbega Circle  
80 Union Street  
19 Longfellow Drive  
30 Lost Horse Trail  
181 Pleasant Street  
491 West Central Street #D-12  
47 Summer Street, Apt. 1C

**MOTION** to ratify the appointments by the Town Administrator of the individuals named above to serve on Franklin's 250th Anniversary Celebration Committee with terms to become effective October 22, 2025 and to expire on June 30, 2029.

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 MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** July 11, 2025

**Name:** Robert J Browne

**Home Address:** 34 Highwood Dr  
02038

**Mailing Address:** 34 Highwood Dr  
02038

**Phone Number(s):**

**Email Address:**

**Current Occupation/Employer:** MA Army National Guard

**Narrative:** I am excited to apply for the Franklin 250th Anniversary Celebration Committee, as I am passionate about contributing to a community-wide celebration that honors Franklin's past, present, and future. I am available to dedicate up to 15 hours per week, primarily during evenings and weekends, to ensure the committee's success in planning and executing a memorable yearlong celebration.

My relevant experience includes serving as President of the Criminal Justice Honor Society during my college years, where I successfully organized annual inductee ceremonies for over 100 guests, including 15+ faculty/staff and 20+ student inductees. In this role, I managed all logistics, such as securing appropriately sized venues despite last-minute RSVP challenges, coordinating volunteers and officers, collaborating with professors and alumni, and promoting the events across campus to ensure strong attendance. For example, one year, securing a venue large enough for the ceremony was difficult due to late confirmations, but I leveraged my professional relationships and adaptability—skills honed through my military career—to secure the necessary resources and execute a flawless event. These ceremonies not only honored students for their academic excellence but also inspired others on campus to strive for similar achievements, fostering a sense of community pride and engagement.

My military experience further equips me with skills critical to the committee's mission.

Organizing military morale events has taught me to plan for multiple contingencies, adapt to changing circumstances, and deliver impactful outcomes under pressure. These experiences, combined with my leadership, communication, and organizational skills, position me to contribute effectively to planning diverse events such as galas, parades, or historical exhibitions. Additionally, my education in criminal justice and counterterrorism has strengthened my ability to collaborate with diverse stakeholders and manage complex projects, which will be valuable for coordinating with town boards, businesses, and residents to create an inclusive celebration.

I am enthusiastic about bringing my dedication, organizational expertise, and community-oriented mindset to the Franklin 250th Anniversary Celebration Committee to help create a unifying and memorable year for our town.

**Board(s) / Committee(s):** 250TH ANNIVERSARY CELEBRATION COMMITTEE



## Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** August 5, 2025

**Name:** Daniel P Brunelli

**Home Address:** 160 Brook St  
02038

**Mailing Address:** 160 Brook St  
02038

**Phone Number(s):**

**Email Address:**

**Current Occupation/Employer:** Attorney for Commonwealth of Massachusetts

**Narrative:** I am a third generation Franklin resident. I am a graduate of Franklin public schools and moved back to Franklin so that my daughters could attend Franklin public schools.

**Board(s) / Committee(s):** \_\_\_250TH ANNIVERSARY CELEBRATION COMMITTEE



## Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** July 17, 2025

**Name:** Michael Carroll

**Home Address:** 21 Main St.  
Franklin, MA 02038

**Mailing Address:** PO Box 37  
Franklin, MA 02038

**Phone Number(s):**

**Email Address:**

**Current Occupation/Employer:** Dean Bank

**Narrative:** Dean Bank has been an integral part of the Franklin community since 1889. We'd love to lend our support to this very important committee in any way we can and would greatly appreciate a seat at the table if there is room and it's agreeable. Thank you for your consideration.

**Board(s) / Committee(s):** \_\_\_250TH ANNIVERSARY CELEBRATION COMMITTEE



## Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** July 29, 2025

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**Name:** Julie Cornoni

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**Home Address:** 8 Norumbega Cir  
FRANKLIN, MA 02038

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**Mailing Address:** 8 Norumbega Cir  
FRANKLIN, MA 02038

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**Phone Number(s):**

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**Email Address:**

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**Current Occupation/Employer:** Owner & Creative Director at Lighten Up Creative Services

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**Narrative:** I'm excited about the opportunity to contribute to our town's 250th Anniversary Celebration. As the founder of Lighten Up Creative Services, I bring over 20 years of experience in creative strategy, branding, and event marketing. My work focuses on helping businesses and organizations connect with their audiences through thoughtful design, storytelling, and memorable experiences.

Earlier in my career, I led event branding for the 2012 MLB All-Star Game with the Kansas City Royals and worked in the events and trade show industry, creating large-scale experiences that engaged communities and built excitement. I'd love to bring those skills to a project that celebrates the spirit and legacy of our town.

I have flexibility in my schedule and can offer a few hours a week as needed to support the committee's work. I'm happy to pitch in wherever it's most helpful—creative direction, communications, planning, or simply rolling up my sleeves to get things done.

**Board(s) / Committee(s):** 250TH ANNIVERSARY CELEBRATION COMMITTEE

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## Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** July 27, 2025

**Name:** Jayson Joyce

**Home Address:** 80 Union St.  
FRANKLIN, MA 02038

**Mailing Address:** 80 Union St.  
FRANKLIN, MA 02038

**Phone Number(s):**

**Email Address:**

**Current Occupation/Employer:** Civic Learning Support Specialist/Generation Citizen

**Narrative:** A former middle school history teacher and current owner of a Franklin historic home (fun fact: Harry Geb, former occupant of my house, chaired the 150 year committee), I'm passionate for exploring the overlapping stories that make up history. I've presented research to the Franklin Historical Museum and been an active participant in Town Council/School Committee meetings. I have three young kids and a flexible work schedule.

**Board(s) / Committee(s):** 250TH ANNIVERSARY CELEBRATION COMMITTEE



## Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** August 6, 2025

**Name:** Matthew Keras

**Home Address:** 19 Longfellow Dr  
FRANKLIN, MA 02038

**Mailing Address:** 19 Longfellow Dr  
02038

**Phone Number(s):**

**Email Address:**

**Current Occupation/Employer:** Managing Director, Keefe Insurance Agency

**Narrative:** As a lifelong Franklin resident, with roots going back generations here, I would consider it a privilege to be selected for this committee celebrating our town's rich history. I come from a family that has held a tradition of service to this community. My grandmother, Florence Keras, held positions in the school system and police department, and she retired as Town Clerk. My grandfather, Albert "Pete" Brunelli, likewise held several positions including Selectman, and he retired as Town Treasurer. My father Bob Keras and my uncle Peter Brunelli served the community as the owners of Keefe Insurance and through their work with many local organizations and boards. I am proud to succeed them in the management of Keefe Insurance, a position that gives me a wonderful opportunity to be an active member of our local business community. I understand that my cousin Daniel Brunelli has also applied for a position on this committee. I can think of no better way for us to honor our family's legacy and create a new one for the children our two households are raising here, than for a Keras and a Brunelli to serve on the 250th Anniversary Celebration Committee. It would be a true honor.

**Board(s) / Committee(s):** 250TH ANNIVERSARY CELEBRATION COMMITTEE



## Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** September 14, 2025

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**Name:** Leone L Mulligan

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**Home Address:** 30 Lost Horse Trail  
Franklin, MA 02038

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**Mailing Address:** 30 Lost Horse Trail  
Franklin, MA 02038

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**Phone Number(s):**

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**Email Address:**

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**Current Occupation/Employer:** Retired

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**Narrative:** I am retired; thus, I am available most of the time except when travelling on vacation or to visit out of state family. My background is in sales and marketing, as well as music. I am a native Bostonian and have a love of history, especially during the colonial period. I have lived in Franklin for 32 years and am fairly well versed in the history of the town. In 2003 in conjunction with Franklin cable, I produced a documentary history of St. Mary's Parish titled "Journey of Faith", celebrating their 125th anniversary, which won the 2004 New England Cable Television Award for Single Event News and Information category. Regarding my interest in New England colonial history, I am a reenactor. I am currently a drummer with the Sudbury Ancient Fyfe & Drum Company, as well as the Boston Alarm Company Fifes & Drums and the Griswold Fifes & Drums. I am also a member of the Sudbury Minute and Militia Company, as well as reenact on occasion with the Acton Minutemen, 2nd MA and 4th MA colonial regiments. I have connections to most of the colonial reenacting groups in the Boston area as well as individual reenactors who portray prominent figures from the revolutionary period. I also have connections to similar reenacting groups from the Civil War period. I am a business agent for the Sudbury Ancient Fyfe & Drum Company, so I am in the midst of the revolution's 250th events everywhere. I interface with many organizations planning events for their towns, the state, as well as private celebrations. I hope my experience in these areas can lend itself to the Franklin 250th Anniversary Committee.

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**Board(s) / Committee(s):** \_\_\_250TH ANNIVERSARY CELEBRATION COMMITTEE

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## Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** July 12, 2025

**Name:** Lyn A. Pickhover

**Home Address:** 491 West Central Street #D-12  
Franklin MA 02038

**Mailing Address:** 491 West Central Street #D-12  
Franklin MA 02038

**Phone Number(s):**

**Email Address:**

**Current Occupation/Employer:** self-employed attorney (court investigations only)

**Narrative:** I am an "almost retired" attorney, so my time is almost entirely flexible. I was born and raised in Franklin and returned to live here in 2018. I was church historian for the Franklin Federated Church for many years until our archives were donated to the Franklin Public Library. I have been a member of the Franklin Ecumenical Housing Council, the Franklin Ecumenical Council, and the Franklin Interfaith Council. Although my time as legislative aide in the Mass. House of Representatives was along time ago, I still use the skills I learned as an aide to the local representative.

**Board(s) / Committee(s):** \_\_\_ 250TH ANNIVERSARY CELEBRATION COMMITTEE



## Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

### Volunteer Form

*Good Government Starts with You!*

**Date Submitted:** July 17, 2025

**Name:** Alison M Rheaume

**Home Address:** 47 Summer St, Apt 1C  
Franklin, MA 02038

**Mailing Address:** 47 Summer St, Apt 1C  
Franklin, MA 02038

**Phone Number(s):**

**Email Address:**

**Current Occupation/Employer:** Educator, speaker, disability advocate, and artist

**Narrative:** My goal in joining this committee would mainly be to help plan for accessibility within the media and events surrounding the 250th anniversary celebrations. I have extensive background in accessibility and inclusion both as someone with lived experience and professional experience. I am a certified Advanced Community Access Monitor by the Commonwealth (covering ADA and AAB standards), certified in Section 508 Compliance, and serve as the Chairperson of the Franklin Commission on Disability. I am willing to give as much time as possible to this endeavor and participation would largely depend on the days and times of meetings.

**Board(s) / Committee(s):** \_\_\_250TH ANNIVERSARY CELEBRATION COMMITTEE



**TOWN  
ADMINISTRATOR**  
TOWN *of* FRANKLIN

## MEMORANDUM

Date: October 10, 2025  
To: Town Council  
From: Jamie Hellen, Town Administrator  
**RE: Appointments – Election Workers**

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Prior to every election, the Town is required to have appointed Election Workers ratified by the Town Council.

We are asking the Town Council to ratify the appointments of the election workers for the November 4, 2025 Biennial Local Election. These individuals were recommended to the Town Administrator by the Town Clerk for appointment, and are listed on the Appointments legislation document included in the agenda packet for the October 15th Town Council meeting.

Please let me know if you have any questions.



# APPOINTMENTS

## Election Workers

The Town Clerk has recommended the individuals listed below to the Town Administrator, and the Town Administrator has appointed the individuals listed below to serve as Election Workers for the November 4, 2025 Biennial Local Election.

<b>FIRST NAME</b>	<b>LAST NAME</b>
ANNE	BISSANTI
SANDY	BRANDFONBRENER
MICHAEL	BROWN
SUE	CASS
COLIN	CASS
CARL	CEDERQUIST
ELISA	CHECKOWAY
BETSY	COOKE
STEVE	COOKE
MARYLOU	COSTELLO
FRANCIS	COUGHLIN
DENISE	CYR
JAN	D'ALLESANDRO
LOIS	D'AMICO
MARYBETH	D'ERRICO
NICK	DICECCO
ROBERTA	DOHERTY
MARY ELLEN	FICCO
SHARON	FILOSA
GEORGIANA	FITZGERALD
LORI	FORBES
JEAN	GENTILI
SANDRA	GOLEBIEWSKI
PATTI	GORHAM
LINDA	GRANT
JANET	HALTERMAN
MARY	HARRIGAN
JOHN	HISS
JOE	HURLEY
JOYCE	JOBE
KARLA	KASABIAN
KAREN	KEARNS
KEVIN	KEARNS
LINDA	KELLEHER
BARBARA	KELLEY
LINDA	KELLEY
EILEEN	KELLIHER
MARY	KINNEY

NANCY	KLOCKSON
DIANE	LIND
SHARON	LINDSTROM
JOHN	LOPRESTI
MARIA	LUCIER
PHYLLIS	MALCOLM
JACK	MANN
ANDREA	MARSEGLIA
HEATHER	MARTIN
GAIL	MATANES
ANDY	MCKIM
BETSY	MCMILLAN
RUSS	MERRIUM
JOANN	OSBORNE
MARTHA	PEPE
PATTY	PHILLIPS
KIM	PRADKO
NANCY	RAPPA
LISA	REGAN
CAMILLE	RUBINO
JIM	SANTORO
THERESA	SBORDON
STEVE	SCHULTHEIS
JOANNE	SHANAHAN
BONNIE	TINLEY
JEAN	TOLLAND
ROBERTA	TRAHAN
GAIL	VIERA
SHARON	WHALEN
MARISA	WIECH
JEAN	WOLF
PATTY	WYLLIE

**MOTION** to ratify the appointments by the Town Administrator of the individuals named above to serve as Election Workers for the November 4, 2025 Biennial Local Election.

**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

**NOTICE OF PUBLIC HEARING  
FRANKLIN, MA**

**New Section 12 Restaurant All Alcoholic Beverages License  
BMRG LLC d/b/a Kings Brick Oven Pizza & Pub  
Located at 370 King St., Franklin**

The Franklin Town Council will hold a Public Hearing on an application by BMRG LLC d/b/a Kings Brick Oven Pizza & Pub, located at 370 King St., Franklin for a new Section 12 Restaurant All Alcoholic Beverages License.

This public hearing will take place during the Town Council Public Meeting beginning at 7:00 pm on October 15, 2025; there will be an opportunity for public input during the process. Location: Municipal Building, 2nd floor Council Chambers, 355 E. Central Street, Franklin, and also via the "ZOOM" platform.

Residents can visit the Town website (Franklinma.gov) town calendar to review the agenda and for up to date meeting information, on and after October 10, 2025. Please call the Town Administrator's Office at (508) 520-4949 if you require further information or to make arrangements for translation services.

Respectfully Submitted by,  
Julie McCann

*Milford / Metrowest Daily News Publish Date: October 1, 2025.*



The Commonwealth of Massachusetts  
 Alcoholic Beverages Control Commission  
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358  
 www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
 MONETARY TRANSMITTAL FORM

APPLICATION FOR A NEW LICENSE

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN

STATE

ZIP CODE

For the following transactions (Check all that apply):

- |  |   |   |   |
|--|---|---|---|
| <input checked="" type="checkbox"/> New License                      | <input type="checkbox"/> Change of Location   | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal)         | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License                         | <input type="checkbox"/> Alteration of Licensed Premises                                    | <input type="checkbox"/> Change of License Type (i.e. club / restaurant)  | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock)    |
| <input type="checkbox"/> Change of Manager                           | <input type="checkbox"/> Change Corporate Name  | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement               |
| <input type="checkbox"/> Change of Officers / Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest (LLC Members/ LLP Partners, Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder       | <input type="checkbox"/> Change of Hours                              |
|  | <input type="checkbox"/> Other <input type="text"/>   |   | <input type="checkbox"/> Change of DBA                                |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL:

Alcoholic Beverages Control Commission  
 95 Fourth Street, Suite 3  
 Chelsea, MA 02150-2358



**TOWN  
ADMINISTRATOR**  
TOWN of FRANKLIN

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**NOTICE OF PUBLIC HEARING  
FRANKLIN, MA**

**Modification of a Section 15 Package Store All Alcoholic Beverages License: Change of License Manager, Change of Officers/Directors & Change of Stock – Dharma Bhakti Corporation d/b/a Liquor World, Located at 365 West Central St., Franklin, MA**

The Franklin Town Council will hold a Public Hearing on an application by Dharma Bhakti Corporation d/b/a Liquor World, Located at 365 West Central St., Franklin, for multiple modifications of their Section 15 Package Store All Alcoholic Beverages License to include a Change of License Manager, Change of Officers/Directors & Change of Stock.

This public hearing will take place during the Town Council Public Meeting beginning at 7:00 pm on Wednesday, October 15 2025; there will be an opportunity for public input during the process. Location: Municipal Building, 2nd floor Council Chambers, 355 E. Central Street, Franklin, and also via the “ZOOM” platform.

Residents can visit the Town website ([Franklinma.gov](http://Franklinma.gov)) town calendar to review the agenda and for up to date meeting information, on and after October 10, 2025. Please call the Town Administrator’s Office at (508) 520-4949 if you require further information or to make arrangements for translation services.

Respectfully Submitted by,  
Julie McCann

*[Milford / Metrowest Daily News](#) Publish Date: October 1, 2025.*



The Commonwealth of Massachusetts  
 Alcoholic Beverages Control Commission  
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358  
 www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
 MONETARY TRANSMITTAL FORM

APPLICATION FOR MULTIPLE AMENDMENTS

**APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.**

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

89068-PK-0430

ENTITY/ LICENSEE NAME

Dharma Bhakti Corporation

ADDRESS

365 West Central Street

CITY/TOWN

Franklin

STATE

MA

ZIP CODE

02038

For the following transactions (Check all that apply):

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> New License  | <input type="checkbox"/> Change of Location   | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal)              | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License                                      | <input type="checkbox"/> Alteration of Licensed Premises  | <input type="checkbox"/> Change of License Type (i.e. club / restaurant)       | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock)    |
| <input checked="" type="checkbox"/> Change of Manager                             | <input type="checkbox"/> Change Corporate Name  | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt)      | <input type="checkbox"/> Management/Operating Agreement               |
| <input checked="" type="checkbox"/> Change of Officers/<br>Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest<br>(LLC Members/ LLP Partners,<br>Trustees) | <input checked="" type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours                              |
|   | <input type="checkbox"/> Other  | <input type="text"/>   | <input type="checkbox"/> Change of DBA                                |

**THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL**

Alcoholic Beverages Control Commission  
 95 Fourth Street, Suite 3  
 Chelsea, MA 02150-2358

**LICENSE TRANSACTION**



**New Section 12 Restaurant All Alcoholic Beverages License**

**BMRG LLC**

d/b/a Kings Brick Oven Pizza & Pub  
370 King Street  
Franklin, MA 02038

BMRG LLC d/b/a Kings Brick Oven Pizza & Pub, located at 370 King Street, Franklin, MA 02038, is seeking approval for a new Section 12 Restaurant All Alcoholic Beverages License and approval of the manager, Bassam Michael.

All departments have signed off on this application.

**MOTION** to approve the request by BMRG LLC d/b/a Kings Brick Oven Pizza & Pub for a new Section 12 Restaurant All Alcoholic Beverages License and to approve the manager, Bassam Michael.

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

**VOTED:**

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

**A True Record Attest:**

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

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

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

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

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

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

# LICENSE TRANSACTION



## Modifications of a Section 15 Package Store All Alcoholic Beverages License – Change of Manager, Change of Officers/Directors & Transfer of Stock

### Dharma Bhakti Corporation

d/b/a Liquor World  
365 West Central Street  
Franklin, MA 02038

Dharma Bhakti Corporation d/b/a Liquor World, located at 365 West Central Street, Franklin, MA 02038, is seeking approval of multiple modifications of their Section 15 Package Store All Alcoholic Beverages License to include a Change of Manager from Nitant Raval to Hitesh Patel, Change of Secretary and Director from Nitant Raval to Shivan Patel, and al Transfer of Stock from Nitant Raval to Shivam Patel.

All departments have signed off on this application.

**MOTION** to approve the request by Dharma Bhakti Corporation d/b/a Liquor World, for a Change of Manager, Change of Officers/Directors & Transfer of Stock as described above.

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

**VOTED:**

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

**A True Record Attest:**

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

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

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

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

**Nancy Danello, CMC**  
Town Clerk

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**Glenn Jones, Clerk**  
Franklin Town Council

## 2024-2025 Town Council and Town Administration Goals

October 15, 2025 End of Session Update

The following are a list of proposed goals (not in any particular order) by the Town Council and Town Administrator for the 2024-2025 session.

### Finance

- Review & approve biennial Town Finance Policies.
  - Complete.
- Review annual financial audit and OPEB actuarial.
  - Complete.
- Conduct a market analysis on Chapter 82 fees for service.
  - Complete.
- Authorize and manage final allotments of ARPA federal stimulus funds.
  - Complete.
- Approve annual capital budget for FY24 and FY25.
  - Complete.
- Approve annual operating budget for FY25 and FY26.
  - Complete.
- Evaluate and discuss the need for an override through the Joint Budget Subcommittee.
  - Complete.
- Commence collective bargaining prior to contract expiration (Summer 2025).
  - Complete.
- Reevaluate and approve revised borrowing legislation for school and town facilities.
  - Complete.

### Economic Development (To the EDC)

- Comply with the MBTA Communities law, including evaluating the potential of rezoning around Forge Park MBTA station.
  - Complete.
- Monitor statewide Housing Bond Bill & housing legislation relative to ADU's.
  - Complete.
- Support and codify a grease trap bylaw with the Board of Health and Sewer Department.
  - Complete.
- Discuss a 40R Bylaw.
  - In process. The concept has been discussed at several EDC meetings.
- Prioritize and/or implement recommendations from the Housing Production Plan, Franklin For All Study and townwide Master Plan (pending approval of the Master Plan by the Planning Board).
  - Complete.

- Execute Phase 1 of the branding & marketing analysis, including a refresh of the town and school websites, new Town logo design along with brand guidelines and templates, and a cleanup of the Town seal.
  - Complete.
- Continue to research and discuss a home occupation business bylaw.
  - Complete w/ final approval on October 15, 2025.
- Research zoning relative to shared kitchen spaces.
  - Complete.
- Review and approve the Franklin Crossing Neighborhood zoning district (C-1).
  - Complete w/ final approval on October 15, 2025.
- Collaborate with FPS, local, regional and statewide stakeholders to prepare for and market Franklin for the World Cup when it arrives in 2026 in Foxborough.
  - Complete.

### Public Works

- Support and educate the community on the Beaver Street Interceptor project.
  - In process. DPW has held various meetings prior to construction, developed a project specific web page, and continues to update website, facebook and our interactive map weekly with the progress and areas of disturbance. The project is on time and on budget.
- Develop a strategy to prioritize town infrastructure investments, including roads, sidewalks, stormwater, sewer, water and recycling.
  - Complete. DPW gave a [comprehensive presentation on the costs of public works](#), which worsened after the failed override.
- Develop a sidewalk master plan leading to a Pedestrian Master Plan through the Franklin Greenway project.
  - Complete.
- Evaluate the need for a stormwater rate increase to meet the federal mandate.
  - Complete.
- Approve a new 5-year Water Main replacement plan.
  - Staff have completed a five-year water main plan that is ready to implement in the 2025-2030 calendar years. The Town Council and staff recognize that further progress on this goal will be unattainable due to the lack of sufficient, reoccurring revenue streams and/or staff bandwidth to achieve this goal.
- Complete the state land swap and design the Recycling Center.
  - Complete. After 14 years, the land swap has been recorded at the Registry of Deeds! Staff are exploring financing options, including state financing through Jeff Roy to cap the landfill and lay the groundwork for a recycling center. The Town Council and staff recognize that further progress on this goal will be unattainable due to the lack of sufficient, reoccurring revenue streams and/or staff bandwidth to achieve this goal.
- Implement the Water Tank Analysis Master Plan.
  - Staff have completed the Water Storage Tanks Master Plan. The Town Council and staff recognize that further progress on this goal will be unattainable due to the lack of sufficient, reoccurring revenue streams and/or staff bandwidth to achieve this goal. Additionally, the Town Council and staff recognize the shifting

and uncertain federal and state regulatory environment on PFAS. The staff will continue to apply for SRF funding for the replacement of the Hillside Tanks but due to emerging contaminants (i.e. PFAS & Lead) tank replacement projects are not being funded via SRF.

- Apply for the next phase of Complete Streets grant funding.
  - Ongoing. The Town Engineer plans to apply for funding to use for the Washington St. sidewalk extension which is currently under design.
- Continue to fund and accept public ways.
  - Ongoing. Most recently accepted streets are Bogans Way, Farrington St, Oak Tree Lane, and Maple Tree Lane.

## Facilities

- Support the staff in completing the backlog of funded or partially designed projects, including:
  - Municipal Building renovation.
    - 90% complete! Punch listed items remain.
  - Hire an Owner's Project Manager (OPM) to lead the Police Station Building project.
    - Complete.
  - Restore the Cupola in the Franklin Historic Museum and hire an architect to reevaluate the Museum floor plan to create more flexible exhibit spaces.
    - Complete.
  - Replace High School visitor bleachers and soundsystem.
    - Complete.
  - Design and build the Senior Center Pavilion (also install sign lighting).
    - Complete.
  - Update the design of the Remington-Jefferson renovation.
    - Ongoing. Funding has been appropriated to hire the Owner's Project Manager as required by statute. The Town Council and staff recognize that further progress on this goal will be unattainable due to the lack of sufficient, reoccurring revenue streams and/or staff bandwidth to achieve this goal.
  - Support the King Street Memorial Park rehabilitation.
    - Ongoing. funding from the CPA has been allocated toward Phase I.
  - Collaborate with the School Department on a Comprehensive Facilities Assessment.
    - Complete.
  - Evaluate the reuse of the Davis-Thayer School by issuing a preliminary Expression of Interest and finalizing the property appraisal.
    - Complete. The next step is for the Town Council to use the site for the next Police Station or issue an RFP for housing or a mixed use facility.
  - Work with Habitat for Humanity to execute the Purchase & Sale and Renovation of the Old South Church on Washington Street.
    - Complete.
  - Apply for the next round of Green Communities grant funding.

- Ongoing. The Town applied for an energy manager grant for a part-time staff member and did not receive the grant.
  - Begin implementation toward becoming a Climate Leader Community (CLC) as defined by the state, including evaluating the hiring of a Sustainability Coordinator.
    - Staff propose to amend this goal from the list as there is no financing available to satisfy this goal. Proposed language is as follows:
    - “Begin implementation toward becoming a Climate Leader Community (CLC) as defined by the state, by applying for a [Municipal Energy Manager state grant](#), which is due January 25th, 2025 and awards given later in the Spring 2025.
    - The Town Council and staff recognize that further progress on this goal will be unattainable due to the lack of sufficient, reoccurring revenue streams and/or staff bandwidth to achieve this goal.

### General Government

- Promote and educate on the new sidewalk snow removal bylaw.
  - Complete.
- Evaluate and discuss a Flag Policy.
  - Complete.
- Accept Municipal Disability Commission statute.
  - Complete.
- Execute Cannabis Control Commission’s unfunded mandates to comply with new permitting regulations and equity requirements for private cannabis companies.
  - Complete w/ final approval on October 29, 2025.
- Support School & Town Finance and HR departments’ reorganization, electronic personnel records integration, onboarding software, succession planning, MUNIS updates, and expanding LinkedIn recruiting and retention presence.
  - Complete.
- Research and evaluate a revised Family Leave policy.
  - No action to date. The Town Council and staff recognize that further progress on this goal will be unattainable due to the lack of sufficient, reoccurring revenue streams and/or staff bandwidth to achieve this goal.
- Fund and lead a townwide Polco/NRC/ICMA scientific “Citizen Satisfaction Survey” to evaluate and help prioritize policy development and strategic planning goals.
  - Complete.
- Fund and Master Plan Maple Hill and Schmidt Farm parcels.
  - Complete w/ final approval on October 15, 2025.
- Prioritize Open Space and Recreation Plan implementation goals (once approved).
  - Complete. CPA funds will be used to complete one last section of the plan, as required by the state.
- Review and approve a Public Art Display Policy and Donation Policy.
  - Complete w/ final approval on October 29, 2025.
- Establish a 250th Town Anniversary Committee.
  - Complete.

- Collaborate with Dean College to establish and build stronger relationships and support collaboration on shared initiatives.
  - The Chair and Administrator have met with the interim leadership until there is a formal leadership appointment.
- Develop a strategy for the use of opioid settlement funds.
  - Complete.

#### Administrative (Presentations/Discussions)

- Establish an Ad Hoc subcommittee to evaluate the Town Administrator annually.
  - Complete.
- Presentation update on the Franklin Ridge project.
  - Complete.
- Presentation on homelessness in Massachusetts.
  - Complete.
- Ad Hoc Committee for Town Charter review.
  - The staff provided a presentation on how to amend a Town Charter in the fall of 2023. The Town Council and staff recognize that further progress on this goal will be unattainable due to the lack of sufficient, reoccurring revenue streams and/or staff bandwidth to achieve this goal.

#### Other Accomplishments

The following are other great accomplishments that were not on the official goals list:

- Newsletter - The Town Administrator's "Franklin First" newsletter was launched on April 18th and has released 13 bi-weekly issues as of October 15th.
- Authorization for financing and a purchase and sale for the SNETT Trail Corridor section between Grove Street and Unions Street. The Town Administrator and CSX will submit the required documents to the Surface Transportation Board. Closing is anticipated on October 15, 2025!
- The Town successfully rezoned "the Mill Store" property to enhance a rehabilitation of that parcel for housing and restaurants (and also adjacent to the future SNETT trailhead)
- Hosted an informative discussion with the Franklin Children's Museum.
- Adopted the HERO Act local option COLA for veterans.
- Adopted the maximum senior tax abatements allowed under Massachusetts law to assist low income seniors on their tax bills.
- Initiated zoning bylaw clean ups to help businesses Commercial-2, Business and Office districts around Exit 17 to install LED signs.

- Adopted a Friendly 40B project to help ease the affordable housing crisis with a smart growth friendly project at 444 East Central Street (aka Stobbart's).
- Authorized the Town Administrator and the Town Council to send a letter to the legislature and Governor Healey in support of the Municipal Empowerment Act.
- Authorized an Intermunicipal Agreement with Towns of Wrentham and Norfolk for Shared Public Health Services.
- Authorized the Town Administrator to write a letter to the legislature on behalf of Franklin TV & Radio in support of Senate Bill 2771 and House Bill 4631 entitled **An Act to Modernize Funding for Community Media Programming.**
- Coordinated various Town Departments to assist the School Department with redistricting planning.
- The implementation of MuniTrac to assist Town staff with meeting minutes, including piloting AI software.
- Collaboration and coordination in drafting the Annual Report.
- Numerous Arts, Culture, and Economic Development partnerships including MA 250 programming, Sculpture Park enhancements, an MBTA/Dean College mural collaboration, and a Franklin First Gift Card revamp.
- Updated Social Media guidelines.
- Initiated staff training for the new website and branding efforts.
- Applied for and managed numerous grants and earmarks.
- Filed a home rule petition, [House 2108](#), An Act authorizing the city known as the town of Franklin to utilize alternative methods for notice of public hearings, which will exempt the Town from posting legal public hearing notices in a print newspaper publication. The town has a free email subscription service on its website to accommodate all public hearing notices. This act will save the town, and those who apply for certain applications that require public hearings, thousands of dollars in legal and expenses. The email service is free for all and more timely and accessible to the broader public than costly legal ads in the newspaper.



**TOWN OF FRANKLIN  
RESOLUTION 25-63**

**Increasing the Maximum Number of Members Allowed on  
Franklin’s 250th Anniversary Celebration Committee**

**WHEREAS,** The Franklin Town Council established Franklin’s 250th Anniversary Celebration Committee (“Committee”) on June 18, 2025 with the approval of Resolution 25-38, and said Resolution established the maximum number of members allowed as thirteen (13), of which eight (8) shall be At-Large Franklin Residents; and

**WHEREAS,** The Franklin Town Council has since determined that it is in the Committee’s best interest to increase the maximum number of members allowed to fifteen (15), of which ten (10) shall be At-Large Franklin Residents;

**NOW THEREFORE, BE IT ORDERED** by the Town Council of the Town of Franklin that:

Franklin’s 250th Anniversary Celebration Committee will consist of fifteen (15) members of which ten (10) shall be At-Large Franklin Residents.

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: October 10, 2025  
To: Town Council  
From: Jamie Hellen, Town Administrator  
**RE: Resolution 25-64 & 25-65: Franklin Stormwater Asset Management Plan**

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I am asking the Town Council to approve Resolutions 25-64 & 25-65. If approved, these resolutions will authorize the borrowing of money to pay the costs associated with creating the Franklin Stormwater Asset Management Plan, and authorize the Town Administrator to File Clean Water State Revolving Fund Loan Application, respectively.

The votes tonight are administrative due to the regulations and procedures of the SRF program. The bottom line is the town is obtaining a \$150,000 grant from the state. The work is required under the federal stormwater permit and the grant money is available, we should take advantage of the money.

Our goals for this project include:

- Development of a revised Stormwater Asset Management Plan to include a stormwater asset inventory, condition assessment, targeted field data collection, and stormwater GIS data updates.
- Targeted field data collection to focus on stormwater control measure attribute and condition assessment.
- Determination of stormwater asset level of service, criticality, and risk analysis.
- Development of a 20-year Capital Improvement Plan (CIP) to assist the Town in their future stormwater asset management planning and capital improvements.

As a result of this project, we will be able to better understand the criticality of the drainage infrastructure and its current condition. The Town will also improve the accuracy and completeness of existing drainage infrastructure data and be able to prioritize its critical assets based on asset condition and risk assessment to guide data-driven capital planning decisions to best plan for allocating limited funds for potential replacement and retrofits.

The proposed project cost is \$250,000 broken down as follows:

- Grant Received \$150,000
- Cash (fiscal contribution) \$90,000
- In-Kind services \$10,000

The Town's contribution to the project will be through fiscal contribution from the Stormwater Reserves and in-kind labor. Fiscal contributions will be used to cover costs associated with engineering services. In kind labor will be through participation in meetings, field investigations, and data updates to the spatial database by the Franklin GIS Department.

The *draft* Agreement and scope of work is included in the agenda packet for the 10/15/2025 Town Council Meeting.

Please let me know if you have any questions.



**DRAFT PROFESSIONAL ENGINEERING SERVICES AGREEMENT  
BETWEEN  
THE TOWN OF FRANKLIN, MASSACHUSETTS  
AND  
WOODARD & CURRAN, INC.  
FOR  
ASSET MANAGEMENT PROJECT**

**SEPTEMBER 2025**

Woodard & Curran, Inc. (Woodard & Curran) is pleased to present our Agreement for professional engineering services to assist the Town of Franklin, Massachusetts (Town) with a stormwater Asset Management Plan.

**SCOPE OF SERVICES**

Woodard & Curran proposes to provide the following scope of services that includes the development of a Stormwater Asset Management Plan through stormwater asset inventory and condition assessment, targeted field data collection, and stormwater GIS data updates. Stormwater asset level of service and risk analysis will be performed in development of the Stormwater Asset Management Plan. The stormwater asset management plan will include a 20-year Capital Improvement Plan (CIP) to assist the Town in their future stormwater asset management planning and capital improvements.

The scope of services described herein is anticipated to be executed by the Project Team, consisting of both Woodard & Curran and Town staff, including personnel from the Department of Public Works, Stormwater and Engineering Division and GIS Department.

**TASK 1: STORMWATER ASSET INVENTORY AND CONDITION ASSESSMENT**

This task includes review of existing available Town stormwater asset data for completeness and providing recommendations for GIS schema improvements and geodatabase updates based on information reviewed. Given the extensive Town stormwater collection, conveyance, and management system, information reviewed and prepared as part of this task will be limited to key representative data sets. The scope of this task is further detailed below.

***Task 1.1: Existing Data Collection and Inventory Data Gap Analysis***

The Town will provide Woodard & Curran access to existing stormwater inventories, GIS, and the Town's existing asset management software (Asset Essentials) for review of stormwater assets (culverts, catch basins, pipelines, manholes, stormwater control measures, and outfalls).

A data gap analysis will be conducted to determine the completeness of attribute data, including infrastructure type, diameter, material, installation year, invert elevation, and condition, among other attributes. The structure (feature classes) and schema (fields) of the GIS data will be evaluated and recommendations for improved data management of stormwater system assets in GIS will be provided. Incomplete attribute information and asset inventory



identified during document review will be noted for the Town's reference and updating of database records, as applicable. This task does not include updating the Town's GIS to a modified schema; it will provide recommendations to the Town for schema improvements to be conducted in the future.

Woodard & Curran will work with the Town to compile applicable information existing to date regarding the condition and level of service (LOS) for assets identified for analysis that will support Task 1.2. Review and analysis of existing data will be performed in accordance with the allotted budget. This existing information will be used to support subsequent tasks including field data collection, infrastructure assessment and recommendations, as applicable.

#### Task 1.2: Preliminary Level of Service, Criticality and Risk Analysis

A preliminary analysis of the LOS needed to meet customer and stormwater management demands and regulatory requirements will be performed based on review of existing available performance data. Existing SCM performance, regulatory requirements and anticipated costs to achieve compliance will be considered for use in subsequent tasks.

A preliminary criticality/risk analysis will be performed to evaluate the likelihood of assets failing, based on available data such as age, material, expected useful life, maintenance history, asset condition, elevation, and vulnerability to climate change (e.g. flooding, drought, fire, etc.), among other consequences of failure identified by the Town. This preliminary LOS/criticality/risk analysis will inform Task 2 and will be updated in Task 3 to reflect any additional data collected.

#### Task 1.3: Data Collection Plan

The data gap information identified above will be used to create a plan for field data collection. The data collection plan will be shared and reviewed with the Town prior to advancing to subsequent tasks.

The data collection plan will identify the activities to be conducted in Task 2 given the allocated budget under this project. The data collection plan will prioritize activities based on the preliminary LOS/criticality/risk analysis for the assets conducted under this task. It is anticipated that the Town's largest data gap and strongest correlation between performance and user rates will be the attribute type and condition of their stormwater control measures (SCMs) and related assets (outlet control structures, berms/spillways, etc.).

#### *Task 1 Deliverables:*

- *Geodatabase schema recommendations*
- *Preliminary level of service/criticality/risk analysis*
- *Plan for targeted field data collection*

## **TASK 2: TARGETED FIELD DATA COLLECTION AND DOCUMENTATION**

The objective of this task is to complement existing Town attribute and condition data with targeted data collection for a subset of assets to develop the Stormwater AMP. By understanding a subset of asset attributes and condition, the Town can then project conditions to the entire asset registry for a projection of risk, outline funding needs for future additional assessment, and refine their repair and rehabilitation annual budgets. Targeted data collection



will be executed in accordance with the allotted budget. Stormwater GIS data collection development for field use and integration of field data collected, as applicable, will be performed by Town staff. The scope of this task is further detailed below.

#### Task 2.1 – Field Data Collection – Condition and Attribute Assessment

Woodard & Curran, with assistance from Town staff, will conduct field condition and attribute assessment of the stormwater assets identified in the data collection plan. Field data collection may include attribute and condition data for a subset of pipes, drainage manholes, catch basins, culverts, SCMs and SCM outlet control structures to update existing data or populate missing data. Drainage structure, pipes, and outfall data collection may include location information, such as GPS point features, and condition information using a pole-mounted zoom camera, Cleverscan 3-D camera, or equivalents pending asset type. SCM data collection may include location and condition information, in addition to key attribute information. Targeted data collection will be executed in accordance with the allotted budget. As previously noted, SCM field data collection is anticipated to be a key element of the Town’s stormwater asset management planning.

#### Task 2.2 – Update Condition and Attribute Data in Town Asset Essentials/GIS

Stormwater asset attribute data and condition observations captured in Task 2.1 will be documented and provided to the Town for potential integration with the Town’s Asset Essentials and/or stormwater GIS, as feasible. Woodard & Curran will coordinate with the Town to understand their preferred method for documenting and sharing collected field data, including the condition and attributes of assets such as the location of assets based on GPS data, material, and diameter information, invert elevations and connectivity (spatially and in attributes such as FROM ASSET and TO ASSET) and other relevant data.

This task includes 9 days of field-data collection activities.

#### *Task 2 Deliverables:*

- *Condition and attribute assessment data*
- *Updated Asset Essentials/GIS data (performed by the Town)*

### **TASK 3: STORMWATER ASSET MANAGEMENT PLAN**

The information captured in the previous tasks will be used to develop an Asset Management Plan (AMP) for the Town’s stormwater system. The scope of this task is further detailed below.

#### Task 3.1: Stormwater AMP

The information and findings from previous tasks will be summarized and presented in a written Stormwater Asset Management Plan developed in accordance with Good Engineering Practices and USEPA’s “Asset Management – A Best Practices Guide” dated April 2008. The Stormwater Asset Management Plan will include information about structures, pipes and culverts, and outfalls, but it is anticipated that greater detail will be provided on the Town’s SCMs.

The Plan will include a stormwater 20-year Capital Improvement Plan (CIP) that organizes the repair or replacement of key assets and asset systems as follows: Short-term Improvements (0-5 years), Intermediate-term Improvements (5-10 years), and Long-term Improvements (10-20



years). The CIP may consider project priority, timing, projected costs, stormwater utility financial planning to support needs identified by the AMP, and funding sources, as applicable. This CIP will identify capital projects for system assets identified in the tasks above. Preliminary level of service, criticality and risk will be refined based on assessment of field data. The Stormwater Asset Management Plan will describe the status of the stormwater system’s assets, remaining gaps in asset inventory and condition assessment, stormwater system criticality and the actions needed to be implemented for sustained performance. The document will summarize maintenance activities identified during the condition assessment tasks and areas to focus on during future improvements of stormwater asset management planning. Considerations such as future assessment will also be included in the AMP.

The draft AMP will be reviewed with the Town and the final AMP will be prepared incorporating the Town’s comments.

*Task 3 Deliverables:*

- Stormwater AMP

**SCHEDULE**

Woodard & Curran will begin work upon written authorization to proceed. It is anticipated that the project will be completed by December 31, 2026. Assuming a contract start date of November 2025, the following is the schedule of anticipated dates of completion for each task.

<b>Task</b>	<b>Scope Description</b>	<b>Anticipated Date of Completion</b>
1	Stormwater Asset Inventory and Condition Assessment	March 2026
2	Targeted Field Data Collection and Documentation	August 2026
3	Stormwater Asset Management Plan	December 2026

**BUDGET**

For the Scope of Services listed above the proposed budget is \$240,000. The services described in this proposal will be provided and invoiced monthly on a Lump Sum basis based on the percentage of work completed. Monthly invoices will be submitted for the services completed during the previous billing period and will include a summary of services provided during the invoice period.

A breakdown of the proposed budget for this scope of services is summarized below:

<b>Task</b>	<b>Scope Description</b>	<b>Scope Budget</b>
1	Stormwater Asset Inventory and Condition Assessment	\$69,500
2	Targeted Field Data Collection and Documentation	\$54,000
3	Stormwater Asset Management Plan	\$116,500
<b>Proposed Budget</b>		<b>\$240,000</b>

The proposed budget is based on the Scope of Services outlined in this proposal.



It is noted that the total budget for the project is \$250,000, as the Client is planning to contribute \$10,000 of in-kind services to assist with the Scope of Services and completion of the MassDEP SRF Clean Water Asset Management Project.

**STANDARD TERMS & CONDITIONS**

The MassDEP’s Required Provisions for Professional Services Agreements included in Appendix A shall be made part of this Agreement.

**APPROVAL**

Approval of the Agreement by the Town of Franklin, Massachusetts will authorize Woodard & Curran Inc. to proceed.

Please examine this Agreement and indicate your approval and acceptance to proceed by signing in the space below. Please return one copy of the signed agreement to our office.

IN WITNESS THEREOF, Woodard & Curran, by its duly authorized Officer, and the Town of Franklin have executed this Agreement as the date and year written below.

DATED at Franklin, Massachusetts this \_\_\_\_\_ day of \_\_\_\_\_ 2025

**AUTHORIZATION BY:**

By: WOODARD & CURRAN, INC.

By: TOWN OF FRANKLIN, MASSACHUSETTS

\_\_\_\_\_  
Signature Date  
Carol A. Harris  
Name (printed)  
Vice President | Principal  
Title

\_\_\_\_\_  
Signature Date  
Robert Cantoreggi  
Name (printed)  
Director of Public Works  
Title

PN: 0235648.00

**APPENDIX A: REQUIRED PROVISIONS FROM MASSDEP FOR PROFESSIONAL SERVICES AGREEMENTS**



DRAFT

## **Professional Services Agreements -Required Provisions**

All contracts between SRF beneficiaries and professional services consultants shall contain the following provisions.

- (1) The owner and the contractor agree that the following provisions apply to the eligible work to be performed under this agreement and that such provisions supersede any conflicting provisions of this agreement.
- (2) The work under this agreement is funded in part by the water pollution abatement fund. Neither the Commonwealth of Massachusetts nor the Massachusetts Department of Environmental Protection (MassDEP) nor the Clean Water Trust (the Trust) is a party to this agreement. As used in these clauses, the words "the date of execution of this agreement" means the date of execution of this agreement and any subsequent modification of the terms, compensation or scope of services pertinent to unperformed work.
- (3) The owner's rights and remedies provided in these clauses are in addition to any other rights and remedies provided by law or this agreement.
- (4) The contractor shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of all designs, drawings, specifications, reports, and other services furnished by the contractor under this agreement. The contractor shall without additional compensation, correct or revise any errors, omissions, or other deficiencies in his designs, drawings, specifications, reports, and other services.
- (5) The contractor shall perform such professional services as may be necessary to accomplish the work required to be performed under this agreement, in accordance with this agreement and applicable MassDEP requirements in effect on the date of execution of this agreement.
- (6) The owner's or MassDEP's approval of drawings, designs, specifications, reports, and incidental work or materials furnished hereunder shall not in any way relieve the contractor of responsibility for the technical adequacy of his work. Neither the owner's nor MassDEP's review, approval or acceptance of, nor payment for, any of the services shall be construed to operate as a waiver of any rights under this agreement or of any cause of action arising out of the performance of this agreement.
- (7) The contractor shall be and shall remain liable, in accordance with applicable law, for all damages to the owner or MassDEP caused by the contractor's negligent performance of any of the services furnished under this agreement, except for errors, omissions or other deficiencies to the extent solely attributable to the owner, owner-furnished data or any third party not controlled by the contractor. The contractor shall not be responsible for any time delays in the project caused by circumstances beyond the contractor's control. Where innovative processes or techniques are recommended by the engineer and are used, the engineer shall be liable only for gross negligence to the extent of such use.
- (8) The services to be performed by the contractor shall include all services required to complete the scope of work as defined and set out in the professional services agreement to which these provisions are attached in accordance with applicable regulations.
- (9) The owner may, at any time, by written order, make changes within the general scope of this agreement in the services or work to be performed. If such changes cause an increase or decrease in the contractor's cost of, or time required for, performance of any services under this agreement, whether or not changed by any order, an equitable adjustment shall be made, and this agreement shall be modified in writing accordingly. The contractor must assert any claim for adjustment under this clause in writing within 30 days from the date of receipt by the contractor of the notification of change, unless the owner grants a further period of time before the date of final payment under this agreement.

- (10) No services for which an additional compensation will be charged by the contractor shall be furnished without the written authorization of the owner.
- (11) In the event that there is a modification of MassDEP's requirements relating to the services to be performed under this agreement after the date of execution of this agreement, the increased or decreased cost of performance of the services provided for in this agreement shall be reflected in an appropriate modification of this agreement.
- (12) Either party may terminate this agreement, in whole or in part, in writing, if the other party substantially fails to fulfill its obligations under this agreement through no fault of the terminating party. However, no such termination may be effected unless the other party is given (1) not less than ten calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate and (2) an opportunity for consultation with the terminating party before termination.
- (13) The owner may terminate this agreement, in whole or in part, in writing, for its convenience, if the termination is for good cause (such as for legal or financial reasons, major changes in the work or program requirements, initiation of a new phase) and the contractor is given (1) not less than ten calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate, and (2) an opportunity for consultation with the terminating party before termination.
- (14) If the owner terminates for default, an equitable adjustment in the price provided for in this agreement shall be made, but (1) no amount shall be allowed for anticipated profit on services not performed or other work, and (2) any payment due to the contractor at the time of termination may be adjusted to the extent of any additional costs the owner incurs because of the contractor's default.

If the contractor terminates for default or if the owner terminates for convenience, the equitable adjustment shall include a reasonable profit for services or other work performed. The equitable adjustment for any termination shall provide for payment to the contractor for services rendered and expenses incurred before the termination, in addition to termination settlement costs the contractor reasonably incurs relating to commitments which had become firm before the termination.

- (15) Upon receipt of a termination action under paragraphs (13) or (14), the contractor shall (1) promptly discontinue all services affected (unless the notice directs otherwise), and (2) deliver or otherwise make available to the owner all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as the contractor may have accumulated in performing this agreement, whether completed or in process.
- (16) Upon termination under paragraph (13) or (14), the owner may take over the work and prosecute the same to completion by agreement with another party or otherwise. Any work the owner takes over for completion will be completed at the owner's risk, and the owner will hold harmless the contractor from all claims and damages arising out of improper use of the contractor's work.
- (17) If, after termination for failure of the contractor to fulfill contractual obligations, it is determined that the contractor had not so failed, the termination shall be deemed to have been effected for the convenience of the owner. In such event, adjustment of the price provided for in this agreement shall be made as paragraph (14) provides.
- (18) Except as this agreement otherwise provides, all claims, counter-claims, disputes, and other matters in question between the owner and the contractor arising out of or relating to this agreement or the breach of it will be decided by arbitration if the parties hereto mutually agree, or in a court of competent jurisdiction pursuant to the laws of Massachusetts.

- (19) The Contractor shall maintain books, records, documents, and other evidence directly pertinent to performance on eligible work under this agreement in accordance with generally accepted accounting principles and practices consistently applied. The contractor shall also maintain the financial information and data used by the contractor in the preparation or support of the cost submission and a copy of the cost summary submitted to the owner. The Governor, the Secretary of Administration and Finance, MassDEP and State Auditor's Office or any of their duly authorized representatives, shall have access to such books, records, documents, and other evidence for inspection, audit, and copying. The contractor will provide proper facilities for such access and inspection.
- (20) The contractor agrees to include paragraphs (19)-(23) in all his contracts and all subcontracts directly related to project performance that are in excess of \$25,000.
- (21) Audits conducted under this provision shall be in accordance with generally accepted auditing standards and established procedures and guidelines of the reviewing or audit agency(ies).
- (22) The contractor agrees to the disclosure of all information and reports resulting from access to records under paragraphs (19) or (20), to any of the agencies referred to in paragraph (19), provided that the contractor is afforded the opportunity for an audit exit conference and an opportunity to comment and submit any supporting documentation on the pertinent portions of the draft audit report and that the final audit report will include written comments of reasonable length, if any, of the contractor.
- (23) The contractor shall maintain and make available records under paragraph (19) and (20) during performance on eligible work under this agreement and until 7 years from the date of final payment for the project. In addition, those records which relate to any "Dispute", appeal under an assistance agreement, to litigation, to the settlement of claims arising out of such performance, or to costs or items to which an audit exception has been taken, shall be maintained and made available until 3 years after the date of resolution of such appeal, litigation, claim, or exception if such date is later than seven years from the date of final payment.
- (24) (This clause is applicable if the amount of this agreement exceeds \$100,000). If the owner or MassDEP determine that any price, including fee, negotiated in connection with this agreement or any cost reimbursable under this agreement was increased by any sums because the contractor or any subcontractor furnished incomplete or inaccurate cost or pricing data or data not current as certified in his certification of current cost or pricing data, then such price, cost, or fee shall be reduced accordingly and the agreement shall be modified in writing to reflect such reduction.
- (25) Any subcontractors and outside associates or consultants required by the contractor in connection with services under this agreement will be limited to such individuals or firms as were specifically identified and agreed to during negotiations, or as the owner specifically authorizes in writing during the performance of this agreement. The owner must give prior approval for any substitutions in or additions to such subcontractors, associates, or consultants.
- (26) In connection with the performance of work under this contract, the Contractor shall not discriminate against any employee or applicant for employment because of race, color, religious creed, national origin, sex, sexual orientation, genetic information, military service, age, ancestry or disability, shall not discriminate in the selection or retention of subcontractors, and shall not discriminate in the procurement of materials and rentals of equipment.
- (27) The contractor warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees. For breach or violation of this warranty the owner shall have the right to annul this agreement without liability or in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

- (28) If it is found, after notice and hearing, by the owner that the contractor, or any of the contractor's agents or representatives, offered or gave gratuities (in form of entertainment, gifts, or otherwise), to any official, employee or agent of the owner, or of the state, in an attempt to secure a contract or favorable treatment in awarding, amending, or making any determination related to the performance of this agreement, the owner may, by written notice to the contractor, terminate the right of the contractor to proceed under this agreement. The owner may also pursue other rights and remedies that the law or this agreement provides. However, the existence of the facts upon which the owner bases such findings shall be in issue and may be reviewed in proceedings under the remedies clause of this agreement.
- (29) In the event this agreement is terminated as provided in paragraph (28), the owner shall be entitled: (1) To pursue the same remedies against the contractor as it could pursue in the event of a breach of the contract by the contractor, and (2) as penalty, in addition to any other damages to which it may be entitled by law, to exemplary damages in an amount (as determined by the owner) which shall be not less than three nor more than ten times the costs the contractor incurs in providing any such gratuities to any such officer or employee.
- (30) MassDEP has the right to use, duplicate, and disclose, in whole or in part, in any manner for any purpose whatsoever, any plans, drawings, designs, specifications, computer programs (which are substantially paid for with Trust funds), technical reports, operating manuals, and other work submitted with an application or which are specified to be delivered under this agreement or which are developed or produced and paid for under this agreement. The owner and the MassDEP reserve a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, and use such materials, in whole or in part, and to authorize others to do so. The contractor shall include appropriate provisions to achieve the purpose of this condition in all subcontracts expected to produce copyrightable subject data.
- (31) All such subject data furnished by the contractor pursuant to this agreement are instruments of his services in respect of the project. It is understood that the contractor does not represent such subject data to be suitable for reuse on any other project or for any other purpose. If the owner reuses the subject data without the contractor's specific written verification or adaptation, such reuse will be at the sole risk of the owner, without liability to the contractor. Any such verification or adaptation will entitle the contractor to further compensation at rates agreed upon by the owner and the contractor.



**TOWN OF FRANKLIN  
RESOLUTION 25-64**

**Authorizing the Borrowing of Money to Pay Costs Associated with the  
Franklin Stormwater Asset Management Plan (CWSRF 19052)**

**WHEREAS,** The Town Council has been advised of a need to create a Franklin Stormwater Asset Management Plan,

**NOW THEREFORE, BE IT ORDERED** by the Town Council of the Town of Franklin that:

- (1) Two Hundred and Fifty Thousand Dollars (\$250,000) is appropriated to pay costs associated with the creation of the Franklin Stormwater Asset Management Plan (hereinafter: "Project"), and that to meet this appropriation, the Treasurer, with the approval of the Town Administrator, is authorized to borrow this amount under and pursuant to G.L. c. 44, §7(7) or any other enabling authority, and to issue bonds or notes of the Town therefor. The amount authorized to be borrowed pursuant to this resolution shall be reduced to the extent of any grants, gifts or other contributions (including in-kind contributions) received by the Town on account of the Project.
- (2) All or any portion of the amount authorized to be borrowed by this resolution may be borrowed through the Massachusetts Clean Water Trust (the "Trust") established pursuant to G.L. c. 29C; the purpose of said loan(s), if awarded, shall be to fund costs of the Project, and if said award is made, Town agrees to pay those costs which constitute the required applicant's share of the Project cost. The Town Administrator, the Town Treasurer and any other appropriate officials of the Town is/are hereby authorized on behalf of Town to file applications and execute agreements for grant and/or loan assistance as well as to furnish such information, data and documents pertaining to Town's application for a grant(s) and/or loan(s), and to take any and all other action as may be required, including to execute and deliver any agreements with the Trust and/or the Department of Environmental Protection of The Commonwealth of Massachusetts that may be necessary in order to obtain any such financing, and otherwise to act as the authorized representative of the Town in connection with this application.
- (3) 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 OF FRANKLIN RESOLUTION 25-65

## Authorizing the Town Administrator to File Clean Water State Revolving Fund Loan Application

**WHEREAS**, the Town of Franklin (hereinafter: "Town"), after thorough investigation, has determined that the work activity consisting of: Franklin Stormwater Asset Management Plan (CWSRF 19052) (hereinafter: "Project") is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

**WHEREAS**, the Massachusetts Department of Environmental Protection (MassDEP) and the Massachusetts Clean Water Trust (the Trust) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth (Chapter 21 and Chapter 29C) are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

**WHEREAS**, Town has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application; and

**WHEREAS**, Town, acting by and through the Franklin Town Council, by Resolution 25-64, has authorized borrowing for the Project of Two Hundred and Fifty Thousand Dollars,

**NOW THEREFORE, BE IT RESOLVED** by the Franklin Town Council, acting on behalf of the Town of Franklin, as follows:

- (1) That the Town Administrator is hereby authorized on behalf of Town to file applications and execute agreements for grant and/or loan assistance as well as furnish such information, data and documents pertaining to Town's application for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the Town in connection with this application;
- (2) That the purpose of said loan(s), if awarded, shall be to fund construction activities in connection with Franklin Stormwater Asset Management Plan (CWSRF 19052)
- (3) If said award is made, the Town agrees to pay those costs which constitute the required applicant's share of the project cost.

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: October 10, 2025  
To: Town Council  
From: Jamie Hellen, Town Administrator  
**RE: Resolution 25-66:** Adoption of the Schmidt Farm and Maple Hill Master Plans

---

I am asking the Town Council to approve Resolution 25-66, which if approved, will codify the Master Plans for Schmidt Farm and Maple Hill.

The [final report](#), [site plans](#) and [estimates](#) have been included in the agenda packet for the 10/15/25 Town Council meeting. The final plans are based on public feedback and multiple public forums at the Senior Center as well as the 1/22/25 Town Council meeting. Here is a link to the [1/22/25 meeting materials](#) as well as the [presentation](#) given by Breeka Li Goodlander at the same meeting.

It is very important to note that these projects will both be completed all at once. The votes tonight simply approve the overall framework of the master plans for both parcels. However, nothing tonight allocates any resources toward any project.

I anticipate the Community Preservation Committee will discuss and consider Phase 1 work for both parcels this fall.

The Town Conservation Agent will be available to answer any questions at the meeting.



**TOWN OF FRANKLIN  
RESOLUTION 25-66**

**Adoption of the Schmidt Farm and Maple Hill Master Plans**

**WHEREAS**, the Town Council of the Town of Franklin approved and commissioned the preparation of Master Plans for properties Schmidt Farm and Maple Hill; and

**WHEREAS**, a final document, containing the two Master Plans, entitled "Schmidt Farm & Maple Hill Master Plans, Franklin, MA", dated May 2025, has been prepared and submitted by BETA Group, Inc. under the guidance of the Franklin Town Administrator, Conservation Director and Director of Planning and Community Development;

**NOW THEREFORE, BE IT RESOLVED** that the Franklin Town Council hereby adopts Master Plans for properties Schmidt Farm and Maple Hill, respectively, as said out in "Schmidt Farm & Maple Hill Master Plans, Franklin, MA", dated May 2025, prepared and submitted by Beta Group, Inc.

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: \_\_\_\_\_

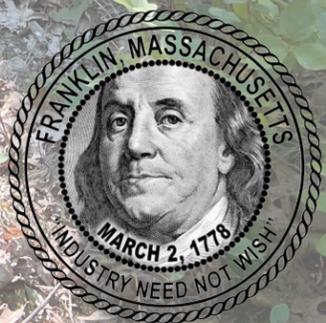
Nancy Danello, CMC  
Town Clerk

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

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

# SCHMIDT FARM & MAPLE HILL MASTER PLANS

Franklin, MA





- 1 Acknowledgments** P. 3
- 2 Summary** P. 4-5
  - 2.1 - Project Purpose
  - 2.2 - Project Timeline
- 3 Existing Conditions Analyses** P. 6-13
- 4 Public Outreach** P. 14-23
  - 4.1 - First Public Forum
- 5 Site Activity Choices** P. 24-25
- 6 Final Site Plans** P. 26-42
- 7 Opinion Of Probable Cost** P. 43-47
- 8 Recommendations** P. 48-49
- 9 List of Appendices** P. 50-75

# 1. Acknowledgments

## 1.1 - Sponsorship

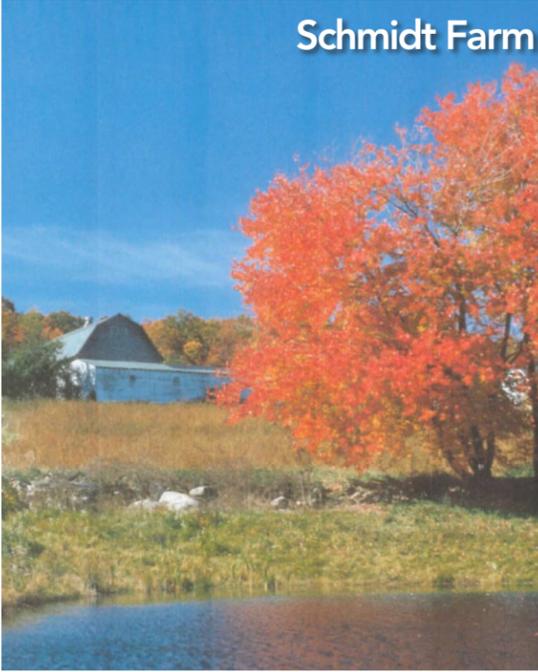
This Master plan for the Schmidt Farm and Maple Hill Conservation areas is the result of the Town of Franklin reaching out in May of 2024 to BETA for proposals for Master plans for two newly acquired green spaces in both the southwest and north central portions of the town. BETA Group was charged with developing plans based on community and town staff input.

## 1.2 - Project Guidance

Town of Franklin  
 Jamie Hellen, Town Manager  
 Breeka Li Goodlander, Conservation Director  
 Bryan Taberner, Director of Planning and Community Development

## 1.3 - Planning Team

David McKinley, Landscape Architect, BETA Group, Inc.  
 Miranda Hulme, Landscape Designer, BETA Group, Inc.



# 2 Summary

2.1 - Project Purpose  
2.2 - Project Timeline

Maple Hill



### 2.1 - Project Purpose

The purpose of the project, as stated in the original RFP, is to provide opportunities to maintain green space and for the properties to become active parts of the town’s green network. Developing a Master Plan allows the town to create harmony between the sensitive environmental resources that need protection while allowing the development for passive recreation and public uses. Active and passive recreation opportunities were considered in this study though the outcome was decidedly in favor of more passive recreational pursuits.

### 2.2 - Project Timeline

The following timeline describes the important events that have followed and lead to this final Master Plan report.

- May 2024
  - July 2024
  - August - September 2024
  - October 2024
  - November 2024
- Proposals requested and solicited
  - Town contracts with BETA Group and Kick-Off meeting with town
  - Site visits and preparation of Existing Conditions plans
  - Public form & follow-up discussion with Town Staff
  - Test pits for Soil Testing and Plan revisions, Opinion of Probable Costs Developed
  - Draft Master Plan presented to the Town
  - Final Master Plan report delivered.



# 3 Existing Conditions Analyses

Schmidt Farm



To begin the process of developing a Master Plan for both sites, BETA created an existing conditions plan based on NEARMAP imagery and GIS property information. This information included topography, property lines, wetland limits and building locations. This information was improved upon by site visits and site photography. BETA and Town Staff met with the past owners of the Schmidt farm to discuss the history of the farm, view old photos from when the farm was active and do a small walking tour around the barn area. BETA visited both sites twice and walked them to get a sense of the topography and the condition of the land. Photo and existing conditions boards were created for public presentation. As part of the study, soil tests were done on Schmidt farm. The past owners stated that part of the farm was used for apple orchards and that it was treated with pesticides over a long time period. No wetland delineation was done as part of this project. Wetlands are as defined by Mass GIS.

For the barn on Schmidt Farm, the town did an independent analysis of the structural integrity of the barn for future use through Pare Corp. This report came back with many recommendations for repairs and had a high price tag for repairs. Due to the cost, it appeared that removing the barn and the slab are more cost effective than trying to rehabilitate the structure or the foundation. Saving stone or timber beams from the building may be considered for future design elements. There were other foundations from old chicken coops and other structures that are still in place as well that were discovered during the site walks.

The site walks at Maple Hill revealed many stonewalls intersecting the property. With the type of imaging used for this existing condition's map and the fact that much of the vegetative cover were pine trees, it was not possible to locate all of them.



Schmidt Farm



Maple Hill



Schmidt Farm Existing Conditions



Southwest Wooded Area



Wetland By Pond



Old Barn & Hay Field Before Harvest



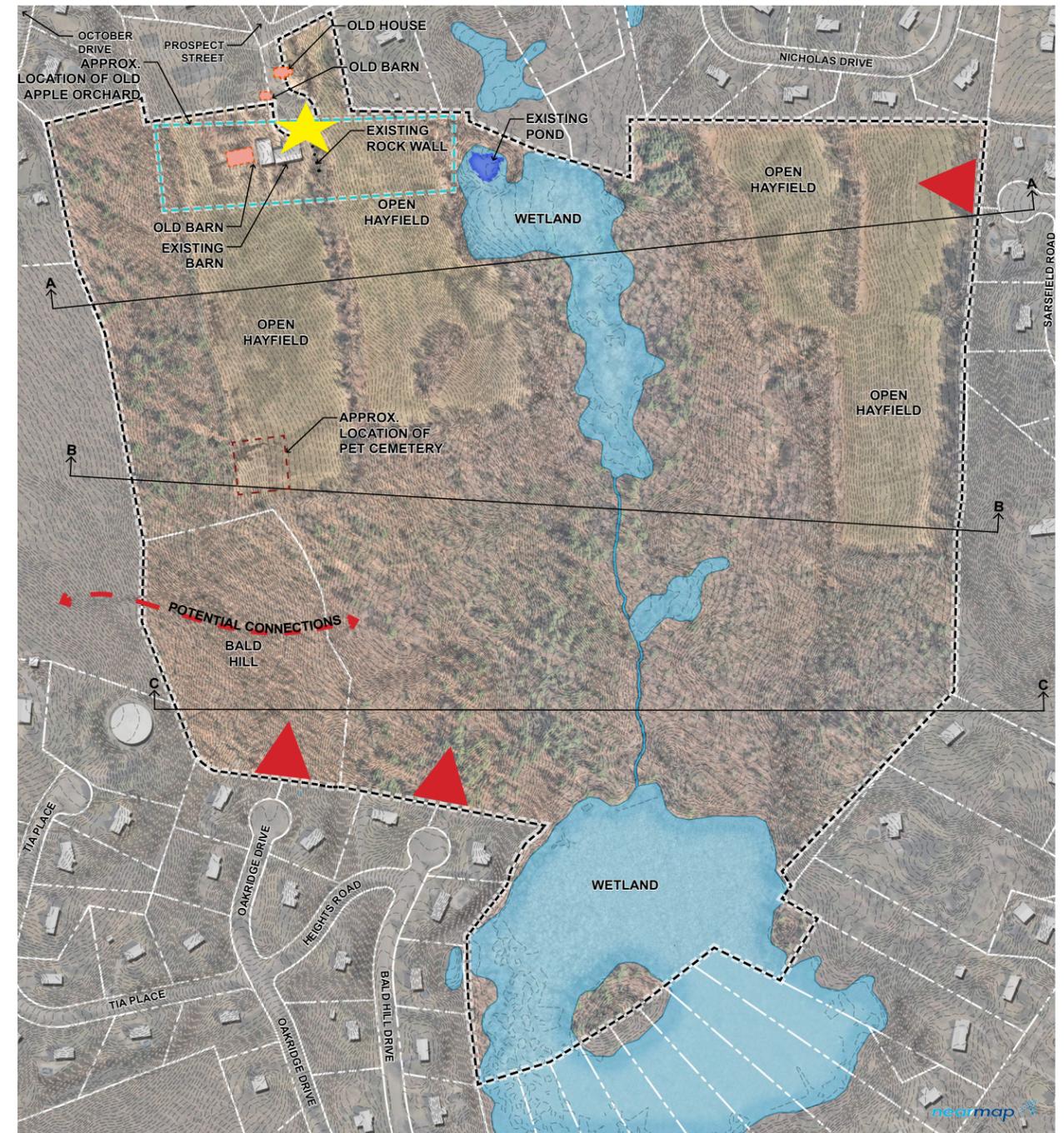
Hay Field After Harvest



Hay Field Before Harvest



Quonset Shelter



**LEGEND**

- ENTRANCE TO SITE
- POTENTIAL ENTRANCE TO SITE
- POTENTIAL CONNECTIONS
- OLD STRUCTURE LOCATIONS

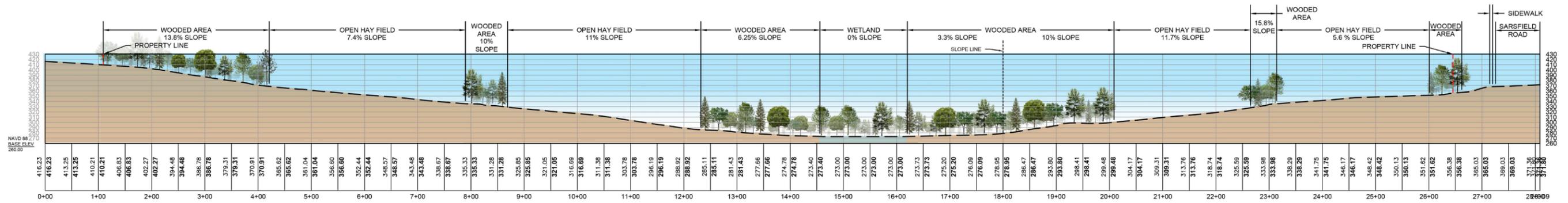


**Existing Conditions**  
Schmidt's Farm Conservation Area | Town of Franklin

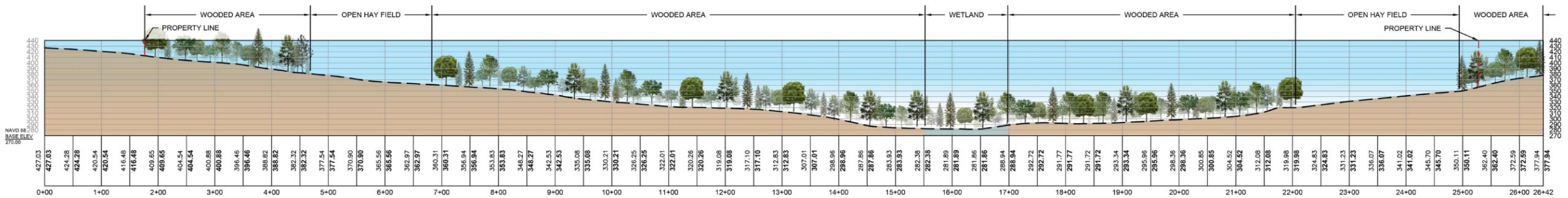
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October 2024



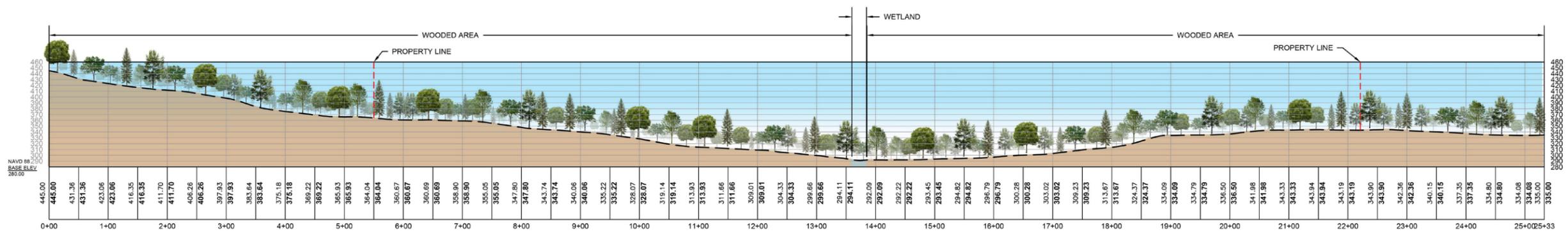
## Schmidt Farm Existing Condition Sections



SECTION A-A



SECTION B-B



SECTION C-C



Maple Hill Existing Conditions



Deerview Way Entrance



Mountain Bike Trail



Bridge at Northern End of Site



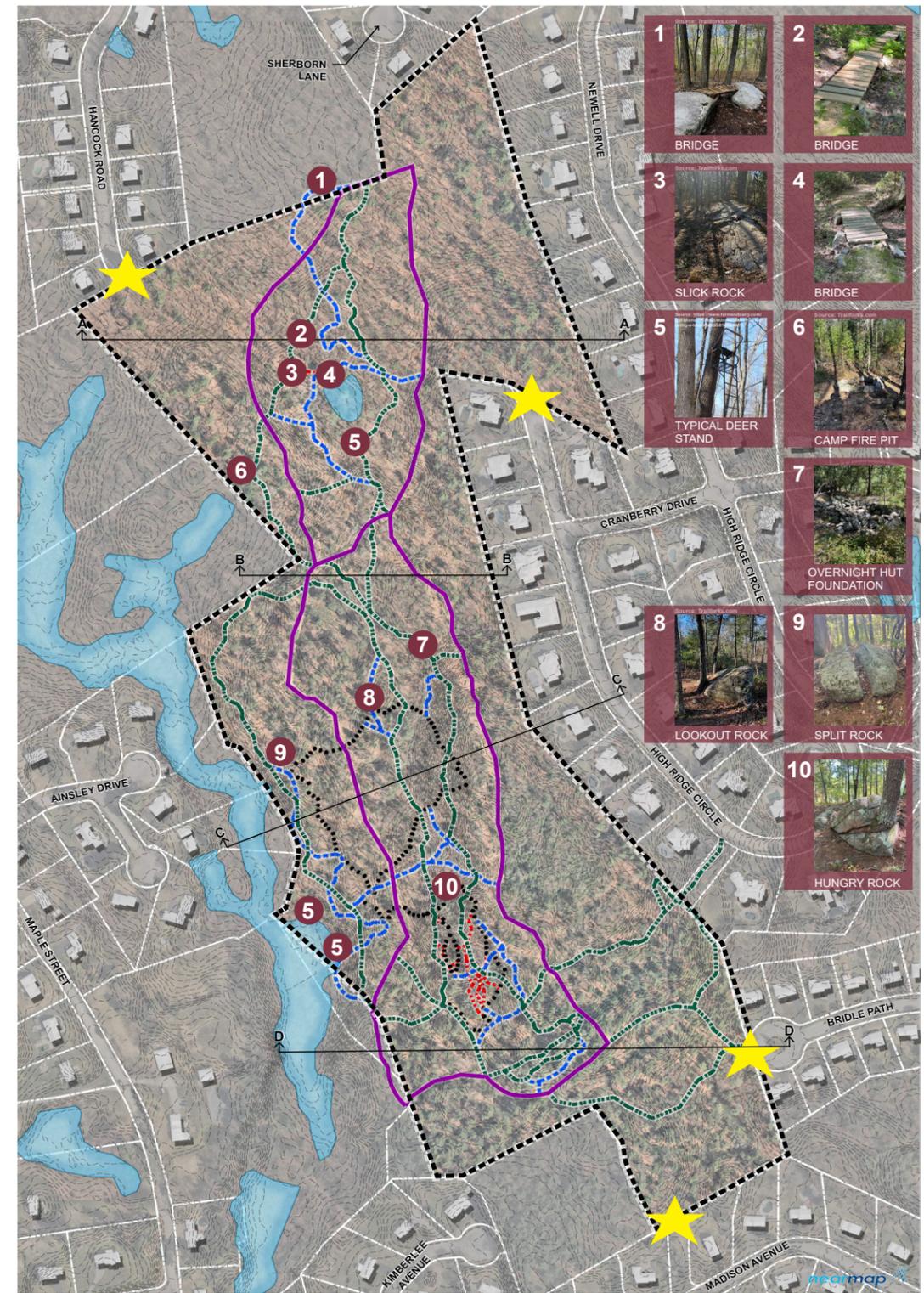
Stone Wall Along Path



Old Test Pit



Site Drainage



- 1 BRIDGE
- 2 BRIDGE
- 3 SLICK ROCK
- 4 BRIDGE
- 5 TYPICAL DEER STAND
- 6 CAMP FIRE PIT
- 7 OVERNIGHT HUT FOUNDATION
- 8 LOOKOUT ROCK
- 9 SPLIT ROCK
- 10 HUNGRY ROCK

**LEGEND**

- ★ ENTRANCES TO SITE
- MAIN TRAILS
- BLUE TRAILS (SLIGHT SLOPE)
- GREEN TRAILS (FLAT)
- BLACK TRAILS (STEEP)
- DOUBLE BLACK DIAMOND TRAILS (EXTREMELY STEEP)

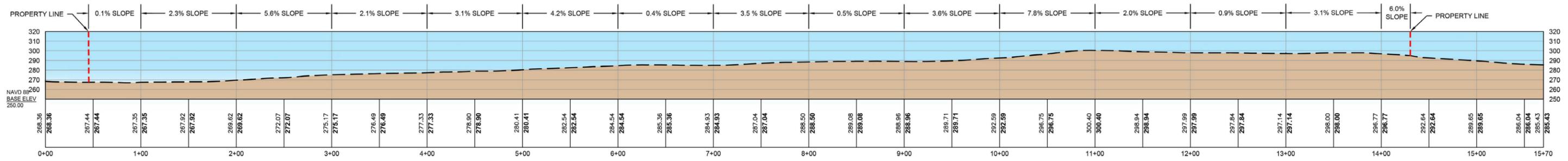
**Existing Conditions**  
Maple Hill Conservation Area | Town of Franklin

SCALE: 1"=180'  
October 2024

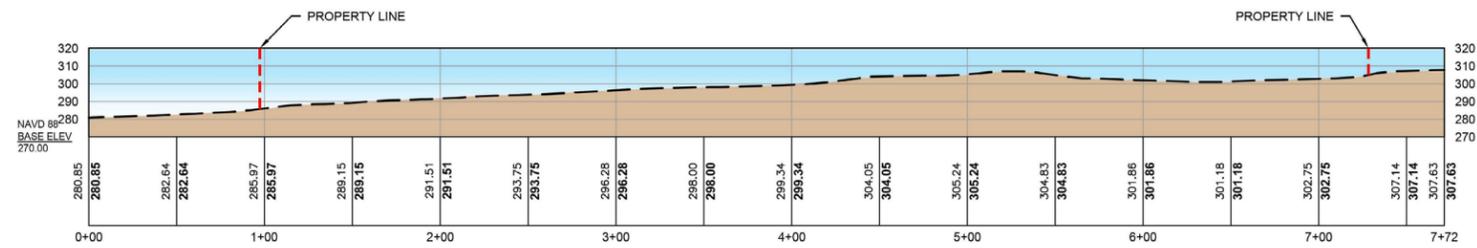
180' 0' 180' 360'  
Franklin, MA



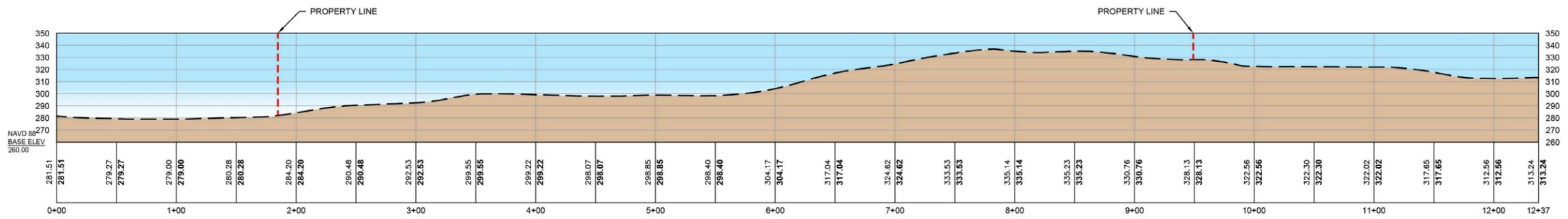
## Maple Hill Existing Conditions Sections



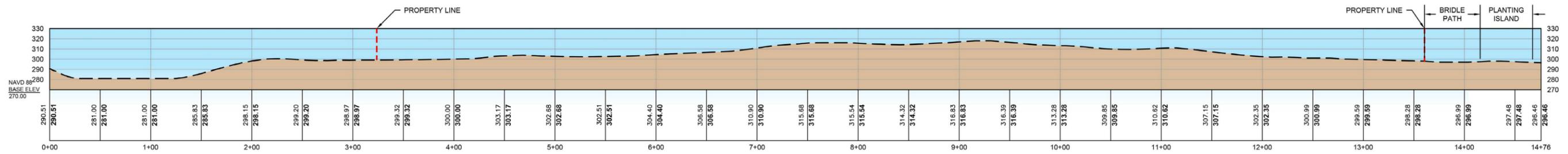
SECTION A-A



SECTION B-B



SECTION C-C

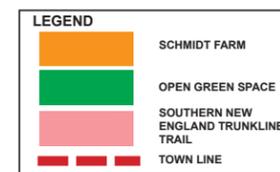
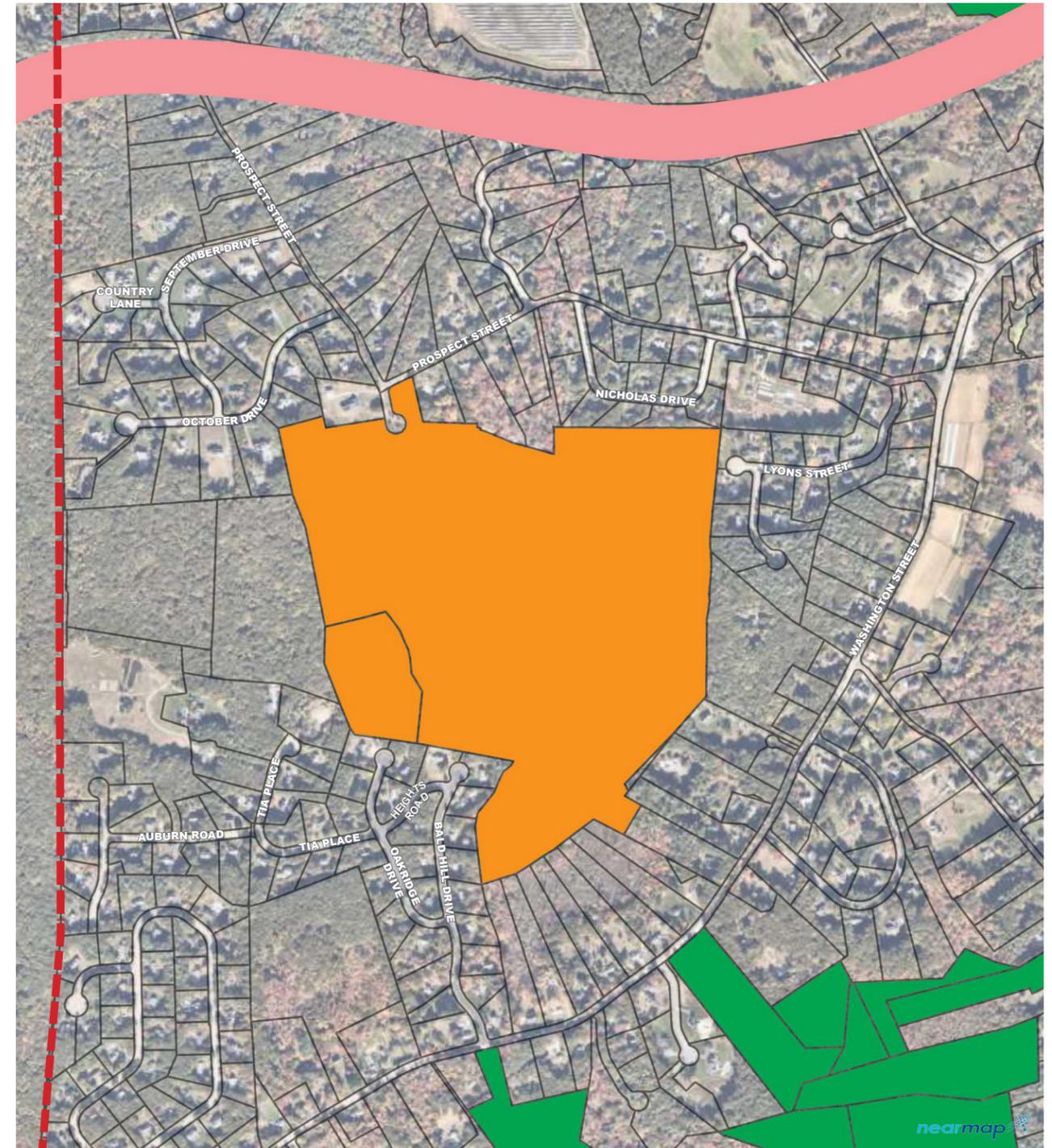


SECTION D-D

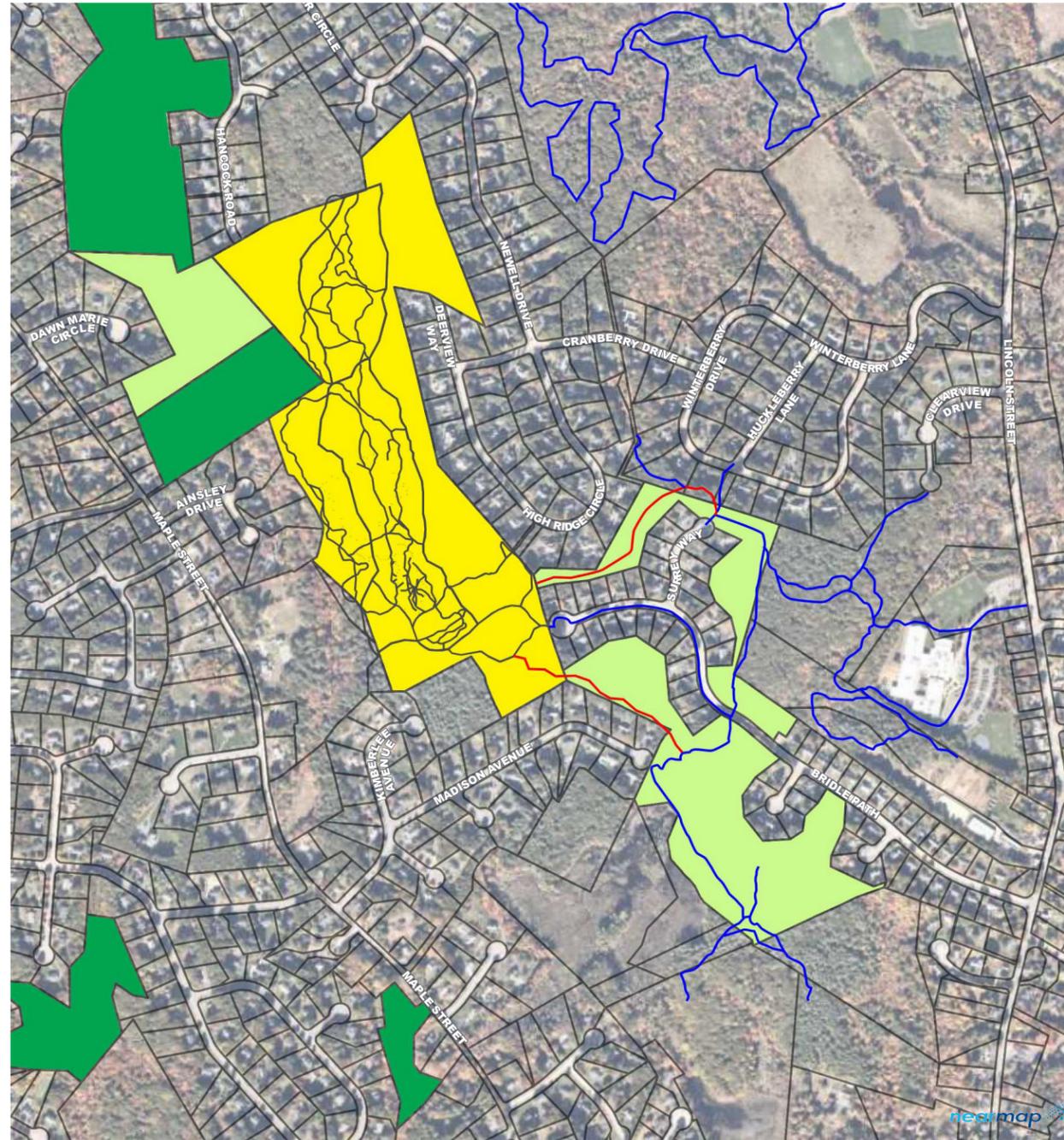


## Schmidt Farm Surrounding Area

With the use of Franklin's GIS system, BETA analyzed the surrounding areas of both Schmidt Farm and Maple Hill to explore potential connections to the Town of Franklin's existing trail system and surrounding open spaces. These two plans show potential connections that could be made to these important conservation hubs.



Maple Hill Surrounding Area



LEGEND	
	MAPLE HILL
	MAPLE HILL EXISTING TRAILS
	OPEN GREEN SPACE
	METACOMET PROPERTY
	METACOMET TRAILS
	TRAILS NEARBY



# 4 Public Outreach

4.1 - First Public Forum

Maple Hill



### 4.1 - First Public Forum

As part of the process, public input was considered essential to developing a plan. Two methods of gathering this information were considered, On-line survey and In-person Public Forum. The former was ruled out due to the fact that many of the town’s citizens had just recently been asked to complete surveys for the town’s Open Space and Recreation Master plan. The town provided the responses to this survey to BETA to share the results.

The Public Forum took place at the Franklin Senior Center on October 16, 2024, between 5:00 PM and 7:00 PM with cider and donuts provided by the town. Existing conditions plans, Idea boards and two plans showing preliminary ideas for each site were presented. The feedback that was solicited from those that attended is recorded in the meeting notes in the appendix of this report. Approximately 40 people were in attendance.

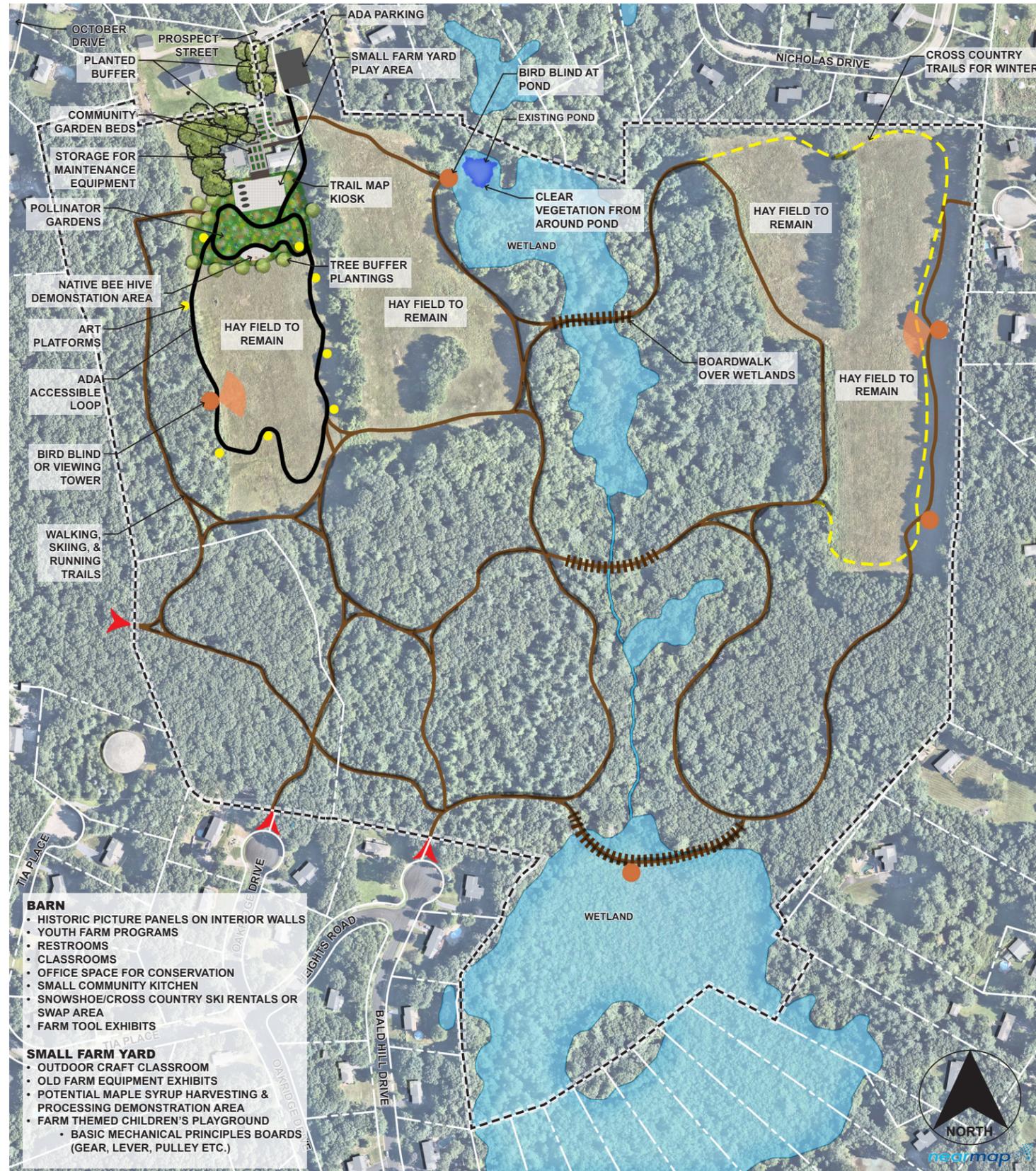


**Schmidt’s Farm & Maple Hill Planning Session**

**We want you to participate!**  
 The Town of Franklin is developing Master Plans for Schmidt’s Farm & Maple Hill. Please join us in-person for a Public Meeting with cider & donuts!  
**Franklin Senior Center (10 Daniel McCahill Street, Franklin, MA) on October 16, 2024 from 4:00P.M. - 6:30P.M.**



Schmidt Farm Preliminary Board



### Schmidt Farm Potential Activity Board



# Schmidt Farm Potential Activity Board



Interpretive Signage & Geocaching

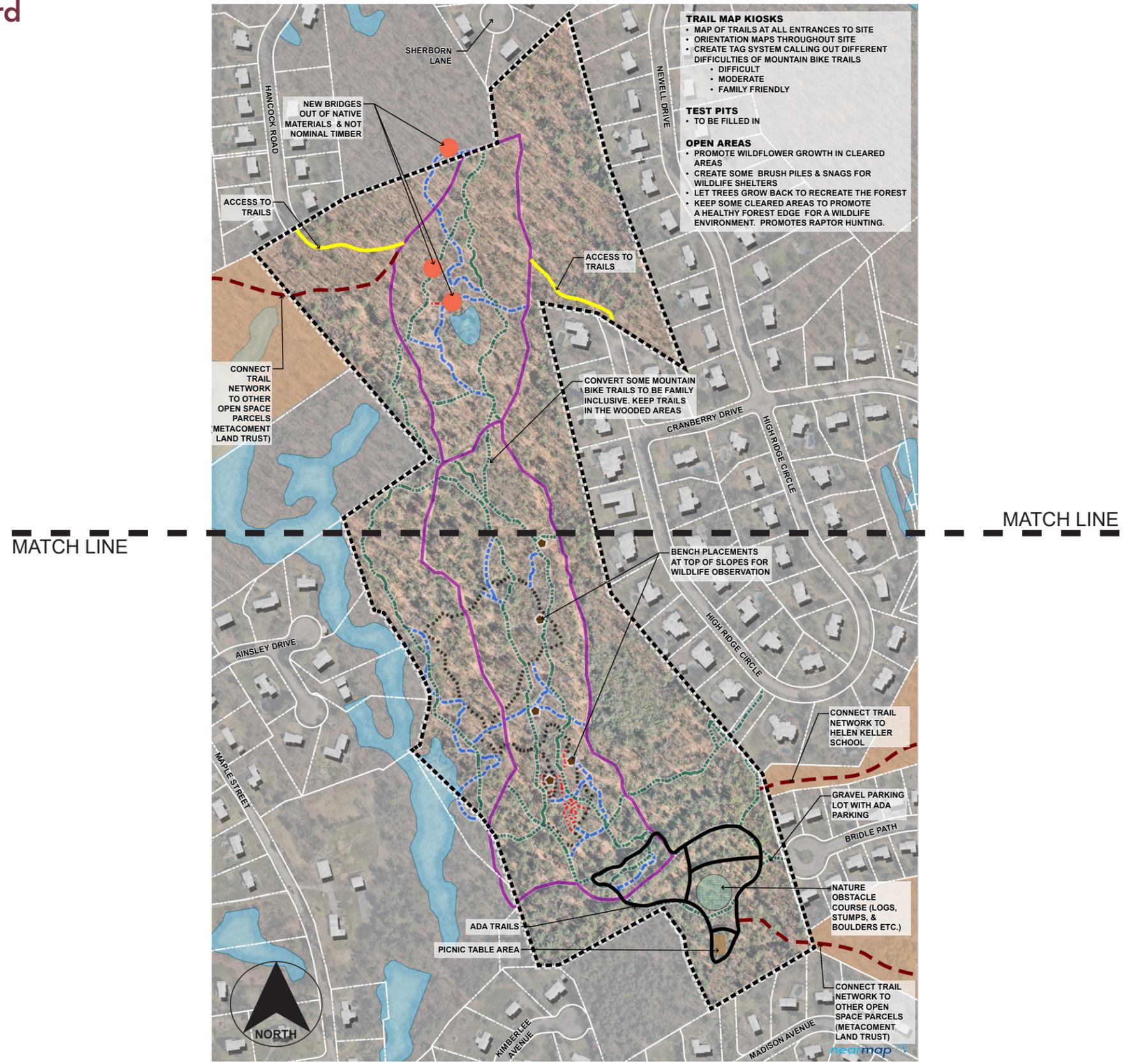


Renovated Barn



Community Garden

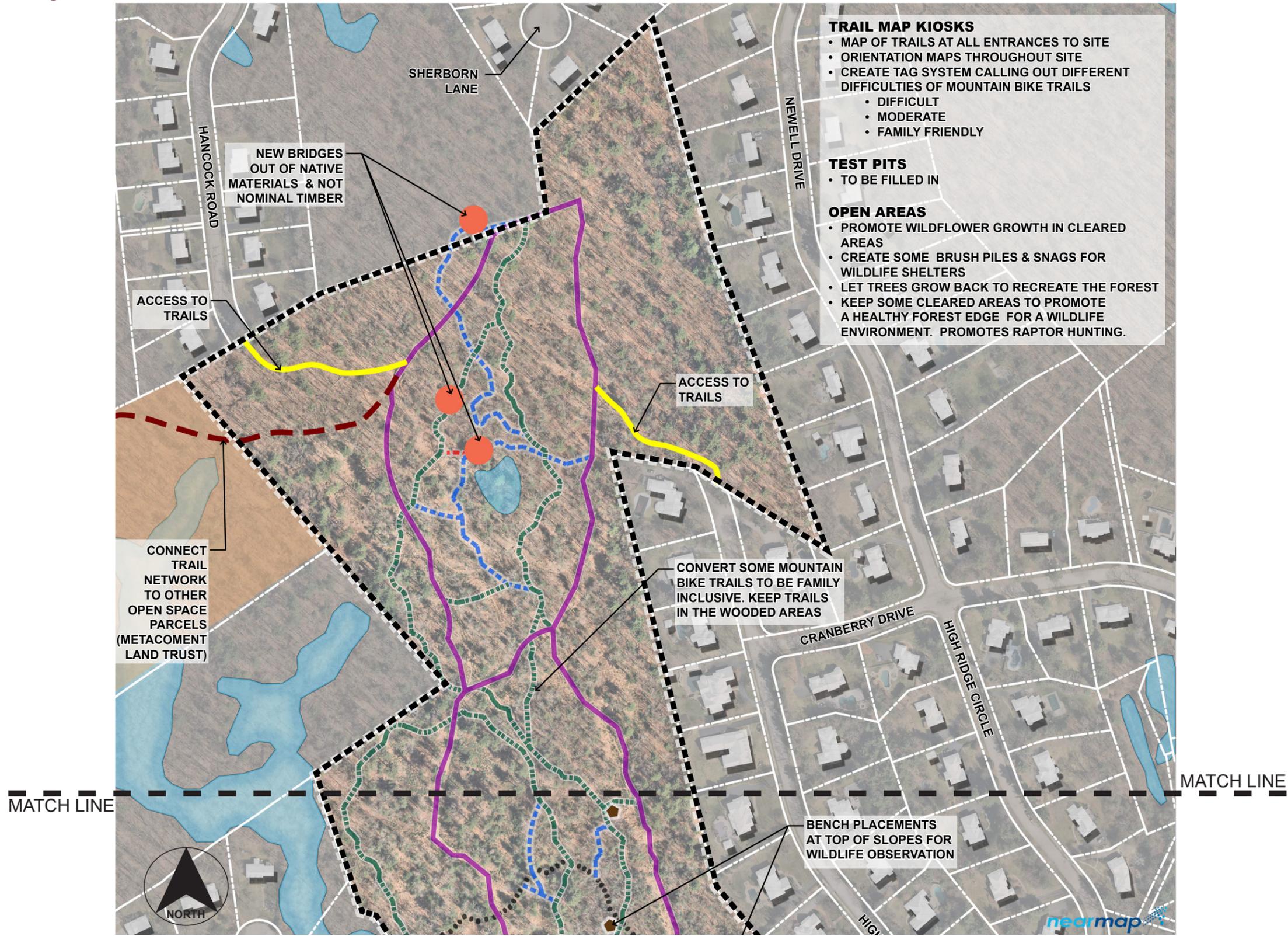
# Maple Hill Preliminary Board



- TRAIL MAP KIOSKS**
- MAP OF TRAILS AT ALL ENTRANCES TO SITE
  - ORIENTATION MAPS THROUGHOUT SITE
  - CREATE TAG SYSTEM CALLING OUT DIFFERENT DIFFICULTIES OF MOUNTAIN BIKE TRAILS
    - DIFFICULT
    - MODERATE
    - FAMILY FRIENDLY
- TEST PITS**
- TO BE FILLED IN
- OPEN AREAS**
- PROMOTE WILDFLOWER GROWTH IN CLEARED AREAS
  - CREATE SOME BRUSH PILES & SNAGS FOR WILDLIFE SHELTERS
  - LET TREES GROW BACK TO RECREATE THE FOREST
  - KEEP SOME CLEARED AREAS TO PROMOTE A HEALTHY FOREST EDGE FOR A WILDLIFE ENVIRONMENT. PROMOTES RAPTOR HUNTING.



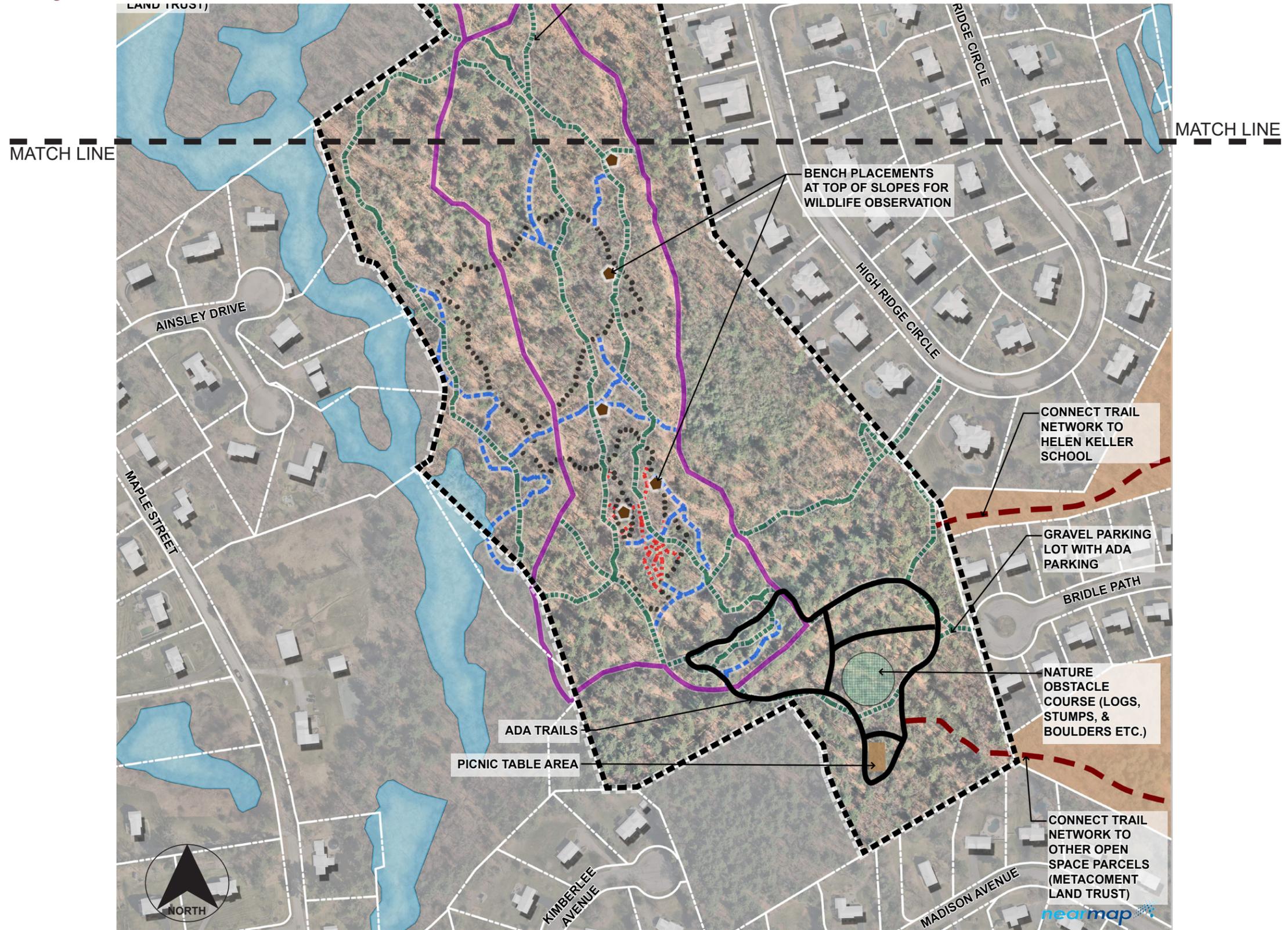
# Maple Hill Preliminary Board Northern Half



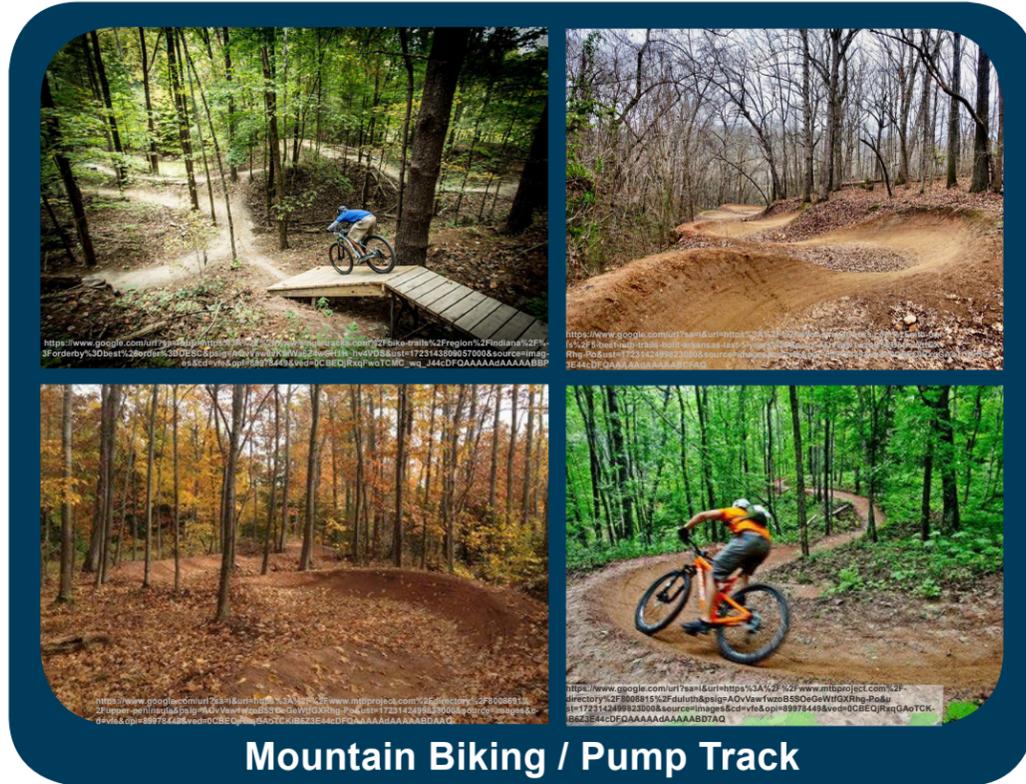
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  - KEEP SOME CLEARED AREAS TO PROMOTE A HEALTHY FOREST EDGE FOR A WILDLIFE ENVIRONMENT. PROMOTES RAPTOR HUNTING.



# Maple Hill Preliminary Board Southern Half



# Maple Hill Potential Activities Board



Mountain Biking / Pump Track



Wooden Shelters & Seating Areas



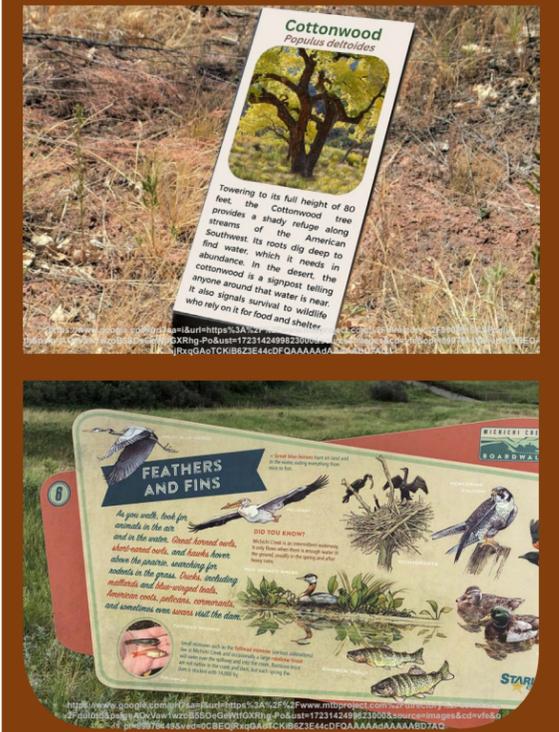
Interpretive Signage & Geocaching



Pollinator Meadow & Habitat Enhancement



Natural Playground & Obstacle Course



### The Public Comments & Ideas

#### Schmidt Farm

- Use Cranberry bog for inspiration
- Sledding
- Disc golf
- Temporary campground for boy/girl scouts
- Small playground for kids
- Have art installations
- Cross country skiing
- Cross country running course for High School
- Public golf Ex. driving range
- Local farmers bring animals
- Function hall
- Interpretive panels
- Use Wards Berry Farm (Sharon, MA) as inspiration
- Stone walls
- Community gardens
- Pet cemetery
- Skating (on pond)
- Temporary food, museum, kitchen in barn

#### Maple Hill

- Signage
- Clearing/ Pollinators
- Parking on site
- Trails Marked



# 5 Site Activity Choices

Schmidt Farm



## 5 - Site Activity Choices

Initial ideas for Schmidt farm included both passive and active recreational opportunities. All of these ideas were recorded and put in the charts below. Following the public forum, BETA met with the Town Staff to decide which activities would be incorporated and those that would not be considered. BETA asked the town to rate those activities that would be considered in terms of priority. Due to budgetary constraints, lack of water and sewer at Schmidt Farm and the poor structural health of the barn, the town staff felt that both of the sites should prioritize passive recreation and forego active recreation at this time. Hiking and Cross-country trails, boardwalks for traversing wetlands and wildlife enhancement stood out as the highest priorities.

Schmidt Farm Activity List Franklin, MA				
Rank	Activity	Yes	No	Comments
	Barn as Function Hall		x	Barn comes down/ New pavilion/ relandscape the area around the barn
	Barn as Traveling Kitchen		x	
2	Cross Country Running Path	x		Maybe
1	Community Garden Raised Beds	x		
	Fruit Picking (Ward's Berry Farm)		x	
	Temporary Camp Ground		x	
	Local farmers bring animals		x	Maybe
3	Temporary Art Installations Platforms	x		
3	Shade Structure for Music	x		
	Pully System Activity Play		x	
	Disc Golf		x	
	Driving Range/ Public Golf Course		x	
	Ice Skating (on pond)		x	
	Pet Cemetery		x	
	Connecting to Middle School & Other Trail Systems			Applies to Maple Hill
	Small Kids Playground		x	
	Old Farm Equipment for Play		x	
1	Cross Country Skiing	x		
2	Interpretive Panels	x		
	Wayfinding Panels on Trail			Maybe
2	Viewing Towers	x		Liability and access
2	Bird Blinds	x		
1	Pollinator Garden w/ Native Bee Hives	x		
	Maintenance Shed			Maybe
1	Dog Waste	x		At entrance by parking
2	Clearing around the pond, invasive species management	x		

Maple Hill Item List Franklin, MA				
Rank	Activity	Yes	No	Comments
1	Trails Marked	x		
3	Trails Marked by Difficulty for Mountain Bikers	x		
1	Trails Marked by Walking vs Mountain Biking	x		
2	Enhance Wildlife Planned Clearing & Brush Piles, Pollinator Meadows	x		
	Buffer for High Ridge Circle		x	
1	Cross Country Skiing Trails	x		higher than mountain biking
	Benches on Paths		x	
1	Connect to Helen Keller School	x		Bridal path and explore forest connection
1	Connect to Greater Trail System Through Metacomet Land	x		Franklin Greenway
	Natural Playground/ Obstacle Course		x	
2	Parking (2 Spaces) at Entrances From Roadways (Only at Bridle Path Do We Need ADA Parking)	x		Not Kimberlee, all the other three.
3	Interpretive Panels	x		
3	Wayfinding Panels	x		
1	Fill in Test Pit Holes	x		
2	ADA Trail/ Path from Bridle Path	x		Medium to high priority



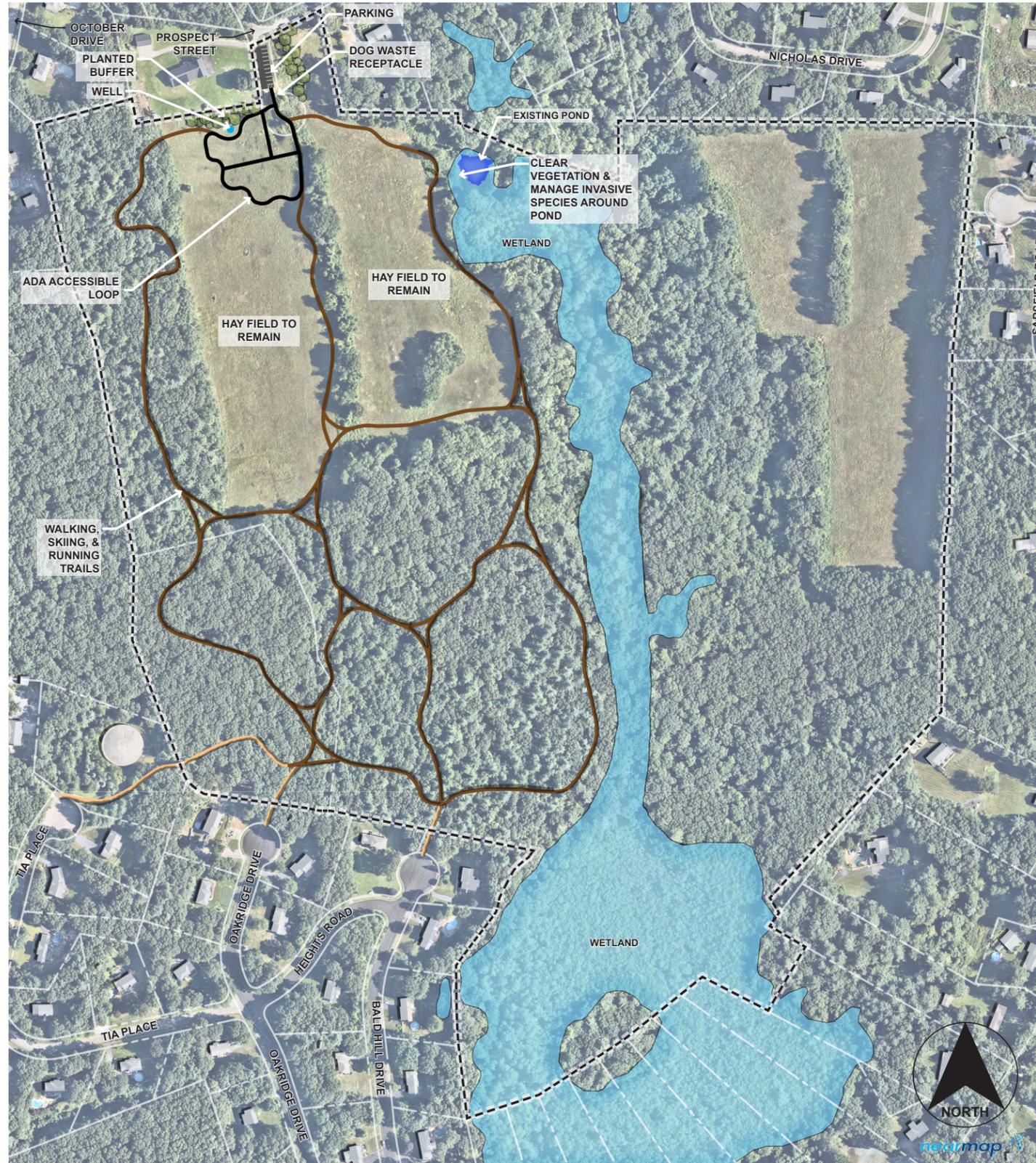
# 6 Final Site Plans

- 6.1 - Phase I
- 6.2 - Phase II
- 6.3 - Phase III

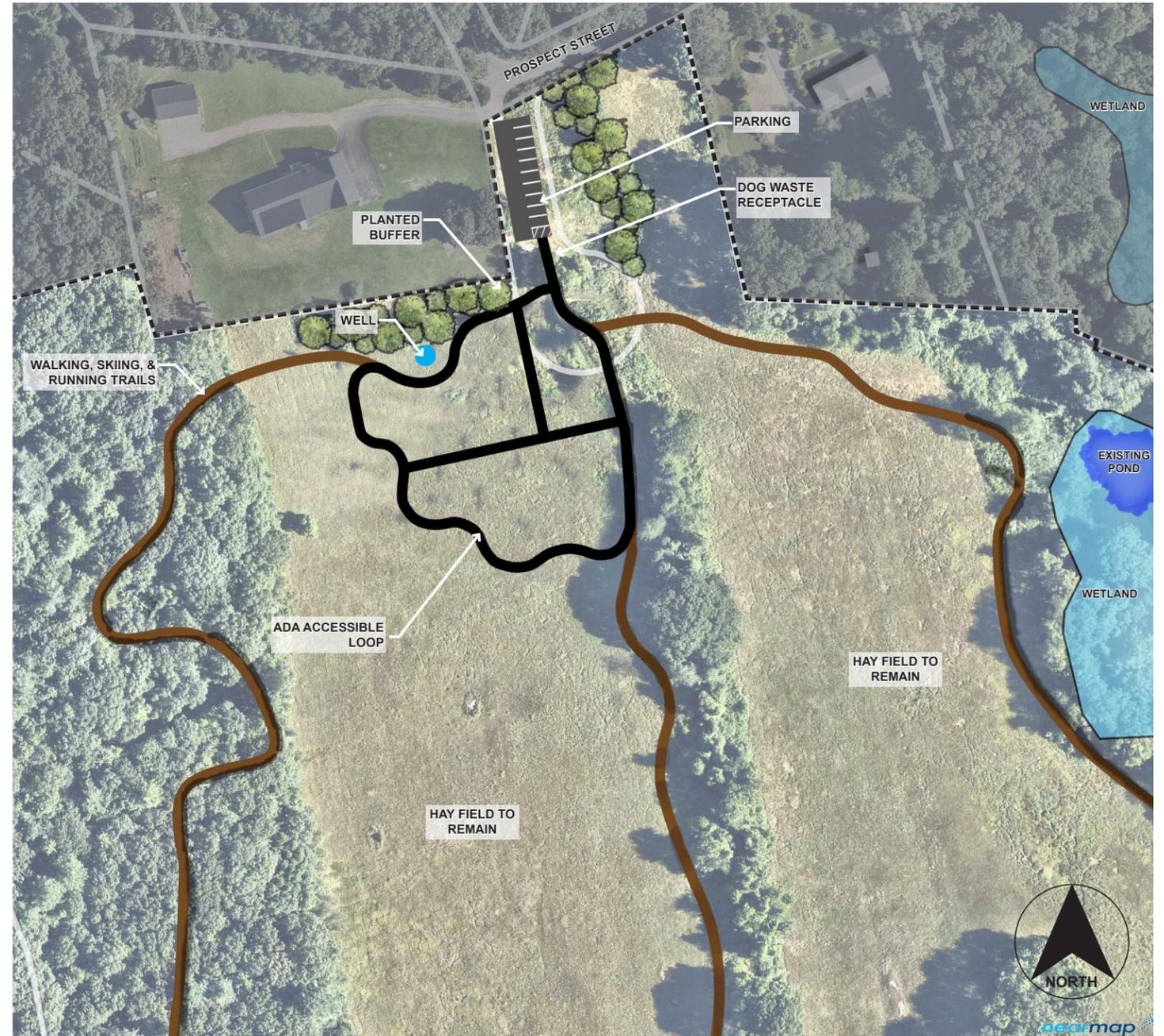
Maple Hill



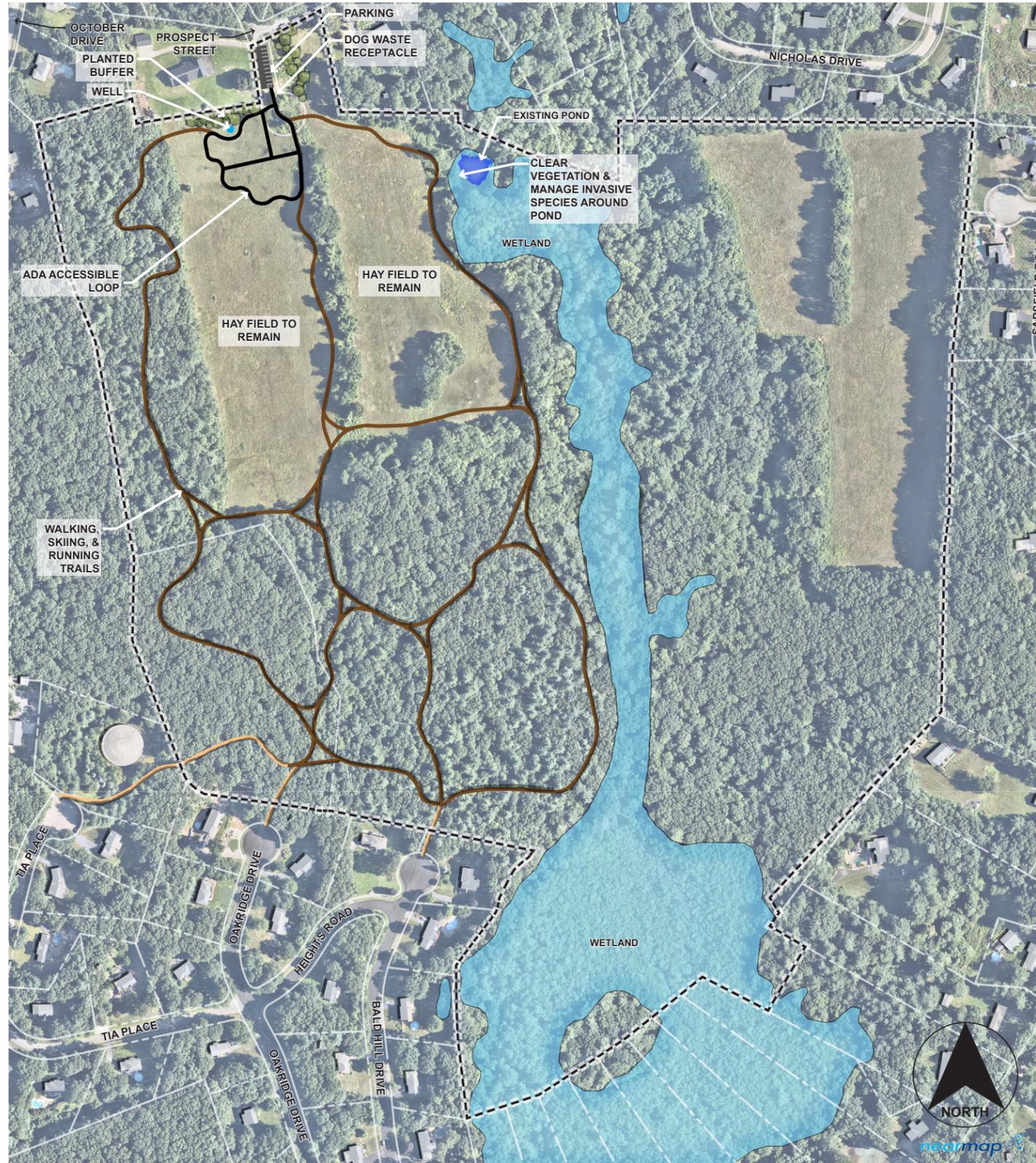
### 6.2 - Phase I - Schmidt Farm - Shade Structure



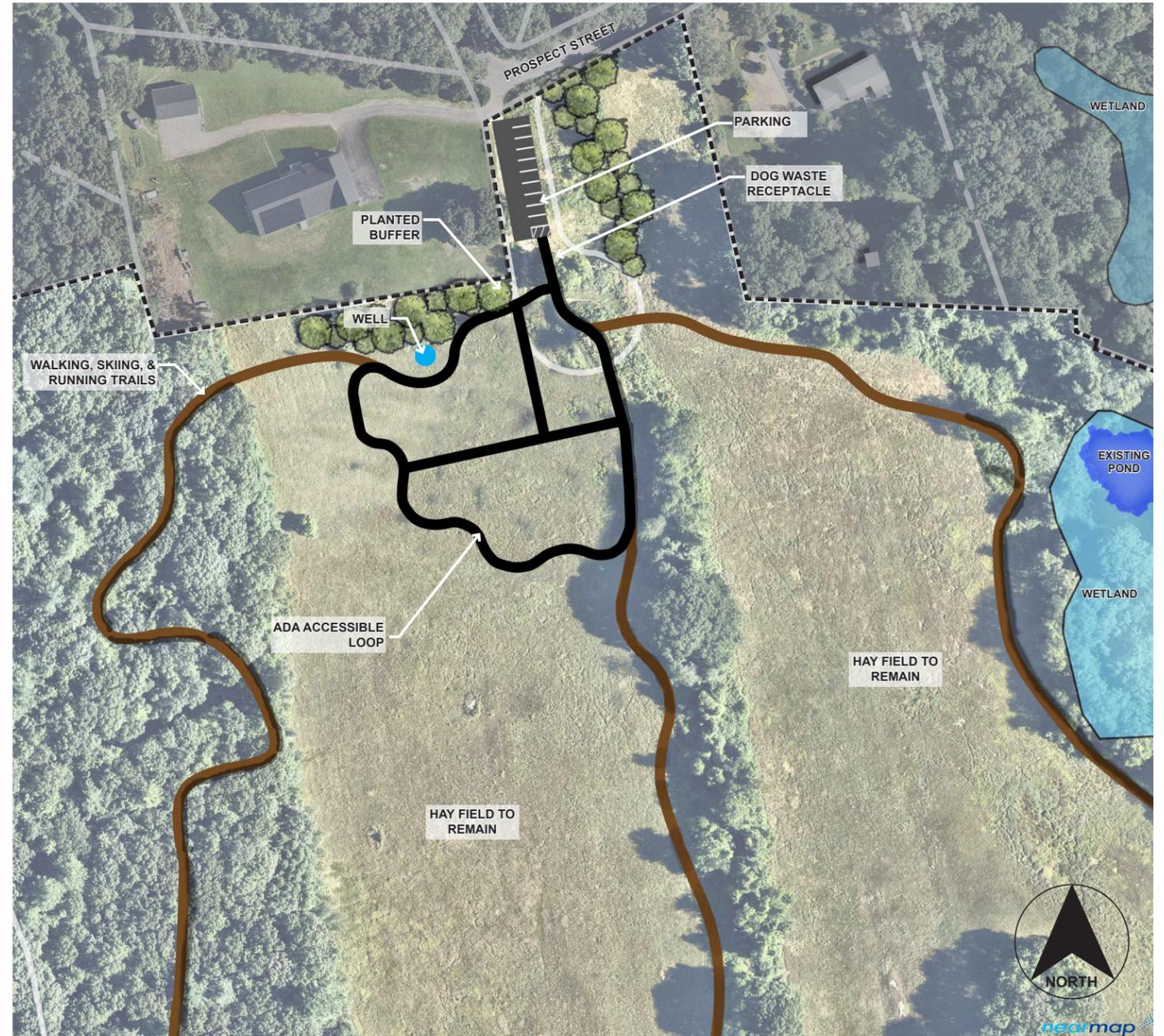
### Schmidt Farm Enlargement - Shade Structure



### Schmidt Farm - Old Barn

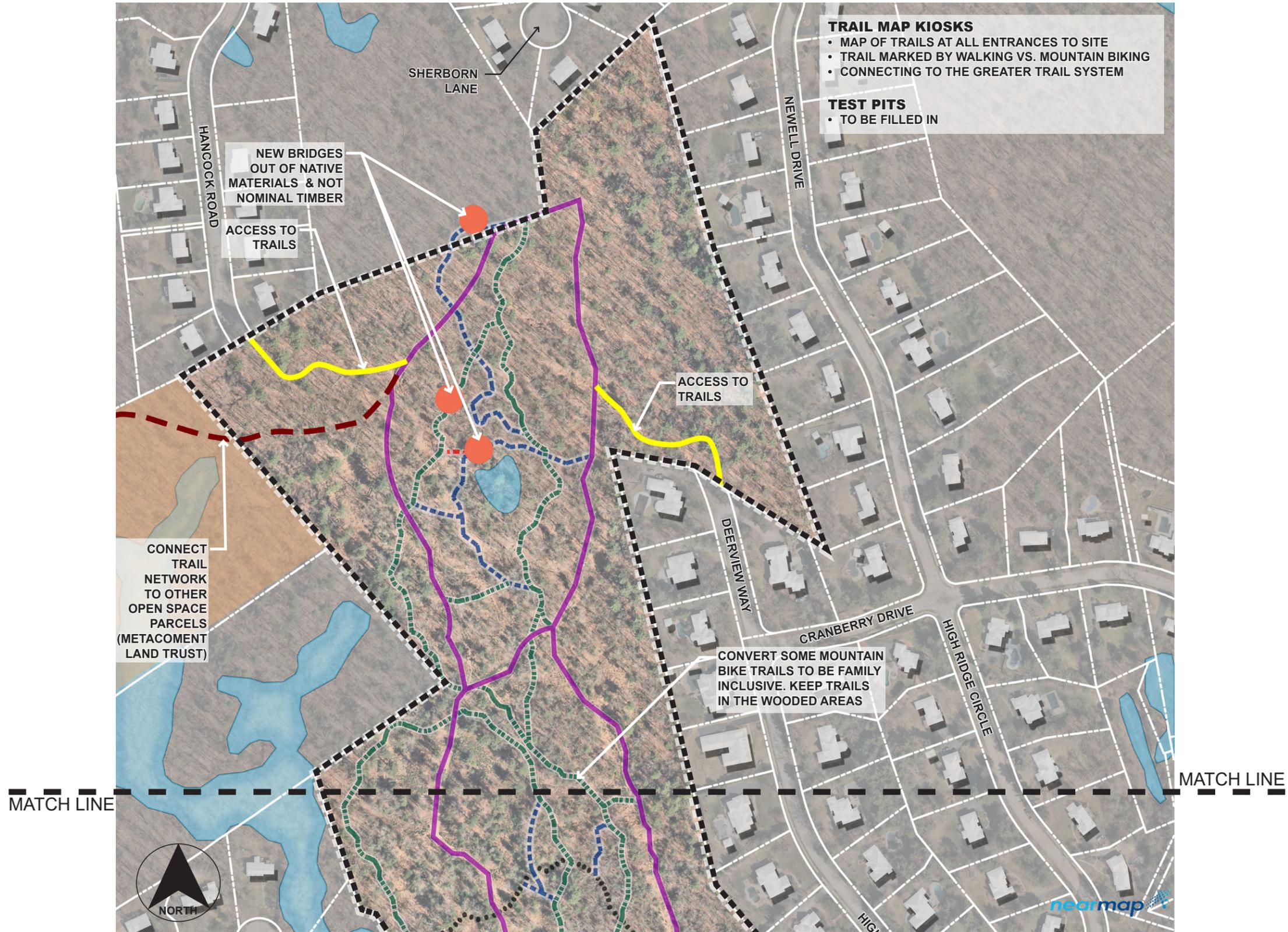


### Schmidt Farm Enlargement - Old Barn

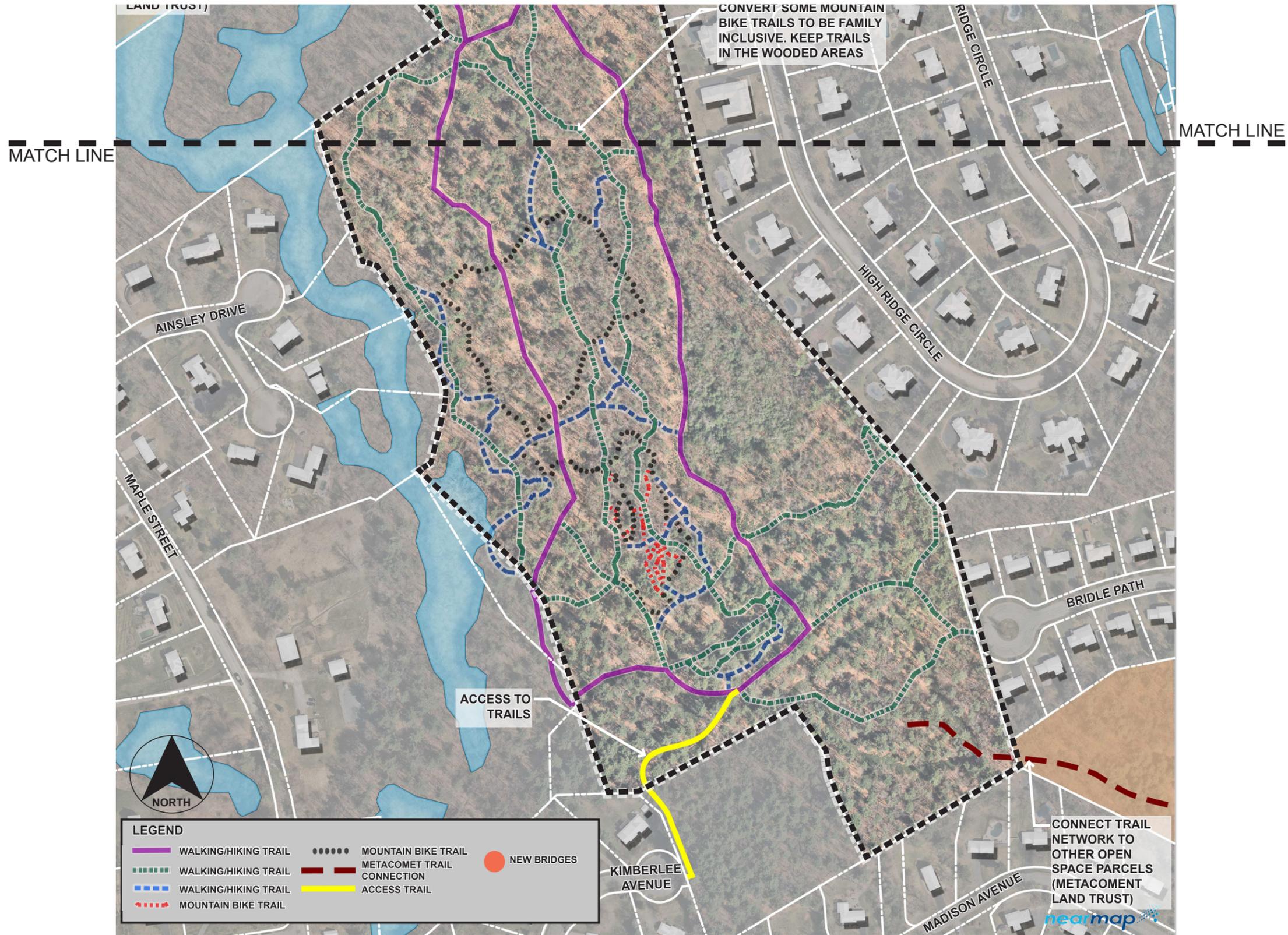




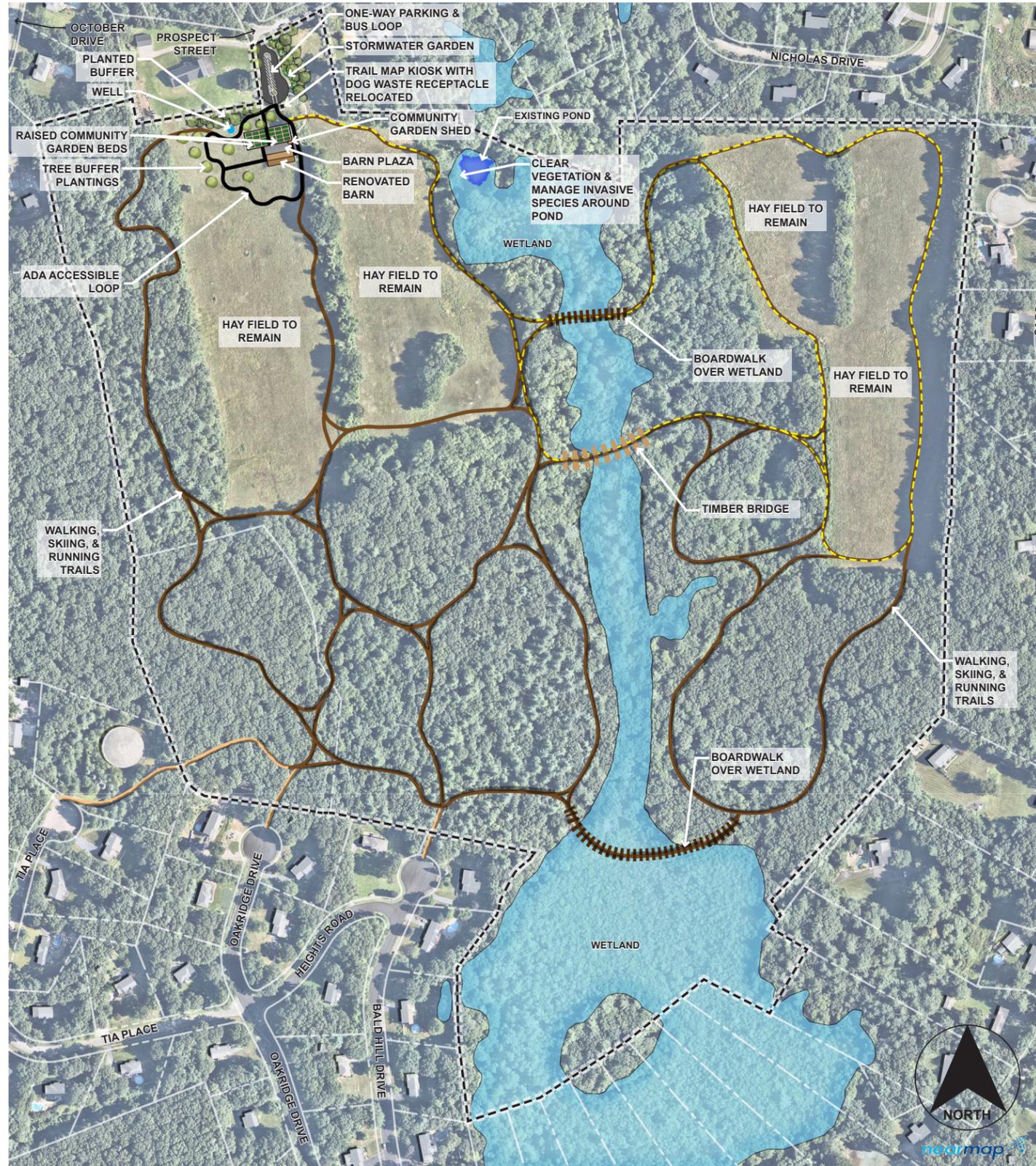
# Maple Hill Northern Half



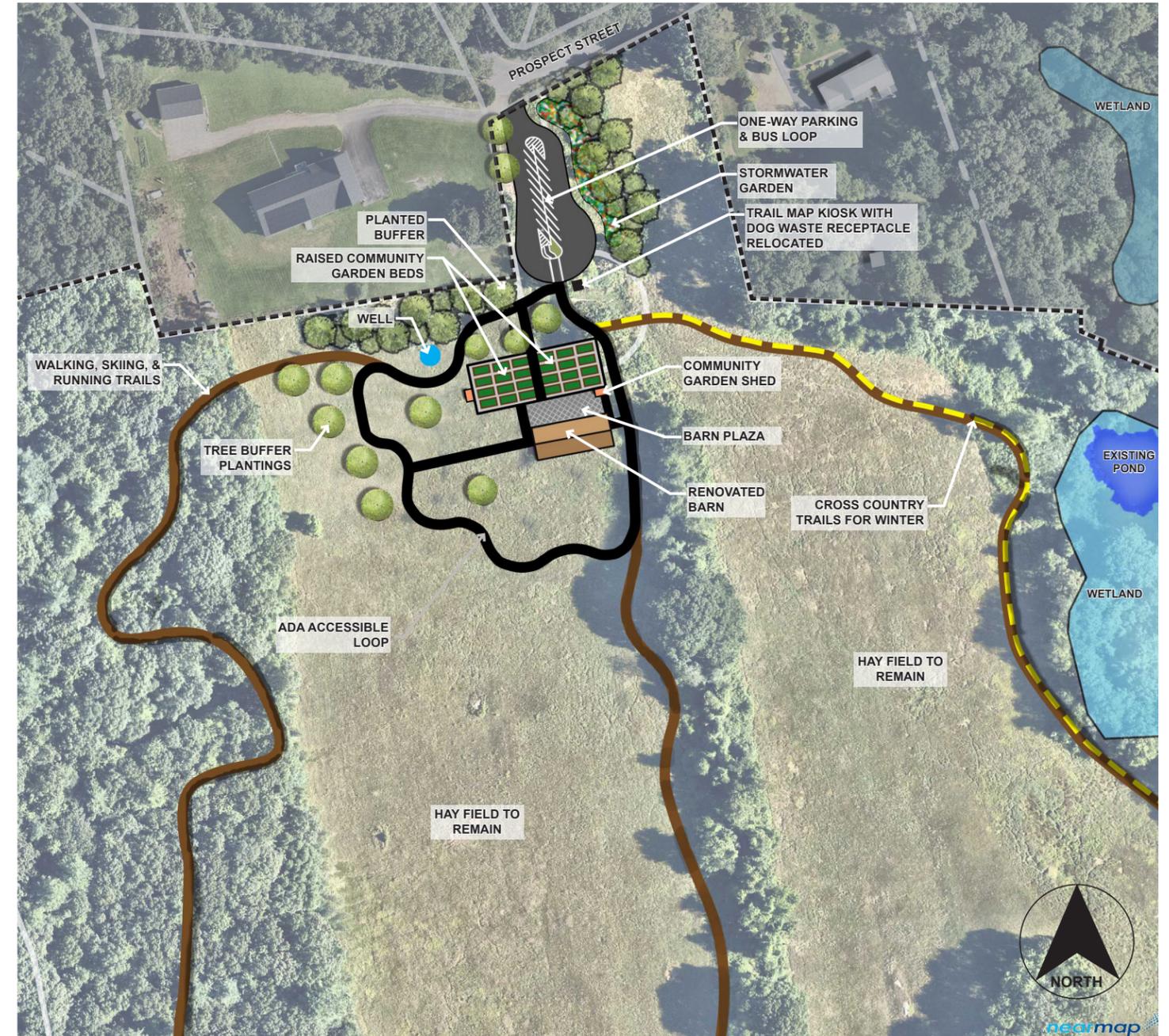
# Maple Hill Southern Half



### Schmidt Farm

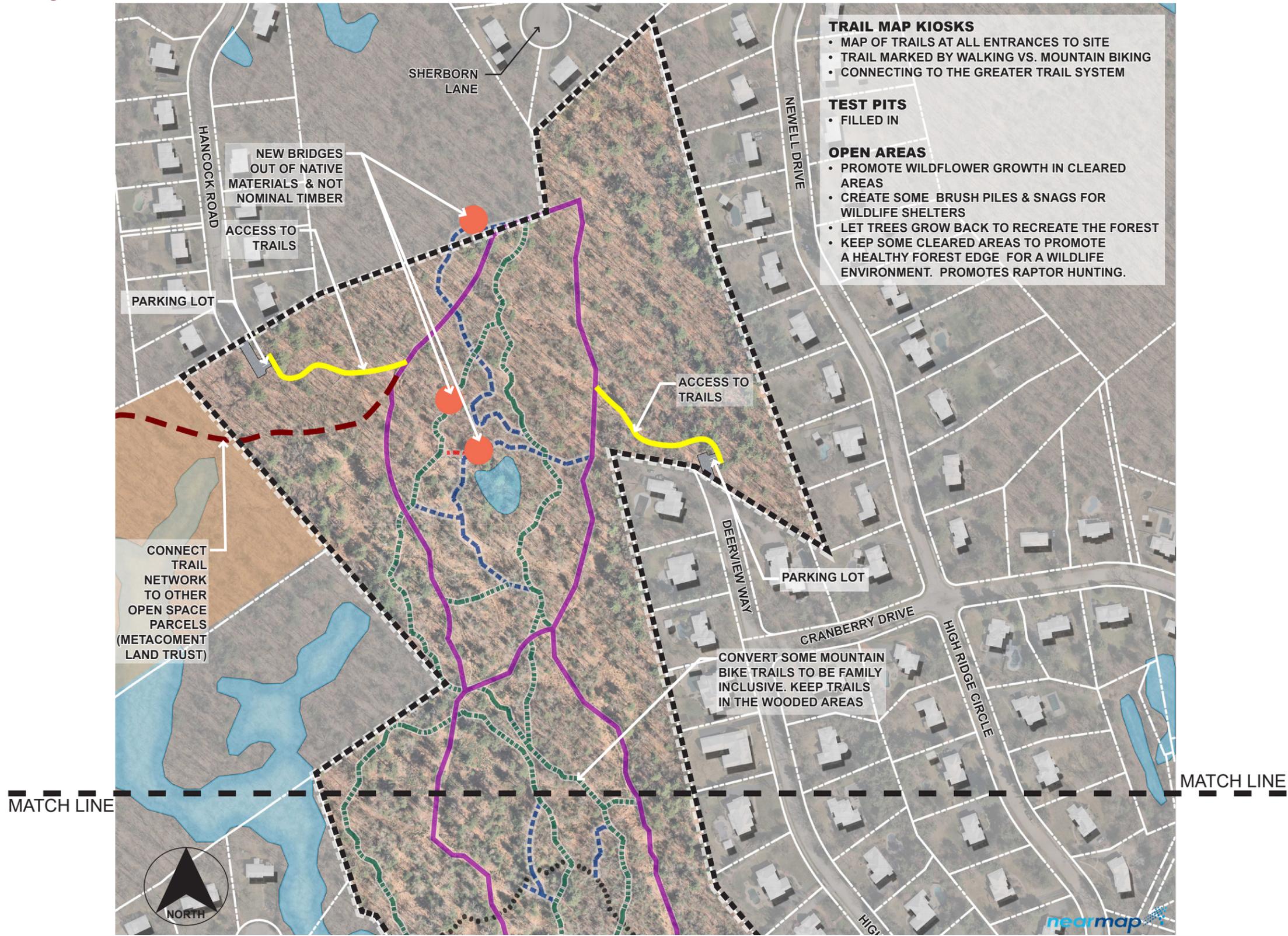


### Schmidt Farm Enlargement

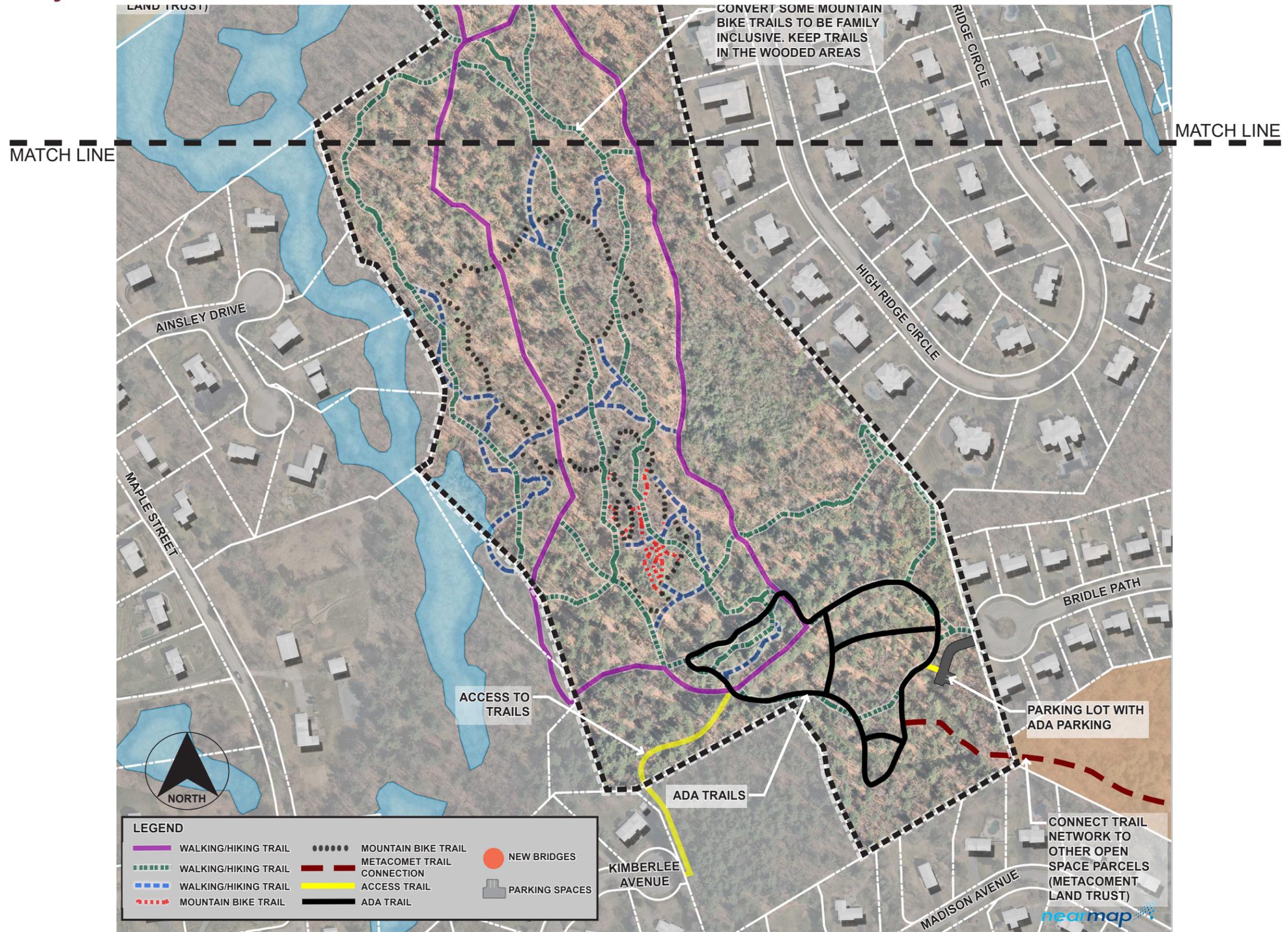




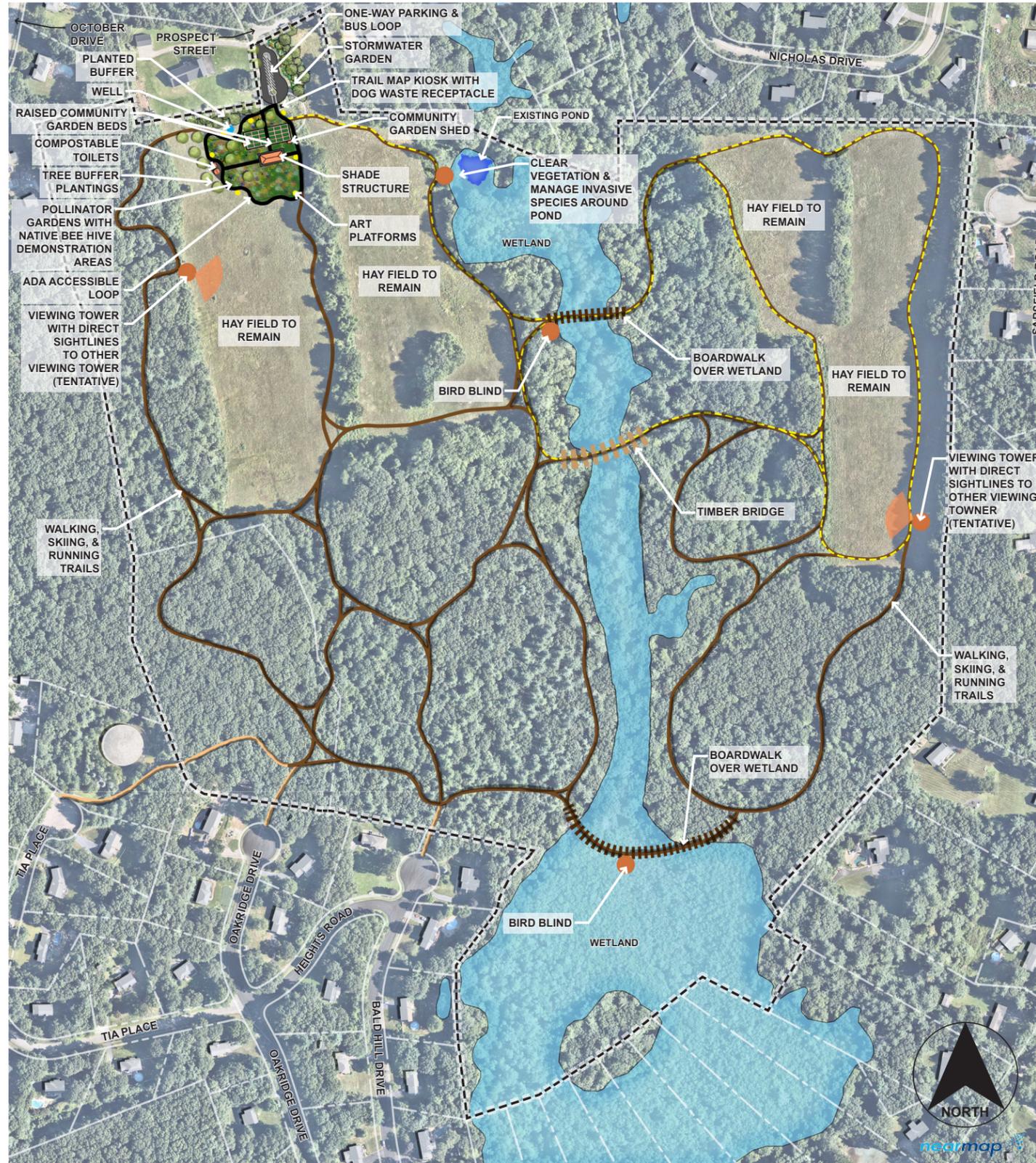
# Maple Hill Preliminary Board Northern Half



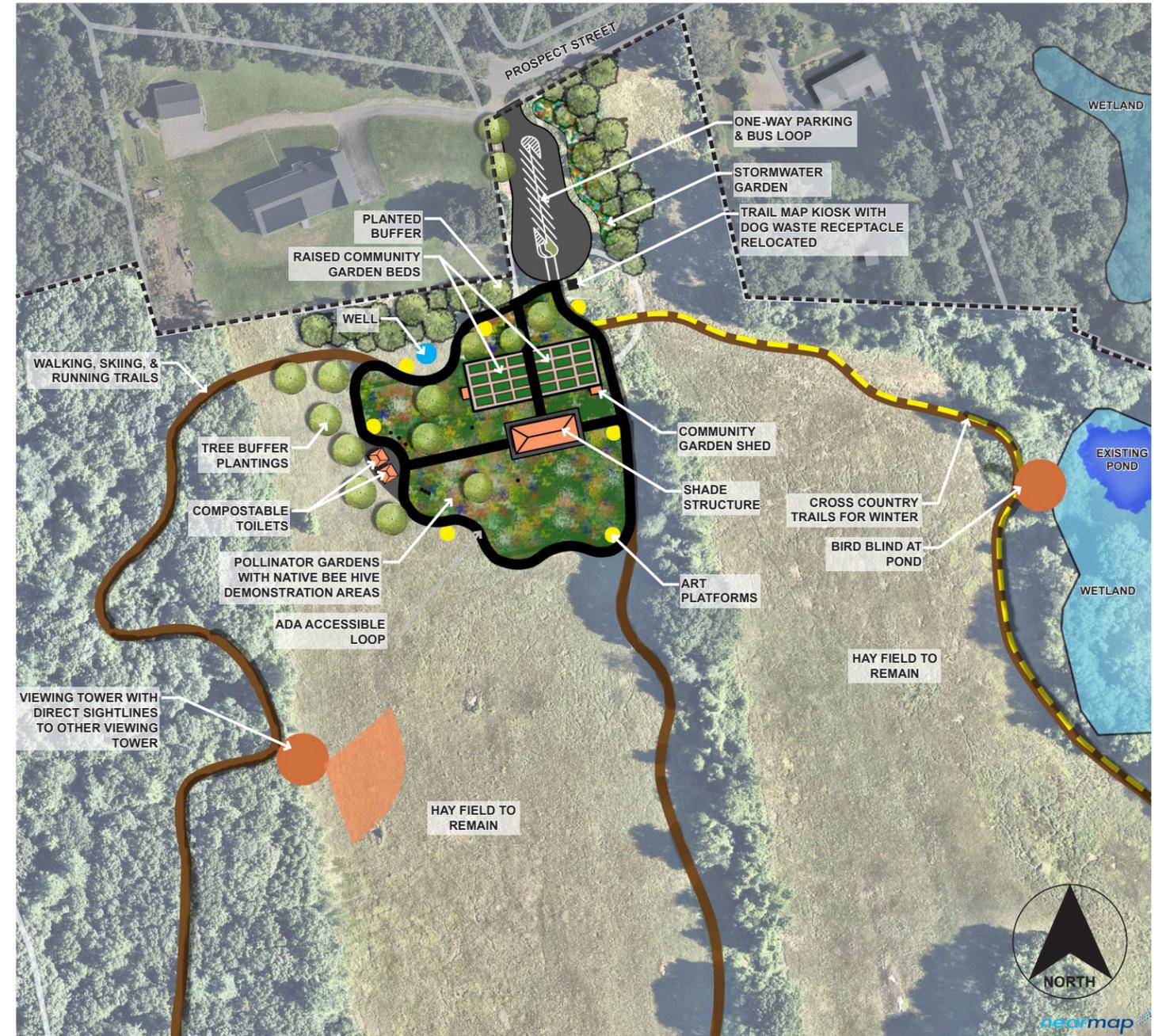
Maple Hill Preliminary Board Southern Half



### 6.3 - Phase III Schmidt Farm

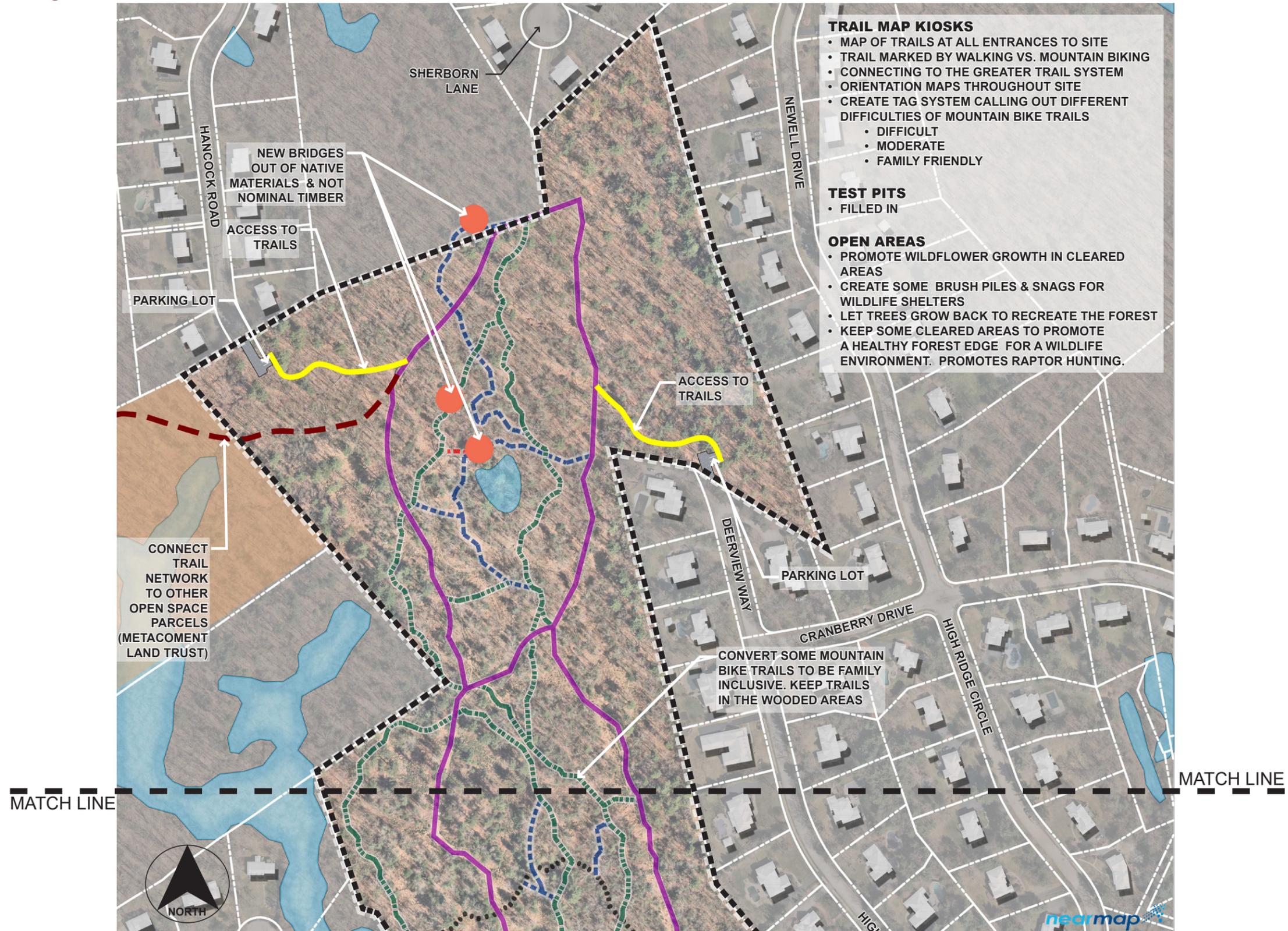


### Schmidt Farm Enlargement

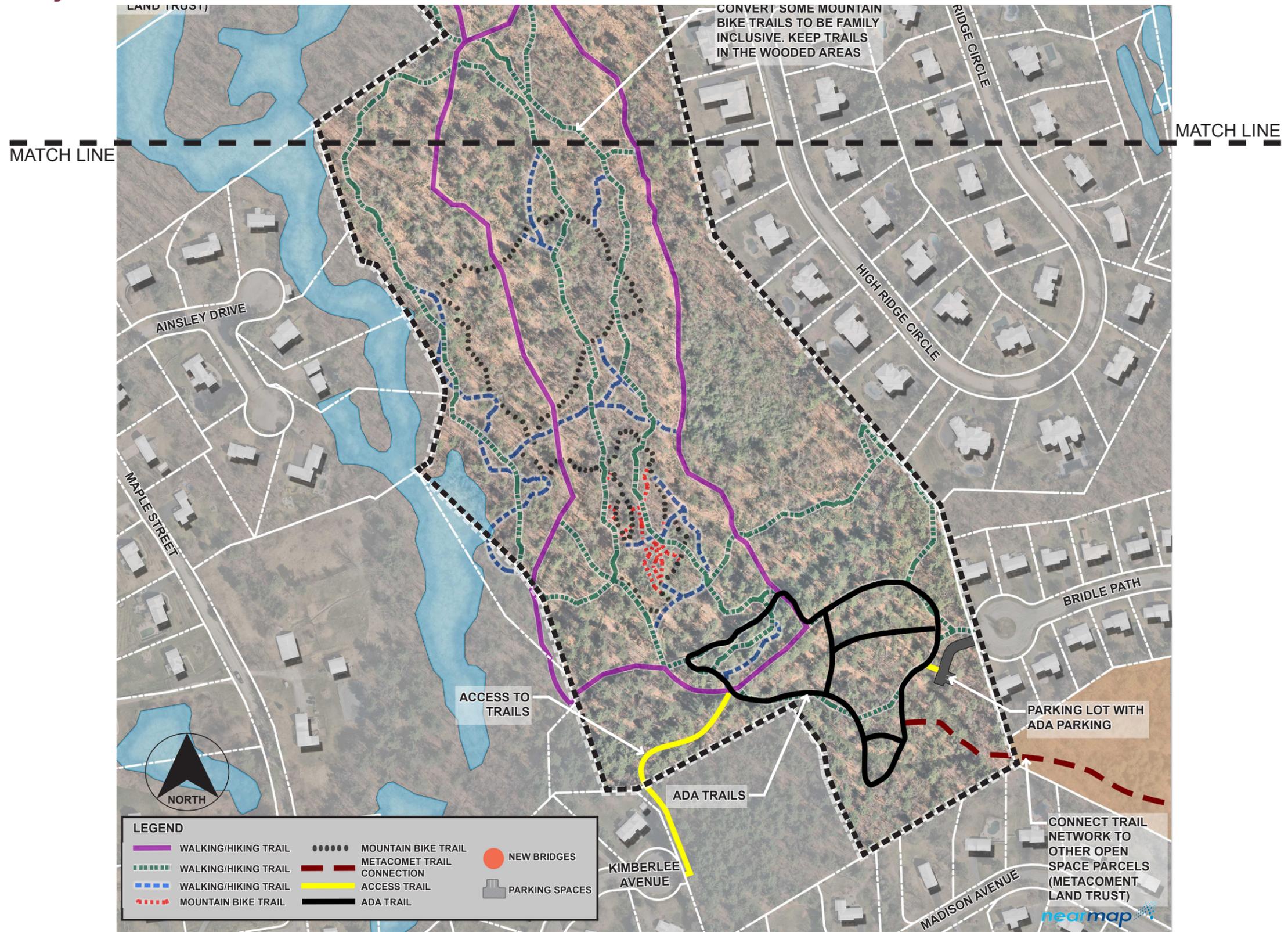




# Maple Hill Preliminary Board Northern Half



# Maple Hill Preliminary Board Southern Half



Schmidt Farm Precedent Images



Viewing Tower

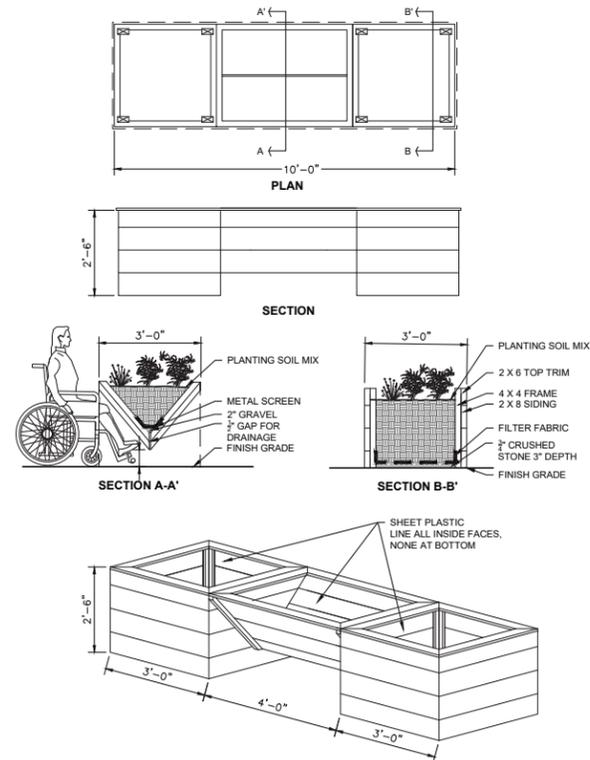
Source: <https://www.portaking.com/observation-towers/guard-towers/#application-gallery>

Schmidt Farm & Maple Hill Precedent Images



Trail Kiosk

Fort Adams Redoubt  
BETA sign design



Accessible Planter

Source: CAD Detail



Information Panel

Recovery Of The River  
BETA info sign onto existing structure

# 7 Opinion of Probable Cost

- 7.1 - Phase I
- 7.2 - Phase II
- 7.3 - Phase III
- 7.4 - Summary Costs

Schmidt Farm



7.1 Phase I

With a final Master plans decided upon, BETA created an Opinion of Probable Costs (OPC) for the two projects based on the recommended amenities and is included in this report. Prices are based on 2025 and are subject to escalation from year to year.

Schmidt Farm Recreational Area	
Opinion of Probable Costs Phase I	
As of January, 2025	
General Conditions	\$10,000
Site Preparation	\$15,000
Earth work	\$20,000
Well	\$35,000
Asphalt Paving	\$65,000
ADA trail	\$50,000
Screening Plants	\$25,000
Misc. Site Improvements	\$18,500
<b>Total Construction Cost</b>	<b>\$238,500</b>
Escalation (4%)*	\$9,540
Contingency (20%)	\$47,700
<b>Total Cost</b>	<b>\$295,740</b>

Soft Costs	
Geotechnical	\$15,000
Survey	\$15,000
Design Drawings	\$100,000
<b>Total of Soft Costs</b>	<b>\$130,000</b>

<b>Total Cost</b>	<b>\$416,200</b>
-------------------	------------------

\* For planning proposes only, escalation may vary

Maple Hill Recreational Area	
Opinion of Probable Costs Phase I	
As of January, 2025	
General Conditions	\$12,000
Test Pit Repair & Fine Grading	\$30,000
Misc. Site Improvements	\$10,000
Trail Markings Hiking vs Mountain Biking	\$12,000
<b>Total Construction Cost</b>	<b>\$64,000</b>
Escalation (4%)*	\$2,560
Contingency (20%)	\$12,800
<b>Total Cost</b>	<b>\$79,360</b>

Soft Costs	
Design Drawings	\$30,000
<b>Total of Soft Costs</b>	<b>\$30,000</b>

<b>Total Cost</b>	<b>\$109,360</b>
-------------------	------------------



7.2 Phase II

Schmidt Farm Recreational Area	
Opinion of Probable Costs Phase II	
As of January, 2025	
General Conditions	\$15,000
Site Preparation	\$30,000
Earth work	\$20,000
Asphalt Paving	\$90,000
Boardwalks	\$800,000
Timber Bridge	\$500,000
Sun Shade Pavillion	\$300,000
Signage (Interpretive)	\$20,000
Planters & Sheds & Comm. Gardens	\$80,000
Screening Plants	\$25,000
Compostable Restrooms	\$30,000
Misc. Site Improvements	\$20,000
Barn Demolition	\$30,000
<b>Total Construction Cost</b>	<b>\$1,960,000</b>
Escalation (9%) *	\$176,400
Contingency (20%)	\$392,000
<b>Total Cost</b>	<b>\$2,528,400</b>
Issuing Updated Plan Set	\$16,500

Maple Hill Recreational Area	
Opinion of Probable Costs Phase II	
As of January, 2025	
General Conditions	\$8,000
Gravel Parking lot Construction	\$30,000
Pollinator Meadow	\$60,000
Interpretive Panels	\$25,000
Plantings	\$25,000
ADA Asphalt Parking & Walk	\$25,000
<b>Total Construction Cost</b>	<b>\$148,000</b>
Escalation (9%) *	\$13,320
Contingency (20%)	\$29,600
<b>Total Cost</b>	<b>\$190,920</b>
Issuing Updated Plan Set	\$7,500
<b>Total Cost</b>	<b>\$198,420</b>

\* For planning proposes only, escalation may vary



7.3 Phase III

Schmidt Farm Recreational Area	
Opinion of Probable Costs Phase III	
As of January, 2025	
General Conditions	\$12,000
Site Preparation	\$15,000
Earth work	\$15,000
Pollinator Gardens	\$30,000
Viewing Towers	\$500,000
Misc. Site Improvements	\$17,500
<b>Total Construction Cost</b>	<b>\$589,500</b>
Escalation (13%) *	\$2,275
Contingency (20%)	\$117,900
<b>Total Cost</b>	<b>\$709,675</b>
Issuing Updated Plan Set	\$18,500
<b>Total Cost</b>	<b>\$728,175</b>

Maple Hill Recreational Area	
Opinion of Probable Costs Phase III	
As of January, 2025	
General Conditions	\$6,000
Interpretive and Wayfinding Panels	\$25,000
Trail Markings by Difficulty	\$12,000
<b>Total Construction Cost</b>	<b>\$43,000</b>
Escalation (13%) *	\$1,560
Contingency (20%)	\$8,600
<b>Total Cost</b>	<b>\$53,160</b>
Issuing Updated Plan Set	\$6,500
<b>Total Cost</b>	<b>\$59,660</b>

\* For planning proposes only, escalation may vary



7.4 Summary Costs

Summary Costs (as of January 2025)				
	Phase 1	Phase 2	Phase 3	Total
Maple Hill	\$109,360	\$198,420	\$59,660	\$367,440
Schmidt Farm	\$416,200	\$2,544,900	\$728,175	\$3,689,275



# 8 Recommendations

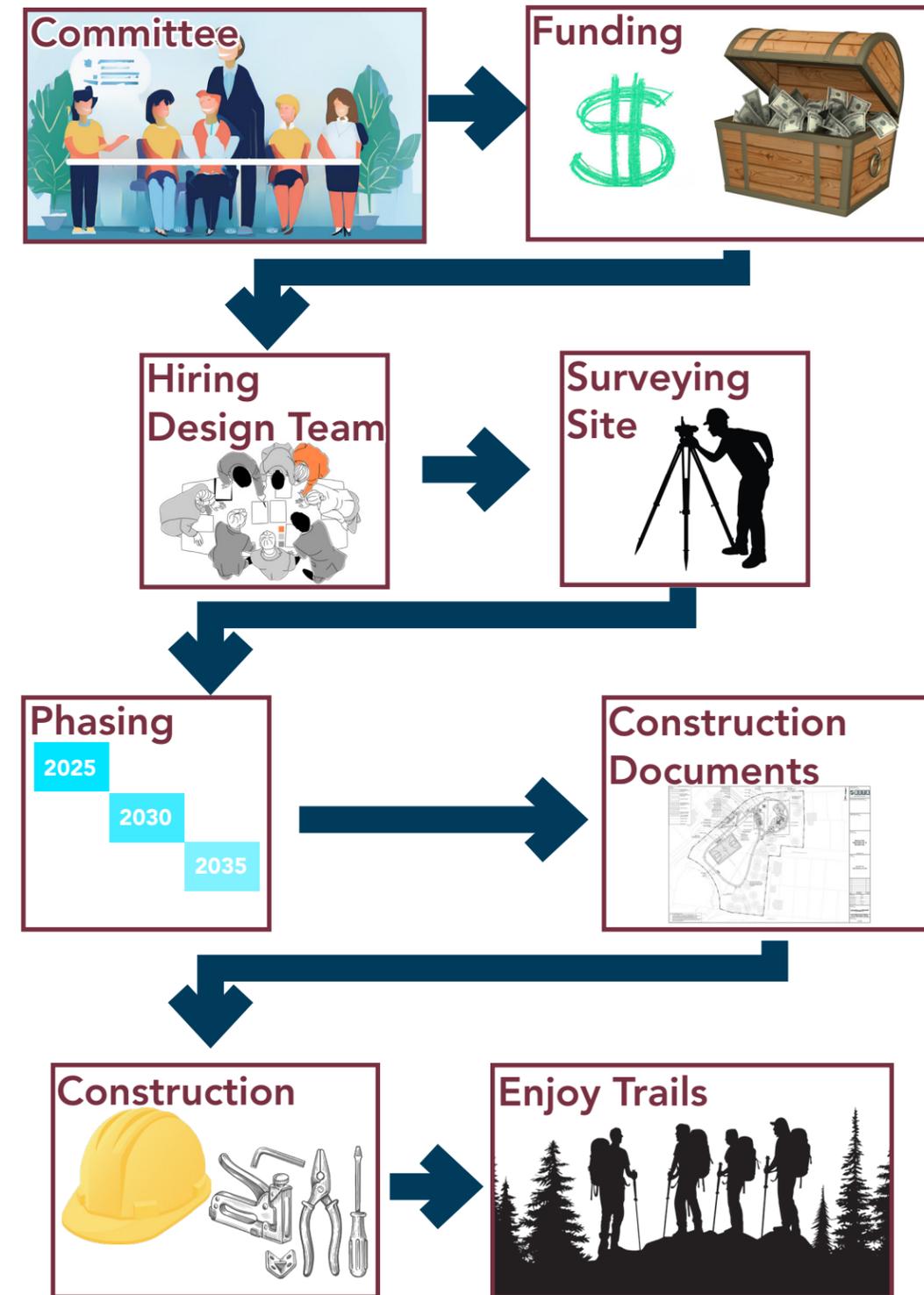
Maple Hill



## 8 - Recommendations

With the report completed, presented to and accepted by the town, the next steps forward to see the plans ideas come to fruition might be:

- Create a Maple Hill and Schmidt Farm Building Committee to supervise the process.
- Search for funding sources.
- Determine how much work might be done by volunteers vs. with town finances.
- Hire a design firm to develop Construction drawings.
- Have Existing Conditions and Property surveys done of the sites by a Professional Surveyor. Delineate wetlands boundaries, determine the location of stonewalls, existing paths and topography.
- Phasing choices may be modified based on available funds.



# 9 List of Appendices

A - Soil Samples  
B - FEMA Maps  
C - Meeting Minutes

Schmidt Farm



## Appendix A - Soil Samples



**Soil and Plant Nutrient Testing Laboratory**  
 203 Paige Laboratory  
 161 Holdsworth Way  
 University of Massachusetts  
 Amherst, MA 01003  
 Phone: (413) 545-2311  
 e-mail: soiltest@umass.edu  
 website: soiltest.umass.edu

### Total Sorbed Metals

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 002

Order Number: 77441  
 Lab Number: M241122-105

Received: 11/15/2024  
 Reported: 12/6/2024

### Results

Analysis	Value Found	USEPA Heavy Metals Thresholds *
Lead (Pb)	85.6 mg/Kg	400 mg/kg
Nickel (Ni)	5.3 mg/Kg	1600 mg/kg
Cadmium (Cd)	0.5 mg/Kg	70 mg/kg
Chromium (Cr)	9.1 mg/Kg	230 mg/kg
Zinc (Zn)	73.7 mg/Kg	23,600 mg/kg
Copper (Cu)	12.4 mg/Kg	Not Available
Arsenic (As)	8.1 mg/Kg	Varies by state

\* This information is for general guidance. The threshold values are based on US EPA Soil Screening Levels. It should be noted that the degree of environmental risk could be influenced by soil characteristics, and that individual states recommend their own threshold levels and guidance for potential risk. Contact your state's Environmental Protection authority for specific recommendations.

**General References:**

Soil Lead: Testing, Interpretation & Recommendations	<a href="http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet">http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet</a>
Learn About Lead	<a href="http://www2.epa.gov/lead/learn-about-lead">http://www2.epa.gov/lead/learn-about-lead</a>
Arsenic Cleanup Criteria for Soils in the US and Abroad	<a href="https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad">https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad</a>
Selenium	<a href="http://rais.oml.gov/documents/eco-ssl_selenium.pdf">http://rais.oml.gov/documents/eco-ssl_selenium.pdf</a>

For specific heavy metals regulations, refer to your state's Department of Environmental Protection.



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 website: soiltest.umass.edu

### Total Sorbed Metals

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 004

Order Number: 77441  
 Lab Number: M241122-106

Received: 11/15/2024  
 Reported: 12/6/2024

### Results

Analysis	Value Found	USEPA Heavy Metals Thresholds *
Lead (Pb)	70.7 mg/Kg	400 mg/kg
Nickel (Ni)	4.8 mg/Kg	1600 mg/kg
Cadmium (Cd)	0.5 mg/Kg	70 mg/kg
Chromium (Cr)	9.2 mg/Kg	230 mg/kg
Zinc (Zn)	55.2 mg/Kg	23,600 mg/kg
Copper (Cu)	7.8 mg/Kg	Not Available
Arsenic (As)	17.0 mg/Kg	Varies by state

\* This information is for general guidance. The threshold values are based on US EPA Soil Screening Levels. It should be noted that the degree of environmental risk could be influenced by soil characteristics, and that individual states recommend their own threshold levels and guidance for potential risk. Contact your state's Environmental Protection authority for specific recommendations.

**General References:**

Soil Lead: Testing, Interpretation & Recommendations	<a href="http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet">http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet</a>
Learn About Lead	<a href="http://www2.epa.gov/lead/learn-about-lead">http://www2.epa.gov/lead/learn-about-lead</a>
Arsenic Cleanup Criteria for Soils in the US and Abroad	<a href="https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad">https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad</a>
Selenium	<a href="http://rais.oml.gov/documents/eco-ssl_selenium.pdf">http://rais.oml.gov/documents/eco-ssl_selenium.pdf</a>

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 Phone: (413) 545-2311  
 e-mail: soiltest@umass.edu  
 website: soiltest.umass.edu

**Total Sorbed Metals**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 006

Order Number: 77441  
 Lab Number: M241122-107

Received: 11/15/2024  
 Reported: 12/6/2024

**Results**

Analysis	Value Found	USEPA Heavy Metals Thresholds *
Lead (Pb)	33.7 mg/Kg	400 mg/kg
Nickel (Ni)	8.4 mg/Kg	1600 mg/kg
Cadmium (Cd)	0.5 mg/Kg	70 mg/kg
Chromium (Cr)	13.4 mg/Kg	230 mg/kg
Zinc (Zn)	62.9 mg/Kg	23,600 mg/kg
Copper (Cu)	23.8 mg/Kg	Not Available
Arsenic (As)	5.4 mg/Kg	Varies by state

*\* This information is for general guidance. The threshold values are based on US EPA Soil Screening Levels. It should be noted that the degree of environmental risk could be influenced by soil characteristics, and that individual states recommend their own threshold levels and guidance for potential risk. Contact your state's Environmental Protection authority for specific recommendations.*

**General References:**

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Arsenic Cleanup Criteria for Soils in the US and Abroad	<a href="https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad">https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad</a>
Selenium	<a href="http://rais.oml.gov/documents/eco-ssl_selenium.pdf">http://rais.oml.gov/documents/eco-ssl_selenium.pdf</a>

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 website: soiltest.umass.edu

**Total Sorbed Metals**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 008

Order Number: 77441  
 Lab Number: M241122-108

Received: 11/15/2024  
 Reported: 12/6/2024

**Results**

Analysis	Value Found	USEPA Heavy Metals Thresholds *
Lead (Pb)	60.6 mg/Kg	400 mg/kg
Nickel (Ni)	4.6 mg/Kg	1600 mg/kg
Cadmium (Cd)	0.5 mg/Kg	70 mg/kg
Chromium (Cr)	9.2 mg/Kg	230 mg/kg
Zinc (Zn)	36.3 mg/Kg	23,600 mg/kg
Copper (Cu)	6.0 mg/Kg	Not Available
Arsenic (As)	15.6 mg/Kg	Varies by state

*\* This information is for general guidance. The threshold values are based on US EPA Soil Screening Levels. It should be noted that the degree of environmental risk could be influenced by soil characteristics, and that individual states recommend their own threshold levels and guidance for potential risk. Contact your state's Environmental Protection authority for specific recommendations.*

**General References:**

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Arsenic Cleanup Criteria for Soils in the US and Abroad	<a href="https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad">https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad</a>
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 website: soiltest.umass.edu

**Soil Test Report**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 003

Order Number: 77225  
 Lab Number: S241115-124  
 Area Sampled: 43500 sq ft  
 Received: 11/15/2024  
 Reported: 11/21/2024

**Results**

Analysis	Value Found	Optimum Range	Analysis	Value Found	Optimum Range
Soil pH (1:1, H <sub>2</sub> O)	5.7		Cation Exch. Capacity, meq/100g	11.2	
Modified Morgan extractable, ppm			Exch. Acidity, meq/100g	6.9	
<i>Macronutrients</i>			Base Saturation, %		
Phosphorus (P)	7.1	4-14	Calcium Base Saturation	30	50-80
Potassium (K)	34	100-160	Magnesium Base Saturation	7	10-30
Calcium (Ca)	677	1000-1500	Potassium Base Saturation	1	2.0-7.0
Magnesium (Mg)	99	50-120	Scoop Density, g/cc	0.92	
Sulfur (S)	7.4	>10			
<i>Micronutrients *</i>					
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	4.1	1.1-6.3			
Zinc (Zn)	2.0	1.0-7.6			
Copper (Cu)	0.1	0.3-0.6			
Iron (Fe)	7.8	2.7-9.4			
Aluminum (Al)	96	<75			
Lead (Pb)	13.8	<22			

\* Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.

**Soil Test Interpretation**

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):	[Bar]			
Potassium (K):	[Bar]			
Calcium (Ca):	[Bar]			
Magnesium (Mg):	[Bar]			



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 website: soiltest.umass.edu

**Soil Test Report**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 001

Order Number: 77225  
 Lab Number: S241115-123  
 Area Sampled: 11000 sq ft  
 Received: 11/15/2024  
 Reported: 11/21/2024

**Results**

Analysis	Value Found	Optimum Range	Analysis	Value Found	Optimum Range
Soil pH (1:1, H <sub>2</sub> O)	6.0		Cation Exch. Capacity, meq/100g	12.0	
Modified Morgan extractable, ppm			Exch. Acidity, meq/100g	5.2	
<i>Macronutrients</i>			Base Saturation, %		
Phosphorus (P)	14.3	4-14	Calcium Base Saturation	49	50-80
Potassium (K)	91	100-160	Magnesium Base Saturation	6	10-30
Calcium (Ca)	1169	1000-1500	Potassium Base Saturation	2	2.0-7.0
Magnesium (Mg)	93	50-120	Scoop Density, g/cc	1.06	
Sulfur (S)	9.5	>10			
<i>Micronutrients *</i>					
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	4.3	1.1-6.3			
Zinc (Zn)	4.9	1.0-7.6			
Copper (Cu)	0.2	0.3-0.6			
Iron (Fe)	6.4	2.7-9.4			
Aluminum (Al)	56	<75			
Lead (Pb)	6.0	<22			

\* Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.

**Soil Test Interpretation**

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):	[Bar]			
Potassium (K):	[Bar]			
Calcium (Ca):	[Bar]			
Magnesium (Mg):	[Bar]			





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 website: soiltest.umass.edu

**Recommendations for Grass/Alfalfa Hay; 60-100% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 7.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
5000	0	0	160

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- If planting into cool, wet soils, use a starter fertilizer containing 15-20 lbs P2O5 per acre.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- Use a fertilizer containing boron to supply 1-2 lb/acre of boron annually.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

**Recommendations for Grass/Clover or Trefoil; 20-60% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
4000	40	0	100

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- If planting into cool, wet soils, use a starter fertilizer containing 15-20 lbs P2O5 per acre.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
- Alsike Clover is not recommended for seeding in Massachusetts due to adverse health issues for animals ingesting these plants.
- Birdsfoot Trefoil is not recommended in Massachusetts due to its aggressive growth characteristics in poorly drained soils.



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 website: soiltest.umass.edu

**Recommendations for Orchard, Reed Canary, Tall Fescue, Rye grasses - Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
4000	200	0	100

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- If planting into cool, wet soils, use a starter fertilizer containing 15-20 lbs P2O5 per acre.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
- Reed Canary Grass is not permitted due to its designation by the State of Massachusetts as an invasive plant. Additionally, Tall Fescue is not recommended for seeding due to adverse health issues with animals ingesting these plants. For more information, see reference below.

**References:**

Massachusetts Prohibited Plant List <http://www.mass.gov/eea/agencies/agr/farm-products/plants/massachusetts-prohibited-plant-list.html>

**General References:**

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 website: soiltest.umass.edu

**Soil Test Report**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 005

Order Number: 77225  
 Lab Number: S241115-125  
 Area Sampled: 6000 sq ft  
 Received: 11/15/2024  
 Reported: 11/21/2024

**Results**

Analysis	Value Found	Optimum Range	Analysis	Value Found	Optimum Range
Soil pH (1:1, H2O)	5.7		Cation Exch. Capacity, meq/100g	12.6	
Modified Morgan extractable, ppm			Exch. Acidity, meq/100g	6.9	
<i>Macronutrients</i>			<b>Base Saturation, %</b>		
Phosphorus (P)	14.7	4-14	Calcium Base Saturation	35	50-80
Potassium (K)	116	100-160	Magnesium Base Saturation	8	10-30
Calcium (Ca)	882	1000-1500	Potassium Base Saturation	2	2.0-7.0
Magnesium (Mg)	121	50-120	<b>Scoop Density, g/cc</b>	1.01	
Sulfur (S)	8.8	>10			
<i>Micronutrients *</i>					
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	3.5	1.1-6.3			
Zinc (Zn)	4.1	1.0-7.6			
Copper (Cu)	0.1	0.3-0.6			
Iron (Fe)	10.2	2.7-9.4			
Aluminum (Al)	67	<75			
Lead (Pb)	1.0	<22			

\* Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.

**Soil Test Interpretation**

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):	[Progress bar]			
Potassium (K):	[Progress bar]			
Calcium (Ca):	[Progress bar]			
Magnesium (Mg):	[Progress bar]			

**Recommendations for Grass/Alfalfa Hay; 60-100% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 7.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
7000	0	0	100

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- If planting into cool, wet soils, use a starter fertilizer containing 15-20 lbs P2O5 per acre.
- Use a fertilizer containing boron to supply 1-2 lb/acre of boron annually.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

**Recommendations for Grass/Clover or Trefoil; 20-60% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
5000	40	0	60

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- If planting into cool, wet soils, use a starter fertilizer containing 15-20 lbs P2O5 per acre.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
- Alsike Clover is not recommended for seeding in Massachusetts due to adverse health issues for animals ingesting these plants. Birdsfoot Trefoil is not recommended in Massachusetts due to its aggressive growth characteristics in poorly drained soils.





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**Recommendations for Orchard, Reed Canary, Tall Fescue, Rye grasses - Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
5000	200	0	60
lbs / acre			

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- If planting into cool, wet soils, use a starter fertilizer containing 15-20 lbs P2O5 per acre.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
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**References:**

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**Soil Test Report**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 007  
  
 Order Number: 77225  
 Lab Number: S241115-126  
 Area Sampled: 28000 sq ft  
 Received: 11/15/2024  
 Reported: 11/21/2024

**Results**

Analysis	Value Found	Optimum Range	Analysis	Value Found	Optimum Range
Soil pH (1:1, H2O)	5.6		Cation Exch. Capacity, meq/100g	10.6	
Modified Morgan extractable, ppm			Exch. Acidity, meq/100g	7.0	
<i>Macronutrients</i>			<b>Base Saturation, %</b>		
Phosphorus (P)	3.4	4-14	Calcium Base Saturation	25	50-80
Potassium (K)	41	100-160	Magnesium Base Saturation	8	10-30
Calcium (Ca)	527	1000-1500	Potassium Base Saturation	1	2.0-7.0
Magnesium (Mg)	103	50-120	<b>Scoop Density, g/cc</b>	1.08	
Sulfur (S)	7.1	>10			
<i>Micronutrients *</i>					
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	3.7	1.1-6.3			
Zinc (Zn)	1.5	1.0-7.6			
Copper (Cu)	0.1	0.3-0.6			
Iron (Fe)	5.7	2.7-9.4			
Aluminum (Al)	121	<75			
Lead (Pb)	8.0	<22			

\* Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.

**Soil Test Interpretation**

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):	[Progress bar]			
Potassium (K):	[Progress bar]			
Calcium (Ca):	[Progress bar]			
Magnesium (Mg):	[Progress bar]			





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**Recommendations for Grass/Alfalfa Hay; 60-100% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 7.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
7000	0	40	240

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- Use a fertilizer containing boron to supply 1-2 lb/acre of boron annually.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

**Recommendations for Grass/Clover or Trefoil; 20-60% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
5000	40	40	180

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
- Alsike Clover is not recommended for seeding in Massachusetts due to adverse health issues for animals ingesting these plants.
- Birdsfoot Trefoil is not recommended in Massachusetts due to its aggressive growth characteristics in poorly drained soils.



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**Recommendations for Orchard, Reed Canary, Tall Fescue, Rye grasses - Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
5000	200	40	180

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
- Reed Canary Grass is not permitted due to its designation by the State of Massachusetts as an invasive plant. Additionally, Tall Fescue is not recommended for seeding due to adverse health issues with animals ingesting these plants. For more information, see reference below.

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**Soil Test Report**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 009

Order Number: 77225  
 Lab Number: S241115-127  
 Area Sampled: 320000 sq ft  
 Received: 11/15/2024  
 Reported: 11/21/2024

**Recommendations for Grass/Alfalfa Hay; 60-100% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 7.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
5000	0	40	280

**Comments:**

-Calcitic limestone is acceptable since soil magnesium levels are sufficient.  
 -Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.  
 -Use a fertilizer containing boron to supply 1-2 lb/acre of boron annually.  
 -The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

**Recommendations for Grass/Clover or Trefoil; 20-60% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
4000	40	40	220

**Comments:**

-Calcitic limestone is acceptable since soil magnesium levels are sufficient.  
 -Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.  
 -The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.  
 -Alsike Clover is not recommended for seeding in Massachusetts due to adverse health issues for animals ingesting these plants. Birdsfoot Trefoil is not recommended in Massachusetts due to its aggressive growth characteristics in poorly drained soils.

**Results**

Analysis	Value Found	Optimum Range	Analysis	Value Found	Optimum Range
Soil pH (1:1, H2O)	5.8		Cation Exch. Capacity, meq/100g	9.8	
Modified Morgan extractable, ppm			Exch. Acidity, meq/100g	5.7	
Macronutrients			Base Saturation, %		
Phosphorus (P)	3.9	4-14	Calcium Base Saturation	36	50-80
Potassium (K)	18	100-160	Magnesium Base Saturation	6	10-30
Calcium (Ca)	700	1000-1500	Potassium Base Saturation	0	2.0-7.0
Magnesium (Mg)	71	50-120	Scoop Density, g/cc	1.08	
Sulfur (S)	8.8	>10			
Micronutrients *					
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	3.1	1.1-6.3			
Zinc (Zn)	0.6	1.0-7.6			
Copper (Cu)	0.1	0.3-0.6			
Iron (Fe)	13.7	2.7-9.4			
Aluminum (Al)	103	<75			
Lead (Pb)	0.6	<22			

\* Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.

**Soil Test Interpretation**

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):	██████████	██████████		
Potassium (K):	██████			
Calcium (Ca):	██████████	██████████		
Magnesium (Mg):	██████████	██████████	██████████	





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**Recommendations for Orchard, Reed Canary, Tall Fescue, Rye grasses - Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
	lbs / acre		
4000	200	40	220

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
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**Soil Test Report**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 010  
 Order Number: 77225  
 Lab Number: S241115-128  
 Area Sampled: 305000 sq ft  
 Received: 11/15/2024  
 Reported: 11/21/2024

**Results**

Analysis	Value Found	Optimum Range	Analysis	Value Found	Optimum Range
Soil pH (1:1, H2O)	6.0		Cation Exch. Capacity, meq/100g	10.3	
Modified Morgan extractable, ppm			Exch. Acidity, meq/100g	5.2	
<i>Macronutrients</i>			<b>Base Saturation, %</b>		
Phosphorus (P)	6.5	4-14	Calcium Base Saturation	41	50-80
Potassium (K)	24	100-160	Magnesium Base Saturation	7	10-30
Calcium (Ca)	853	1000-1500	Potassium Base Saturation	1	2.0-7.0
Magnesium (Mg)	91	50-120	<b>Scoop Density, g/cc</b>	1.01	
Sulfur (S)	7.0	>10			
<i>Micronutrients *</i>					
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	2.7	1.1-6.3			
Zinc (Zn)	0.6	1.0-7.6			
Copper (Cu)	0.1	0.3-0.6			
Iron (Fe)	5.6	2.7-9.4			
Aluminum (Al)	81	<75			
Lead (Pb)	0.4	<22			

\* Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.

**Soil Test Interpretation**

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):	[Bar]			
Potassium (K):	[Bar]			
Calcium (Ca):	[Bar]			
Magnesium (Mg):	[Bar]			





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**Recommendations for Grass/Alfalfa Hay; 60-100% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 7.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
5000	0	30	280

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- Use a fertilizer containing boron to supply 1-2 lb/acre of boron annually.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

**Recommendations for Grass/Clover or Trefoil; 20-60% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
4000	40	30	220

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
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**Recommendations for Orchard, Reed Canary, Tall Fescue, Rye grasses - Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
4000	200	30	220

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
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 e-mail: soiltest@umass.edu  
 website: soiltest.umass.edu

**Soil Test Report**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 011

Order Number: 77225  
 Lab Number: S241115-129  
 Area Sampled: 173000 sq ft  
 Received: 11/15/2024  
 Reported: 11/21/2024

**Recommendations for Grass/Alfalfa Hay; 60-100% legume-Maintenance**

**Yield Goal: 4.0 tons / Acre**

Limestone (Target pH of 7.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
6000	0	30	280

**Comments:**

- Your magnesium level is below optimum. Using limestone containing at least 10% calcium carbonate equivalence from magnesium sources is recommended.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- Use a fertilizer containing boron to supply 1-2 lb/acre of boron annually.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

**Recommendations for Grass/Clover or Trefoil; 20-60% legume-Maintenance**

**Yield Goal: 4.0 tons / Acre**

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
4000	40	30	220

**Comments:**

- Your magnesium level is below optimum. Using limestone containing at least 10% calcium carbonate equivalence from magnesium sources is recommended.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
- Alsike Clover is not recommended for seeding in Massachusetts due to adverse health issues for animals ingesting these plants. Birdsfoot Trefoil is not recommended in Massachusetts due to its aggressive growth characteristics in poorly drained soils.

**Results**

Analysis	Value Found	Optimum Range	Analysis	Value Found	Optimum Range
Soil pH (1:1, H2O)	5.6		Cation Exch. Capacity, meq/100g	9.9	
Modified Morgan extractable, ppm			Exch. Acidity, meq/100g	6.2	
<i>Macronutrients</i>			Base Saturation, %		
Phosphorus (P)	4.6	4-14	Calcium Base Saturation	33	50-80
Potassium (K)	18	100-160	Magnesium Base Saturation	3	10-30
Calcium (Ca)	659	1000-1500	Potassium Base Saturation	0	2.0-7.0
Magnesium (Mg)	42	50-120	Scoop Density, g/cc	1.12	
Sulfur (S)	6.7	>10			
<i>Micronutrients *</i>					
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	2.3	1.1-6.3			
Zinc (Zn)	0.5	1.0-7.6			
Copper (Cu)	0.1	0.3-0.6			
Iron (Fe)	6.1	2.7-9.4			
Aluminum (Al)	105	<75			
Lead (Pb)	0.6	<22			

\* Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.

**Soil Test Interpretation**

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):	[Progress bar]			
Potassium (K):	[Progress bar]			
Calcium (Ca):	[Progress bar]			
Magnesium (Mg):	[Progress bar]			





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 Phone: (413) 545-2311  
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 website: soiltest.umass.edu

**Recommendations for Orchard, Reed Canary, Tall Fescue, Rye grasses - Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
4000	200	30	220
lbs / acre			

**Comments:**

- Your magnesium level is below optimum. Using limestone containing at least 10% calcium carbonate equivalence from magnesium sources is recommended.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
- Reed Canary Grass is not permitted due to its designation by the State of Massachusetts as an invasive plant. Additionally, Tall Fescue is not recommended for seeding due to adverse health issues with animals ingesting these plants. For more information, see reference below.

**References:**

Massachusetts Prohibited Plant List <http://www.mass.gov/eea/agencies/agr/farm-products/plants/massachusetts-prohibited-plant-list.html>

**General References:**

Interpreting Your Soil Test Results <http://soiltest.umass.edu/fact-sheets/interpreting-your-soil-test-results>

Soil Lead: Testing, Interpretation & Recommendations <http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet>

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 website: soiltest.umass.edu

**Soil Test Report**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 012  
 Order Number: 77225  
 Lab Number: S241115-130  
 Area Sampled: 423000 sq ft  
 Received: 11/15/2024  
 Reported: 11/21/2024

**Results**

Analysis	Value Found	Optimum Range	Analysis	Value Found	Optimum Range
Soil pH (1:1, H2O)	5.7		Cation Exch. Capacity, meq/100g	8.8	
Modified Morgan extractable, ppm			Exch. Acidity, meq/100g	5.6	
<i>Macronutrients</i>			<b>Base Saturation, %</b>		
Phosphorus (P)	5.0	4-14	Calcium Base Saturation	31	50-80
Potassium (K)	25	100-160	Magnesium Base Saturation	4	10-30
Calcium (Ca)	548	1000-1500	Potassium Base Saturation	1	2.0-7.0
Magnesium (Mg)	48	50-120	<b>Scoop Density, g/cc</b>	1.09	
Sulfur (S)	5.7	>10			
<i>Micronutrients *</i>					
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	1.9	1.1-6.3			
Zinc (Zn)	0.5	1.0-7.6			
Copper (Cu)	0.1	0.3-0.6			
Iron (Fe)	4.1	2.7-9.4			
Aluminum (Al)	98	<75			
Lead (Pb)	0.5	<22			

\* Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.

**Soil Test Interpretation**

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):	[Bar]			
Potassium (K):	[Bar]			
Calcium (Ca):	[Bar]			
Magnesium (Mg):	[Bar]			





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**Recommendations for Grass/Alfalfa Hay; 60-100% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 7.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
5000	0	30	280

**Comments:**

- Your magnesium level is below optimum. Using limestone containing at least 10% calcium carbonate equivalence from magnesium sources is recommended.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- Use a fertilizer containing boron to supply 1-2 lb/acre of boron annually.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

**Recommendations for Grass/Clover or Trefoil; 20-60% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
4000	40	30	220

**Comments:**

- Your magnesium level is below optimum. Using limestone containing at least 10% calcium carbonate equivalence from magnesium sources is recommended.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
- Alsike Clover is not recommended for seeding in Massachusetts due to adverse health issues for animals ingesting these plants.
- Birdsfoot Trefoil is not recommended in Massachusetts due to its aggressive growth characteristics in poorly drained soils.



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**Recommendations for Orchard, Reed Canary, Tall Fescue, Rye grasses - Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
4000	200	30	220

**Comments:**

- Your magnesium level is below optimum. Using limestone containing at least 10% calcium carbonate equivalence from magnesium sources is recommended.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
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**References:**

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Soil Lead: Testing, Interpretation & Recommendations <http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet>

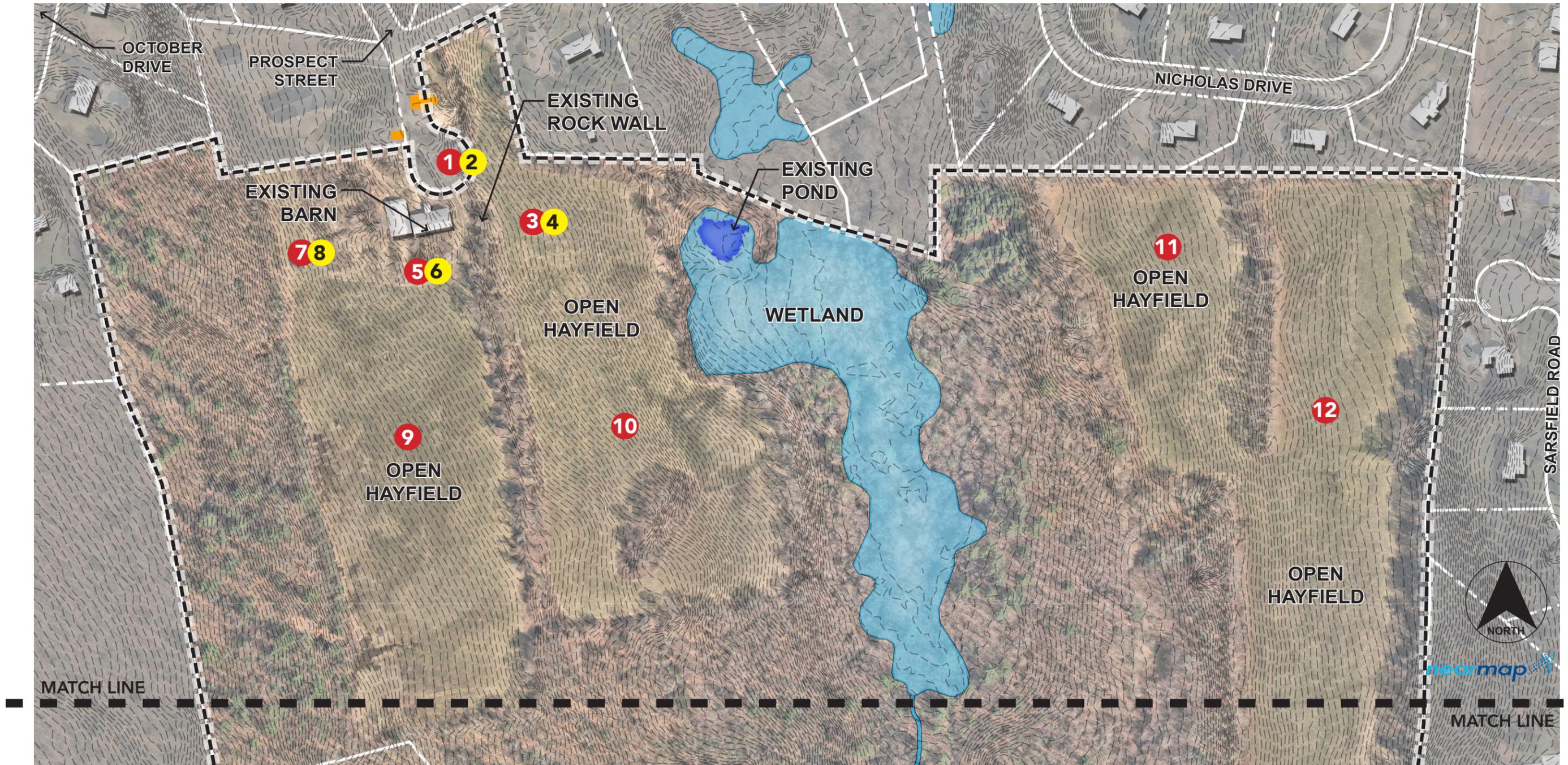
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# ROUTINE SOIL ANALYSIS

# TOTAL SORBED METALS TEST







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**Recommendations for Grass/Alfalfa Hay; 60-100% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 7.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
7000	0	20	240

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- Use a fertilizer containing boron to supply 1-2 lb/acre of boron annually.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

**Recommendations for Grass/Clover or Trefoil; 20-60% legume-Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
5000	40	20	180

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
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**Recommendations for Orchard, Reed Canary, Tall Fescue, Rye grasses - Maintenance**

Yield Goal: 4.0 tons / Acre

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / acre			
5000	200	20	180

**Comments:**

- Calcitic limestone is acceptable since soil magnesium levels are sufficient.
- Apply half the recommended K2O after the first cut, and the remainder after the second or third cut.
- The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.
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**Total Sorbed Metals**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 002

Order Number: 77441  
 Lab Number: M241122-105

Received: 11/15/2024  
 Reported: 12/6/2024

**Total Sorbed Metals**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 004

Order Number: 77441  
 Lab Number: M241122-106

Received: 11/15/2024  
 Reported: 12/6/2024

**Results**

Analysis	Value Found	USEPA Heavy Metals Thresholds *
Lead (Pb)	85.6 mg/Kg	400 mg/kg
Nickel (Ni)	5.3 mg/Kg	1600 mg/kg
Cadmium (Cd)	0.5 mg/Kg	70 mg/kg
Chromium (Cr)	9.1 mg/Kg	230 mg/kg
Zinc (Zn)	73.7 mg/Kg	23,600 mg/kg
Copper (Cu)	12.4 mg/Kg	Not Available
Arsenic (As)	8.1 mg/Kg	Varies by state

*\* This information is for general guidance. The threshold values are based on US EPA Soil Screening Levels. It should be noted that the degree of environmental risk could be influenced by soil characteristics, and that individual states recommend their own threshold levels and guidance for potential risk. Contact your state's Environmental Protection authority for specific recommendations.*

**General References:**

Soil Lead: Testing, Interpretation & Recommendations	<a href="http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet">http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet</a>
Learn About Lead	<a href="http://www2.epa.gov/lead/learn-about-lead">http://www2.epa.gov/lead/learn-about-lead</a>
Arsenic Cleanup Criteria for Soils in the US and Abroad	<a href="https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad">https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad</a>
Selenium	<a href="http://rais.oml.gov/documents/eco-ssl_selenium.pdf">http://rais.oml.gov/documents/eco-ssl_selenium.pdf</a>

For specific heavy metals regulations, refer to your state's Department of Environmental Protection.

**Results**

Analysis	Value Found	USEPA Heavy Metals Thresholds *
Lead (Pb)	70.7 mg/Kg	400 mg/kg
Nickel (Ni)	4.8 mg/Kg	1600 mg/kg
Cadmium (Cd)	0.5 mg/Kg	70 mg/kg
Chromium (Cr)	9.2 mg/Kg	230 mg/kg
Zinc (Zn)	55.2 mg/Kg	23,600 mg/kg
Copper (Cu)	7.8 mg/Kg	Not Available
Arsenic (As)	17.0 mg/Kg	Varies by state

*\* This information is for general guidance. The threshold values are based on US EPA Soil Screening Levels. It should be noted that the degree of environmental risk could be influenced by soil characteristics, and that individual states recommend their own threshold levels and guidance for potential risk. Contact your state's Environmental Protection authority for specific recommendations.*

**General References:**

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Learn About Lead	<a href="http://www2.epa.gov/lead/learn-about-lead">http://www2.epa.gov/lead/learn-about-lead</a>
Arsenic Cleanup Criteria for Soils in the US and Abroad	<a href="https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad">https://soiltest.umass.edu/fact-sheets/arsenic-cleanup-criteria-soils-us-and-abroad</a>
Selenium	<a href="http://rais.oml.gov/documents/eco-ssl_selenium.pdf">http://rais.oml.gov/documents/eco-ssl_selenium.pdf</a>

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**Total Sorbed Metals**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 006

Order Number: 77441  
 Lab Number: M241122-107

Received: 11/15/2024  
 Reported: 12/6/2024

**Total Sorbed Metals**

**Prepared For:**

Seth Boyce  
 BETA Group Inc  
 315 Norwood Park South 2nd Floor  
 Norwood, MA 02062

sboyce@beta-inc.com

**Sample Information:**

Sample ID: 008

Order Number: 77441  
 Lab Number: M241122-108

Received: 11/15/2024  
 Reported: 12/6/2024

**Results**

Analysis	Value Found	USEPA Heavy Metals Thresholds *
Lead (Pb)	33.7 mg/Kg	400 mg/kg
Nickel (Ni)	8.4 mg/Kg	1600 mg/kg
Cadmium (Cd)	0.5 mg/Kg	70 mg/kg
Chromium (Cr)	13.4 mg/Kg	230 mg/kg
Zinc (Zn)	62.9 mg/Kg	23,600 mg/kg
Copper (Cu)	23.8 mg/Kg	Not Available
Arsenic (As)	5.4 mg/Kg	Varies by state

*\* This information is for general guidance. The threshold values are based on US EPA Soil Screening Levels. It should be noted that the degree of environmental risk could be influenced by soil characteristics, and that individual states recommend their own threshold levels and guidance for potential risk. Contact your state's Environmental Protection authority for specific recommendations.*

**General References:**

Soil Lead: Testing, Interpretation & Recommendations	<a href="http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet">http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet</a>
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Selenium	<a href="http://rais.oml.gov/documents/eco-ssl_selenium.pdf">http://rais.oml.gov/documents/eco-ssl_selenium.pdf</a>

For specific heavy metals regulations, refer to your state's Department of Environmental Protection.

**Results**

Analysis	Value Found	USEPA Heavy Metals Thresholds *
Lead (Pb)	60.6 mg/Kg	400 mg/kg
Nickel (Ni)	4.6 mg/Kg	1600 mg/kg
Cadmium (Cd)	0.5 mg/Kg	70 mg/kg
Chromium (Cr)	9.2 mg/Kg	230 mg/kg
Zinc (Zn)	36.3 mg/Kg	23,600 mg/kg
Copper (Cu)	6.0 mg/Kg	Not Available
Arsenic (As)	15.6 mg/Kg	Varies by state

*\* This information is for general guidance. The threshold values are based on US EPA Soil Screening Levels. It should be noted that the degree of environmental risk could be influenced by soil characteristics, and that individual states recommend their own threshold levels and guidance for potential risk. Contact your state's Environmental Protection authority for specific recommendations.*

**General References:**

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For specific heavy metals regulations, refer to your state's Department of Environmental Protection.



Appendix B - FEMA Maps  
Schmidt Farm

National Flood Hazard Layer FIRMette



71°26'58"W 42°3'18"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 71°26'20"W 42°2'51"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/6/2024 at 10:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

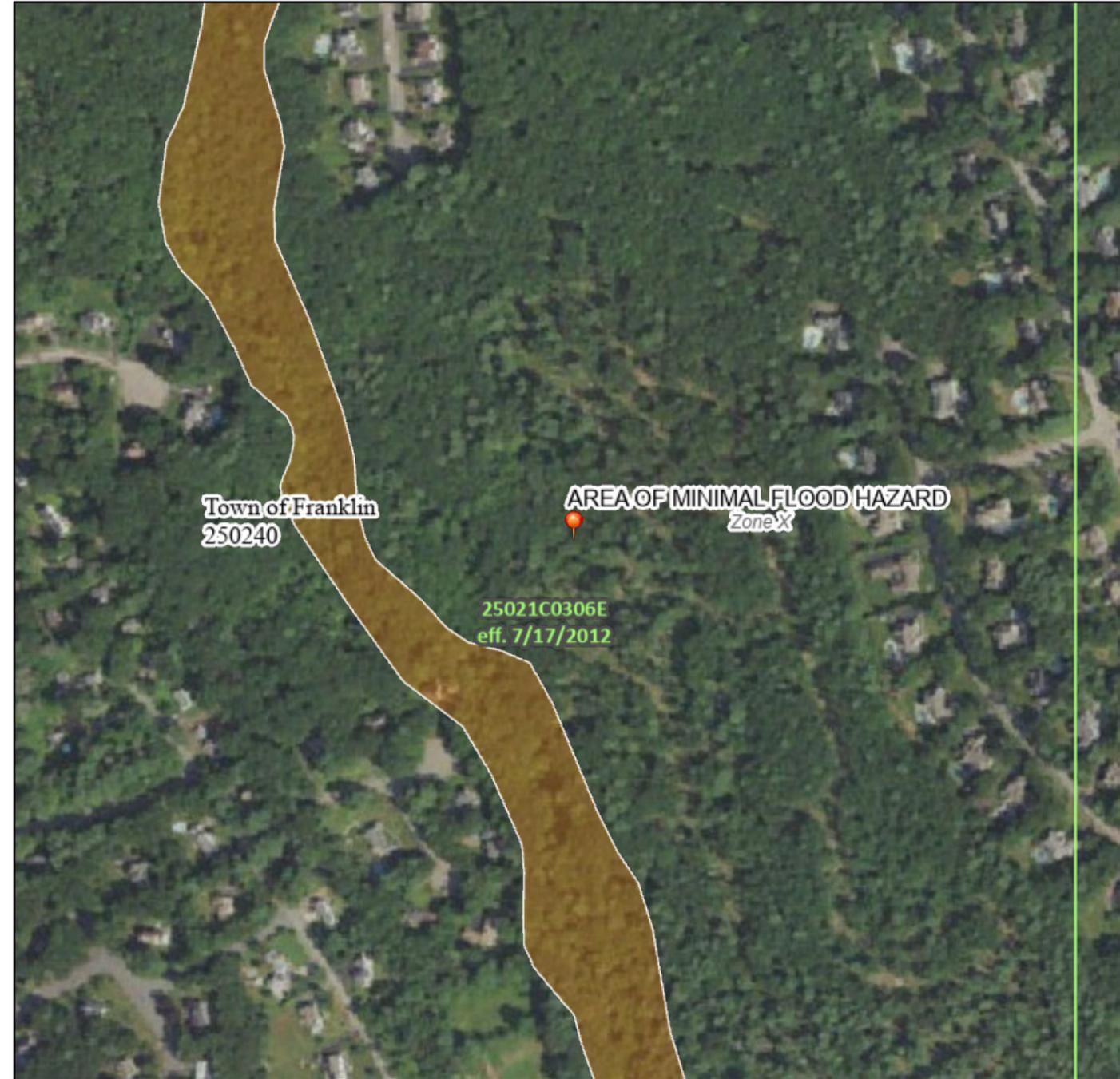


Maple Hill

# National Flood Hazard Layer FIRMette



71°24'58"W 42°7'3"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/6/2024 at 10:08 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



## Appendix C - Meeting Minutes

1. July 31, 2024 (Kick-off meeting) (In-person)
2. October 16, 2024 (Public Ideas Forum) (In-person)
3. October 30, 2024 (Survey Review) (Virtual)
4. November XX, 2024 (Final Plan Presentation to Town) (Virtual)

### July 31, 2024



### RECORD OF MEETING

<b>Client:</b> Town of Franklin	<b>Date:</b>
<b>Meeting Date:</b> 7.31.2024	<b>Prepared By:</b> M .Hulme/D. McKinley
<b>Meeting Location:</b> Franklin Town Hall	<b>Job Number:</b> 11441 & 11442
<b>Meeting Topic:</b> Kickoff Meeting	

#### ATTENDEES:

NAME	ADDRESS / AFFILIATION	NAME	ADDRESS / AFFILIATION
Breeka Li Goodlander	Conservation Director		
Bryan Taberner	Director of Planning and Community Development		
Jamie Hellen	CEO/Town Administrator		
David McKinley	BETA		
Miranda Hulme	BETA		

#### RECORD OF MEETING MINUTES:

- I. Maple Hill
  - A. Trail breeding
  - B. Town abutters "own" trails
    1. New England Mountain Bike Association
  - C. Potentially connect to bigger trail network
  - D. Tree Hunting Stands, bridges build and vernal pools currently on site
    1. No hunting allowed on site

- II. Schmit Farm
  - A. Town to connect BETA with building commissioner on Barn.
  - B. Town to provide BETA with photos, open space survey and previous meeting minutes regarding Schmit Farm
  - C. BETA provide 12 test pits
    1. Send map to Town of where test pit locations are
  - D. Big push for community gardens
  - E. Abutters want signs facing into farm (private property)
  - F. Barn potentially used for educational purposes in the future.
  - G. History
    1. Spooky Swale with and Elm at the end
    2. Pines planted to define farm area
    3. Apple, pumpkins and hay grown here
    4. Pet Cemetery
  - H. 2 Parcels next to Schmit Farm may be included Bellingham Conservation
- III. No Survey for either site
- IV. BETA to have public forms and "Ice Cream Social" or similar concept on site for community engagement
- V. No known committees for BETA to present to as of now.
- VI. BETA and Town meet in approximately 3 weeks to share progress.
- VII. Ideas:
  - A. No dog park
  - B. Native bee farm
  - C. Corn Maze
  - D. Hay rides





there is a historic significance to it.

- I. Conservation Commission should review the site to see if any Vernal Pools exist.
- J. Work on creating good X-country skiing trails. Some suggested that the trails should be marked as either mountain bike trails or walking trails to prevent accidents.
- K. Add some flowering trees to make the site more aesthetically pleasing for humans and more biodiverse for fauna.
- L. Benches and rest spots along trails in select locations.
- M. Not a lot of parking on the surrounding streets have been observed. People do not park on the street to go into the site maybe 1 or 2 cars on weekends. Consider only one or two parking spaces at each road entrance.
- N. Connect these trails to the Helen Keller School using sidewalks from Bridal Path Road.
- O. Connect to the greater trail system within Franklin. Talk to Metacomet about these connections.
- P. Help correct erosion on the trails and fill in the old test pits to make the site safer for all users.
- Q. The problems in the site come from the builder where they cleared
  - 1. Elevated paths.
  - 2. Holes throughout.
- R. Natural playground/ obstacle course
- S. Label mountain biking trails by experience
  - 1. Flow Trail(smooth) VS Tech Trail (roots and rocks)
  - 2. Use Highland Park in NH for an example.

NAME	ADDRESS / AFFILIATION	ARE YOU HERE FOR:		EMAIL
		SCHMIDT'S FARM	MAPLE HILL	
Jan Pentiche	126 Stone Ridge	✓		janpentiche53@comcast.net
MARGARET McGRATH	8 HEMLOCK LN		✓	mamcgrath27@gmail.com
John Ratalowski	8 Hemlock LN		✓	jrata74@gmail.com
ANN DANCIC	207 PROSPECT	✓		ANNDB82@GMAIL.COM
Beverly Jay Kruza	375 Oak St, Franklin	✓		Kruzaaustri@gmail.com
Andrew Toddard	27 Bridle Path		✓	astoddard13@gmail.com
MIKE LYNCH	10 MANCOCK RD		✓	MJLYNCH3@GMAIL.COM
Larry Rettman	Phaeton		✓	
Susan Spears	Lincoln/MLT	✓	✓	
Annette Lynch	10 Hancock		✓	annettmlynch@gmail.com
Yatrika Roy	2 Nicholas Jr	✓		georgeroy4657@verizon.net
Laura Cerier	11 Orchard St	✓	✓	lcerier@comcast.net
Jessica Kender	17 Bald Hill Dr	✓		jessicalkender@gmail.com
Chris Wolf	9 Oakridge Dr	✓		left43@gmail.com
Bette Rousseau	360 W Central St	✓		betterou123@gmail.com
Benjamin Rousseau	300 W. Central St	✓		oldexit17farm@gmail.com
Eileen Mason	62 Bowler St	✓	✓	eileenmason768187@gmail.com

NAME	ADDRESS / AFFILIATION	ARE YOU HERE FOR:		EMAIL
		SCHMIDT'S FARM	MAPLE HILL	
Sanet Whitten	91 Pine Ridge Dr			
Ken Osukow	73 South St.	✓	✓	Jukes@hotmail.com
Judy + Jim Baillio	58 Bridle Path	✓	✓	jbailio@comcast.net
Carol Bailey	599 Old W. Central	✓	✓	cbxprof@yahoo.com
George Schmidt	50 Sterling St Worcester	✓		
Linda Batchelder	215 Prospect St Franklin	✓		Schmidtsfarm@verizon.net
Steve Dambroski	20 Kimball Ave	✓	✓	s.dambroski@comcast.net
Shannon Dorsi	5 Sarsfield Rd	✓		Sedorsi@gmail.com
Matt Hurley	22 Lyons St	✓		matthew.hurley12@gmail.com
Lincoln Purdy	54 Bridle Path		✓	purdy13@gmail.com/purdy13@verizon.net
Stavroula MacQuarrie	14 Oakridge Dr.	✓		stavroulaki04@gmail.com
Robert MacQuarrie	14 Oakridge Dr.	✓		bobmacquarrie@gmail.com
Meg Canivie	274 Prospect St	✓		mlush@canivie.org
Elizabeth Randall	180 Sheldon Blvd			<del>elizabethrandell@comcast.net</del>
	Wrentham !!			elizabethrandell@comcast.net





Schmidt Farm Activity List Franklin, MA				
Rank	Activity	Yes	No	Comments
	Barn as Function Hall		x	Barn comes down/ New pavilion/ relandscape the area around the barn
	Barn as Traveling Kitchen		x	
2	Cross Country Running Path	x		Maybe
1	Community Garden Raised Beds	x		
	Fruit Picking (Ward's Berry Farm)		x	
	Temporary Camp Ground		x	
	Local farmers bring animals		x	Maybe
3	Temporary Art Installations Platforms	x		
3	Shade Structure for Music	x		
	Pully System Activity Play		x	
	Disc Golf		x	
	Driving Range/ Public Golf Course		x	
	Ice Skating (on pond)		x	
	Pet Cemetery		x	
	Connecting to Middle School & Other Trail Systems			Applies to Maple Hill
	Small Kids Playground		x	
	Old Farm Equipment for Play		x	
1	Cross Country Skiing	x		
2	Interpretive Panels	x		
	Wayfinding Panels on Trail			Maybe
2	Viewing Towers	x		Liability and access
2	Bird Blinds	x		
1	Pollinator Garden w/ Native Bee Hives	x		
	Maintenance Shed			Maybe
1	Dog Waste	x		At entrance by parking
2	Clearing around the pond, invasive species management	x		



Schmidt Farm Recreational Area	
Opinion of Probable Costs Phase I	
As of January, 2025	
General Conditions	\$10,000
Site Preparation	\$15,000
Earth work	\$20,000
Well	\$35,000
Asphalt Paving	\$65,000
ADA trail	\$50,000
Screening Plants	\$25,000
Misc. Site Improvements	\$18,500
Total Construction Cost	\$238,500
Escalation (4%)*	\$9,540
Contingency (20%)	\$47,700
<b>Total Cost</b>	<b>\$295,740</b>

<u>Soft Costs</u>	
Geotechnical	\$15,000
Survey	\$15,000
Design Drawings	\$100,000
<b>Total of Soft Costs</b>	<b>\$130,000</b>

<b>Total Cost</b>	<b>\$416,200</b>
-------------------	------------------

\* For planning proposes only, escalation may vary

Schmidt Farm Recreational Area	
Opinion of Probable Costs Phase II	
As of January, 2025	
General Conditions	\$15,000
Site Preparation	\$30,000
Earth work	\$20,000
Asphalt Paving	\$90,000
Boardwalks	\$800,000
Timber Bridge	\$500,000
Sun Shade Pavillion	\$300,000
Signage (Interpretive)	\$20,000
Planters & Sheds & Comm. Gardens	\$80,000
Screening Plants	\$25,000
Compostable Restrooms	\$30,000
Misc. Site Improvements	\$20,000
Barn Demolition	\$30,000
Total Construction Cost	\$1,960,000
Escalation (9%) *	\$176,400
Contingency (20%)	\$392,000
Total Cost	\$2,528,400
Issuing Updated Plan Set	\$16,500
Total Cost	\$2,544,900

\* For planning proposes only, escalation may vary

Schmidt Farm Recreational Area	
Opinion of Probable Costs Phase III	
As of January, 2025	
General Conditions	\$12,000
Site Preparation	\$15,000
Earth work	\$15,000
Pollinator Gardens	\$30,000
Viewing Towers	\$500,000
Misc. Site Improvements	\$17,500
Total Construction Cost	\$589,500
Escalation (13%) *	\$2,275
Contingency (20%)	\$117,900
Total Cost	\$709,675
Issuing Updated Plan Set	\$18,500
Total Cost	\$728,175

\* For planning proposes only, escalation may vary

Maple Hill Recreational Area	
Opinion of Probable Costs Phase I	
As of January, 2025	
General Conditions	\$12,000
Test Pit Repair & Fine Grading	\$30,000
Misc. Site Improvements	\$10,000
Trail Markings Hiking vs Mountain Biking	\$12,000
<b>Total Construction Cost</b>	<b>\$64,000</b>
Escalation (4%) *	\$2,560
Contingency (20%)	\$12,800
<b>Total Cost</b>	<b>\$79,360</b>
<b>Soft Costs</b>	
Design Drawings	\$30,000
<b>Total of Soft Costs</b>	<b>\$30,000</b>
<b>Total Cost</b>	<b>\$109,360</b>

\* For planning proposes only, escalation may vary

Maple Hill Recreational Area	
Opinion of Probable Costs Phase II	
As of January, 2025	
General Conditions	\$8,000
Gravel Parking lot Construction	\$30,000
Pollinator Meadow	\$60,000
Interpretive Panels	\$25,000
Plantings	\$25,000
ADA Asphalt Parking & Walk	\$25,000
<b>Total Construction Cost</b>	<b>\$148,000</b>
Escalation (9%) *	\$13,320
Contingency (20%)	\$29,600
<b>Total Cost</b>	<b>\$190,920</b>
Issuing Updated Plan Set	\$7,500
<b>Total Cost</b>	<b>\$198,420</b>

\* For planning proposes only, escalation may vary

Maple Hill Recreational Area	
Opinion of Probable Costs Phase III	
As of January, 2025	
General Conditions	\$6,000
Interpretive and Wayfinding Panels	\$25,000
Trail Markings by Difficulty	\$12,000
Total Construction Cost	\$43,000
Escalation (13%) *	\$1,560
Contingency (20%)	\$8,600
Total Cost	\$53,160
Issuing Updated Plan Set	\$6,500
Total Cost	\$59,660

\* For planning proposes only, escalation may vary



**TOWN  
ADMINISTRATOR**  
TOWN *of* FRANKLIN

## MEMORANDUM

Date: October 10, 2025  
To: Town Council  
From: Jamie Hellen, Town Administrator  
**RE:** Bylaw Amendment 25-943: Amendment to Sewer System Map (Symphony Dr.) - Second Reading  
Bylaw Amendment 25-944: Amendment to Water System Map (Symphony Dr.) - Second Reading

---

I am asking the Town Council to approve Bylaw Amendments 25-943 and 25-944. 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.

On September 17th, the Town Council voted unanimously (7-0) to move both bylaw amendments to a second reading.

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 October 15, 2025 Town Council meeting. The legal ad for the October 15th second readings and final votes is also included in the packet.

Please let me know if you have any questions.



**TOWN  
ADMINISTRATOR**

TOWN of FRANKLIN

**LEGAL NOTICE  
FRANKLIN, MA**

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

**25-943: A Bylaw to Amend the Code of the Town of Franklin at Chapter 139, §139-14, Sewer System Map** – Amends Chapter 139, §139-14, Sewer System Map, Exhibit A (Map) 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.

**25-944: A Bylaw to Amend the Code of the Town of Franklin at Chapter 179, §179-9.1, Water System Map** – Amends Chapter 179, §179-9.1, Water System Map, Exhibit A (Map) 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.

**25-945: A Bylaw to Amend the Code of the Town of Franklin at Chapter 65, Collection Containers** – Amends Chapter 65, Collection Containers at § 65-2 Definitions, and at § 65-5 Permitted Locations, as follows:

§ 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

§ 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.

**25-940: A Bylaw to Amend the Code of the Town of Franklin at Chapter 82, Fees, Municipal Service** - Amends Chapter 82, Fees, Municipal Service at § 82-6 Schedule of Service Fees, by inserting, in appropriate alphabetical order, a new service fee as set out below:

§ 82-6 Schedule of service fees.

G. Health

<b>Service Fee</b>	<b>Rate</b>
<u>Residential Commercial Kitchen</u>	<u>\$100.00</u>

The second readings and final votes on adoption of these four bylaw amendments will take place during the Town Council Public Meeting beginning at 7:00 pm on October 15, 2025; there will be an opportunity for public input during the process. Location: Municipal Building, 2nd Floor Council Chambers, 355 E. Central Street, Franklin, and also via the "ZOOM" platform. Residents can visit the Town website (Franklinma.gov) town calendar to review the agenda including full text of proposed bylaw amendments, and for up to date meeting information, on and after October 10, 2025. Please call the Town Administrator's Office at (508) 520-4949 if you require further information or to make arrangements for translation services.

*Respectfully Submitted by,  
Julie McCann*



**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.

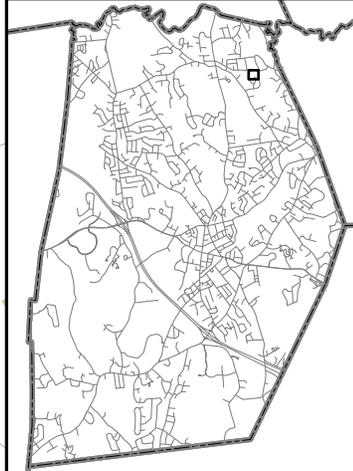
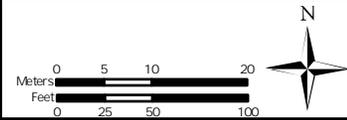
We believe that this proposal provides a public benefit. If the Council decides to approve the extensions, we recommend the following two conditions be attached to the approval:

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

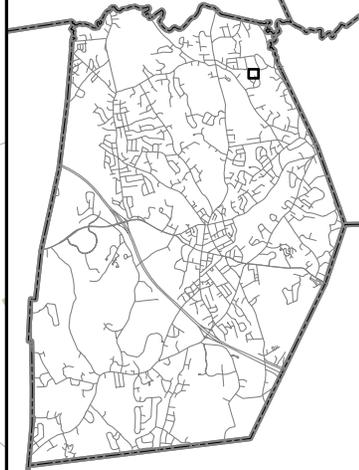
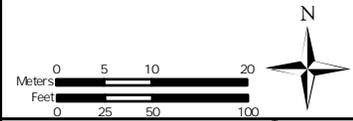


In maintaining its GIS Data, the Town of Franklin has made every effort to ensure the accuracy, currency and reliability of the content thereof, however, errors can occur. It is expressly understood and agreed that in producing this information, the Town of Franklin, its officials, agents, servants and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



Path: \\pw-data-01\GIS\PW\_GIS\_01\GIS\PROJECTS\DPW\ENGINEERING\Proposed\_Extensions\_Sewer\_Water\Proposed\_sewer\_extension\Proposed\_sewer\_extension.aprx

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**



## MEMORANDUM

**Date:** October 10, 2025  
**To:** Town Council  
**From:** Jamie Hellen, Town Administrator  
**RE:** Bylaw Amendment 25-25-945: A Bylaw to Amend the Code of the Town of Franklin at Chapter 65, Collection Containers

---

I am asking the Town Council to approve Bylaw Amendment 25-945. 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.

On September 17th, the Town Council voted unanimously (7-0) to move this bylaw amendment to a second reading.

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.

The legal ad for the October 15th second reading and final vote of this bylaw amendment is included in the agenda packet for the October 15th Town Council meeting.

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

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

**A TRUE RECORD ATTEST:**

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

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

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

**Nancy Danello, CMC  
Town Clerk**

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



## MEMORANDUM

Date: October 10, 2025  
To: Town Council  
From: Jamie Hellen, Town Administrator  
RE: Residential Commercial Kitchens

---

I am asking the Town Council to approve Zoning Bylaw Amendments 25-938 & 25-939, and Bylaw Amendment 25-940.

The EDC voted unanimously at their May 21, 2025 meeting to recommend all three bylaw amendments to the Town Council for consideration. On July 23rd the Town Council voted unanimously (9-0) to move Bylaw Amendment 25-940 to a second reading and to refer Zoning Bylaw Amendments 25-938 & 25-939 to the Planning Board. On September 9th the Planning Board voted (4-1) to recommend both Zoning Bylaw Amendments to the Town Council, and on September 17th the Town Council voted unanimously (7-0) to move both Zoning Bylaw Amendments to second readings and final votes.

Zoning Bylaw Amendments 25-938 & 25-939 and Bylaw Amendment 25-940 all relate to Residential Commercial Kitchens.

The two Zoning Bylaw Amendments, drafted by the Department of Planning & Community Development (DPCD), will add a definition for Residential Commercial Kitchen to the Town's Zoning Bylaw and add Shared Use Commercial Kitchen to the Use Regulation Schedule, respectively.

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.

Bylaw Amendment 25-940, if approved, will amend Town Code at Section 82-6, Schedule of Service Fees, by adding a new service fee for Residential Commercial Kitchen. The proposed fee of \$100 is recommended by Health Director Cathleen Liberty, and is commensurate with similar fees in the fee schedule.

More information is provided in the May 14th dated memo from Town Planner Amy Love, the September 9th dated recommendation letter from the Planning Board, and the proposed bylaw amendments, which are included in the agenda packet for the October 15th Town Council meeting. The legal ad for the second reading and final vote of Bylaw Amendment 25-940 is included as well.

Please let me 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 <sup>3</sup>	Y <sup>3</sup>	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
<b>a. Residential Commercial Kitchens<sup>9</sup></b>	<b>Y</b>	<b>Y</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>									
A4 Manufacture, assembly, packing of goods sold on premises	N	N	N	N	N	Y <sup>1</sup>	N	Y <sup>1</sup>	Y <sup>1</sup>	Y <sup>1</sup>	Y	Y	N	Y <sup>1</sup>	Y
A5 Off-street parking (See § 185-39C.)	Y	Y	Y	Y	Y	Y	Y	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 <sup>2</sup>	N	Y <sup>2</sup>	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 <sup>4</sup>	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 <sup>2</sup>	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 <sup>5</sup>															
a. Small-scale	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Medium-scale <sup>6</sup>	PB	PB	PB	PB	PB	N	PB	N	PB	N	PB	Y	N	PB	PB
A20 Agricultural with Poultry, parcel under 5 acres <sup>7</sup>	Y <sup>8</sup>	N	N	N	N	N	N	N	N						
A21 Accessory Dwelling Residential Unit <sup>5</sup>	Y <sup>8</sup>	Y <sup>8</sup>	Y <sup>8</sup>	BA	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 OF FRANKLIN  
BYLAW AMENDMENT 25-940**

**AMENDMENT TO MUNICIPAL SERVICE FEES  
RESIDENTIAL COMMERCIAL KITCHEN**

**A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT CHAPTER 82, FEES, MUNICIPAL SERVICE, BY ADDING A NEW SERVICE FEE: RESIDENTIAL COMMERCIAL KITCHEN**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL** that Chapter 82 of the Code of the Town of Franklin is amended at Section 82-6 Schedule of Service Fees, Subsection G. Health, by inserting, in appropriate alphabetical order, a new service fee as set out below:

§ 82-6. Schedule of service fees.

G. Health

Service Fee	Rate
Residential Commercial Kitchen	\$100.00

This Bylaw 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**



## MEMORANDUM

Date: October 10, 2025  
To: Town Council  
From: Jamie Hellen, Town Administrator  
RE: Residential Commercial Kitchens

---

I am asking the Town Council to consider approving Zoning Bylaw Amendments 25-929, 930, 931, 932, 933 & 934.

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.

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, and on September 8th, the Planning Board discussed but did not vote on these bylaw amendments.

At their September 17th meeting the Town Council voted unanimously (7-0) to move all six amendments to a second reading and final vote. And finally, the Planning Board reconvened on September 22nd and voted unanimously (5-0) to recommend all six zoning bylaw amendments - with suggested changes - to the Town Council. Their recommended changes are described in their September 25th dated recommendation letter which is included in the agenda packet for the October 15th Town Council meeting.

For more detailed information, please see the July 17th dated memo from Town Planner Amy Love, the recommendation letter from the Planning Board, and the six proposed bylaw amendments which are included in the agenda packet for the October 15th Town Council Meeting.

Please let me know if you have any questions.

**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 25, 2025

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

**CERTIFICATE OF VOTE**

Zoning By-law Amendments #25-929 through 25-934  
Crossing Neighborhood Zoning District

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, September 22, 2025 the Planning Board, upon motion duly made and seconded, voted (5-0) to *RECOMMEND, with suggested changes*, to the Town Council for the Zoning By-law Amendments #25-929 through 25-934, a Zoning By-Law to add the Crossing Neighborhood Zoning District.

The Planning Board recommends the following changes to Amendment 25-931:

1. Attachment 2 – 1.5 Garden Center – change to Y
2. Attachment 3 – 2.22 Animal Grooming – change to PB
3. Attachment 3 – 2.19 – Function Hall – change to Y
4. Attachment 4 – 3.5.b Manufacturing, Light – change to N
5. Attachment 4 – 3.1 Bus railroad station – change to N
6. Attachment 4 – 3.13 Brewery, Distillery – change to Y
7. Attachment 6 – 5.1.b Indoor commercial amusement – change to Y
8. Attachment 6 – 5.4.b Outdoor amusement, concentrated – change to PB
9. Attachment 6 – Automatic amusement devices – change to Y
10. Attachment 7 – 6.3.b – CI – correction, already passed should be Y

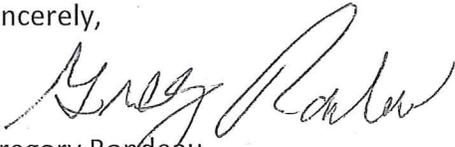
RECEIVED  
2025 SEP 25 P 2:31  
TOWN OF FRANKLIN  
TOWN CLERK

The Planning Board **recommends** adding the following to Amendment 25-929:

*The first floor of any building shall designate 85% of linear frontage to commercial use. The Commercial use be a minimum of 750 sq/ft or 20% of the linear frontage, which ever one is greater.*

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Gregory Rondeau".

Gregory Rondeau

Chairman

cc: Town Council  
Town Administrator



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

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

**Nancy Danello, CMC  
Town Clerk**

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



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

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

---

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

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

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

**A TRUE RECORD ATTEST:**

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

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

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

**Nancy Danello, CMC  
Town Clerk**

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**Glenn Jones, Clerk  
Franklin Town Council**

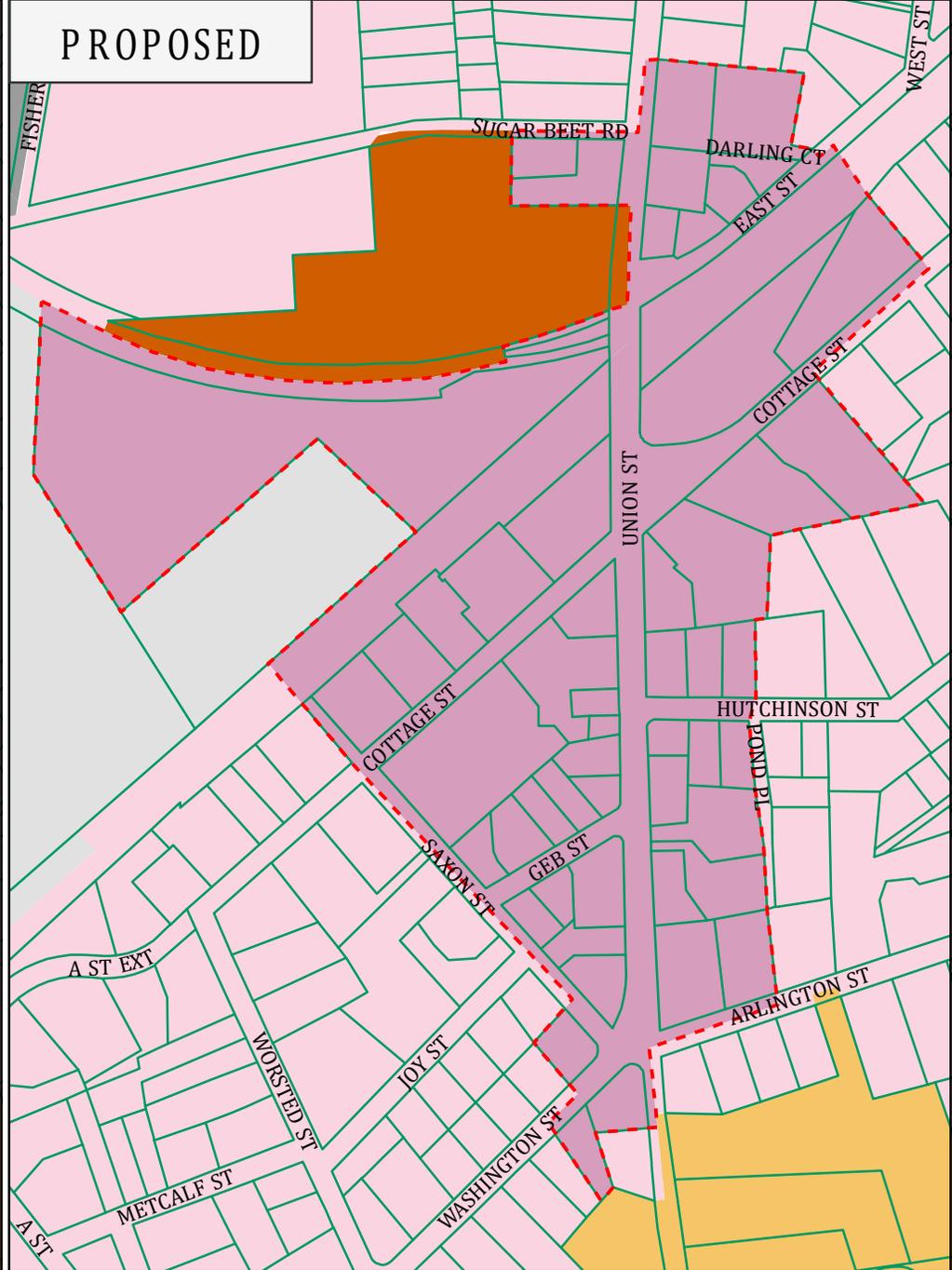
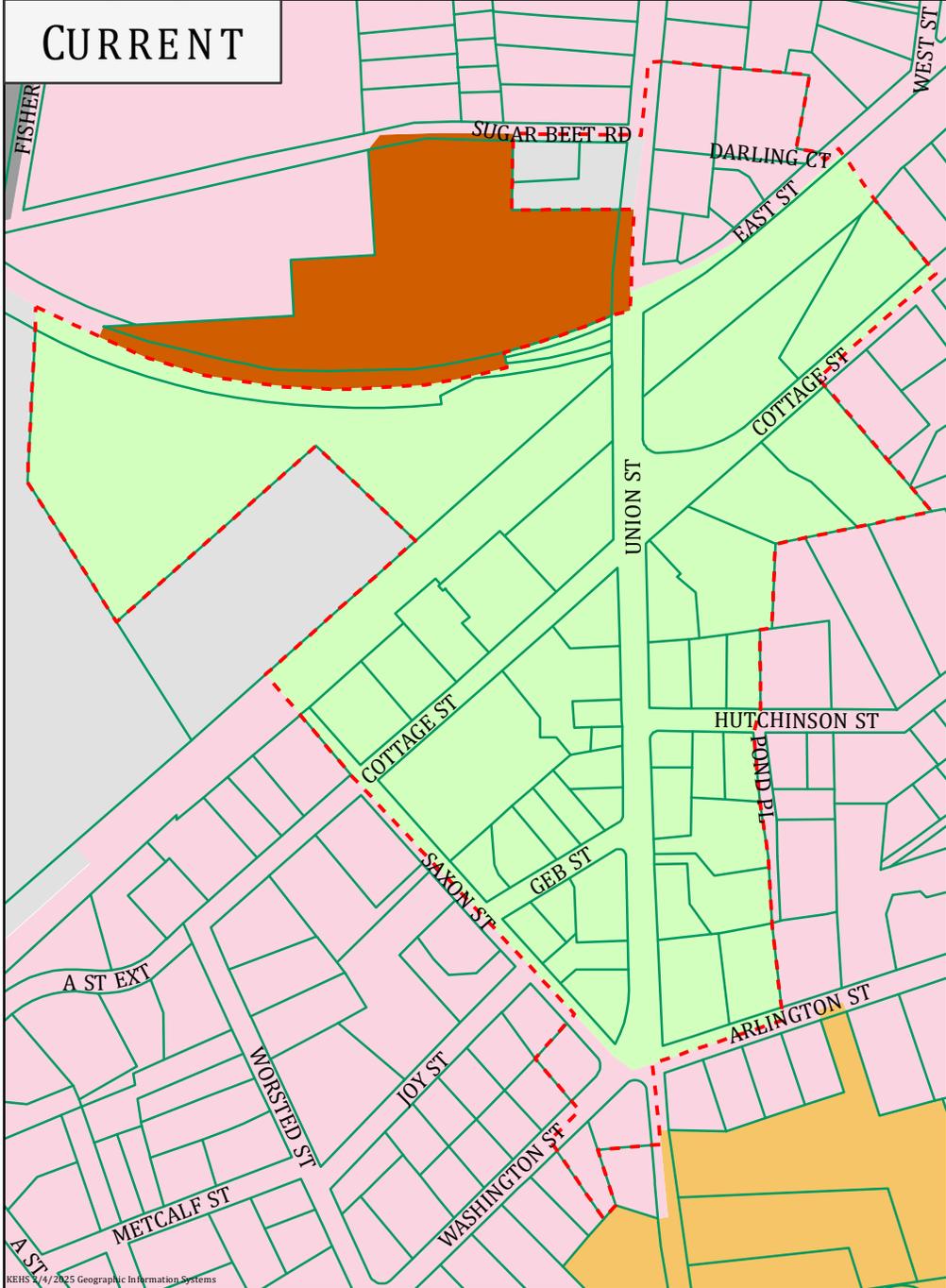
# Proposed Zoning Map Changes

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**

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

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

185 Attachment 2  
USE REGULATION SCHEDULE  
PART I

Symbols in the Use Regulations Schedule shall mean the following:

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

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	<u>CN</u>	CI	CII	DC	B	I	LI	O	MBI
1. Agriculture, horticulture and floriculture																
1.1 Nursery, greenhouse	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	N	Y	Y	N	Y	N
1.2 Produce stand <sup>1</sup>	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	N	Y	N
1.3 Other, parcel of 5 or more acres	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
1.4 Other, parcel under 5 acres:																
a. With swine or fur-bearing animals for commercial use	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N
b. With other livestock or poultry	Y <sup>2</sup>	Y <sup>2</sup>	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N
c. With no livestock	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	N	Y	N
1.5 Garden Center, Retail or Wholesale	PB	PB	PB	PB	PB	PB	PB	<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 <sup>2</sup>	N	N	N
2.2 Animal kennel, hospital	BA	BA	BA	BA	BA	BA	N	<u>N</u>	BA	BA	N	BA	BA	BA	BA	N
2.21 Animal day care, training	BA	BA	BA	BA	BA	BA	N	<u>N</u>	BA	BA	N	BA	BA	BA	BA	N
2.22 Animal grooming	BA	BA	BA	BA	BA	BA	N	<u>Y</u>	Y	BA	Y	BA	BA	BA	BA	N
2.3 Office, excluding office parks:																
a. Bank or credit union	N	N	PB	PB	PB	PB	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	N
b. Medical or dental	PB	PB	PB	PB	PB	PB	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
c. Professional	PB	PB	PB	PB	PB	PB	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
d. Clerical, or administrative	N	N	N	PB	PB	PB	N	<u>Y</u>	Y <sup>6</sup>	Y	Y	Y	Y	Y	Y	Y
2.4 Funeral home, undertaking	N	N	N	N	N	P/SP	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	N	N	N	N
2.5 Hotel, motel	N	N	N	N	N	N	N	<u>PB</u>	PB	PB	Y	PB	PB	PB	PB	N
2.6 Motor vehicle, boat, farm implement sales; rental and leasing:																
a. With repair service	N	N	N	N	N	N	N	<u>N</u>	N	PB	N	N	N	N	N	N
b. Without repair service	N	N	N	N	N	N	N	<u>N</u>	N	PB	N	PB	N	N	N	N
c. Other	N	N	N	N	N	N	N	<u>N</u>	N	PB	N	N	N	N	N	N
2.7 Motor vehicle service, repair:																
a. Auto body, painting, soldering, welding	N	N	N	N	N	N	N	<u>N</u>	N	PB	N	N	PB	N	N	N
b. Filling or service station	N	N	N	N	N	N	N	<u>N</u>	PB	PB	N	PB	PB	N	N	N
c. Other	N	N	N	N	N	N	N	<u>N</u>	PB	PB	N	PB	PB	N	N	N
2.8 Parking																
a. Parking facility	N	N	N	N	N	N	N	<u>PB</u>	N	N	N	N	N	N	N	N
b. Off-street parking	N	N	N	N	N	N	N	<u>N</u>	N	N	PB	N	N	N	N	N
2.9 Restaurant, bar	N	N	N	N	N	<u>N</u>	N	<u>P/SP</u>	P/SP <sup>3</sup>	P/SP	P/SP <sup>3</sup>	P/SP	PB	N <sup>4</sup>	PB	Y <sup>7*</sup>

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 <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>7*</sup>
b. Personal	N	N	N	N	N	P/SP <sup>5</sup>	N <sup>4</sup>	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>7*</sup>
c. Other	N	N	N	N	N	N	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>7*</sup>
2.16 Vehicular service establishment	N	N	N	N	N	N	N	<u>N</u>	PB	PB	PB	PB	N	N	N	N
2.17 Trade center	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	P/SP	PB	N
2.18 Catering	PB	PB	PB	PB	PB	N	N	<u>Y</u>	PB	PB	PB	PB	Y	Y	N	N <sup>4</sup>
2.19 Function Hall	PB	N	PB	PB	PB	N	N	<u>PB</u>	PB	PB	PB	PB	Y	Y	N	N <sup>4</sup>
2.20 Psychic services/fortune-telling	N	N	N	N	PB	N	N	<u>N</u>	N	N	N	N	PB	N	N	N
2.21 Bed-and-breakfast	PB	PB	P/SP	P/SP	P/SP	N	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	N	N	N	N
2.22 Country Store	N	N	N	N	Y	PB	N	<u>Y</u>	Y	Y	N	Y	N	N	N	N
2.23 Non-Medical Marijuana Facility	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	PB <sup>6,7</sup>	N	N	N
2.24 Business Incubator and Co-working Space	N	N	N	N	PB	PB	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
2.25 Artisanal and Craft Maker Space	N	N	N	N	PB	PB	N	<u>Y</u>	Y	Y	Y	Y	N	Y	Y	Y
2.26 Art Gallery	N	N	N	N	PB	Y	N	<u>Y</u>	Y	Y	Y	Y	N	N	Y	Y
2.27 Shared-Use Commercial Kitchen	N	N	N	N	N	N	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y

NOTES:

1. If any part of a principal use is considered a VSE (see § 185-3, Definitions), the requirements for VSE must be met.
2. Except as permitted by a special permit within the Adult Use Overlay District as described in § 185-47.
3. Except BA if involving live or mechanical entertainment.
4. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
5. Establishments are limited to a maximum gross building footprint of 2,800 square feet.
6. 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	<u>CN</u>	CI	CII	DC	B	I	LI	O	MBI	
3. Industrial, utility																	
3.1 Bus, railroad station	N	N	N	N	N	N	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N	
3.2 Contractor's yard																	
a. Landscape materials storage and distribution	N	N	N	N	N	N	N <sup>7</sup>	<u>N</u>	N	N	N	N	N <sup>7</sup>	P/SP	N	N	N
b. Other	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N <sup>7</sup>	P/SP	N	N	N
3.3 Earth removal																	
a. Earth removal, commercial <sup>3,5,6</sup>	N	N	N	N	N	N	N	<u>BA</u>	BA	BA	N	BA	BA	N	BA	N	
b. Earth removal, other <sup>3,4</sup>	BA	BA	BA	BA	BA	BA	BA	<u>BA</u>	BA	BA	BA	BA	BA	N	BA	N	
c. Rock quarrying	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	
d. Washing, sorting and/or crushing or processing of materials	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	
e. Production of concrete	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	
f. Production of bituminous concrete	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	
3.4 Lumberyard	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	PB	N	N	N
3.5 Manufacturing and Processing:																	
a. Biotechnology <sup>1</sup>	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	Y	N	Y	N	
b. Light	N	N	N	N	N	N	N	<u>PB</u>	PB	PB	PB	PB	P/SP	N	PB	Y <sup>8</sup>	
c. Medium	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	P/SP	N	N	Y <sup>8</sup>	
d. Heavy	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	
3.6 Printing, publishing:																	
a. Under 5,000 square feet	N	N	N	N	N	N	N	<u>P/SP</u>	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N	
b. Over 5,000 square feet	N	N	N	N	N	N	N	<u>N</u>	N	N	N	P/SP	P/SP	N	PB	N	

185 Attachment 4  
USE REGULATION SCHEDULE  
PART III (Continued)

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	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	<del>N</del>	P/SP	N
a. Electric power plant	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	BA	N	N	N
3.8 Research and development:																
a. Biotechnology <sup>1</sup>	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	PB <sup>2</sup>	N	PB <sup>2</sup>	N
b. Others	N	N	N	N	N	N	N	<u>N</u>	N	N	N	P/SP	P/SP	<del>N</del>	P/SP	P/SP
3.9 Solid waste facility	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	BA	N	N	N
3.10 Warehouse, distribution facility	N	N	N	N	N	N	N	<u>N</u>	N	N	N	PB	Y	<del>N</del>	N <sup>7</sup>	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	<del>N</del>	N <sup>7</sup>	Y
b. Without storage	N	N	N	N	N	N	N	<u>Y</u>	Y	Y	Y	Y	Y	N <sup>7</sup>	N <sup>7</sup>	Y
3.12 Conference center	N	N	N	N	N	N	N	<u>N</u>	N	PB	N	PB	PB	P/SP	PB	P/SP
3.13 Brewery, distillery, or winery production with tasting room	N	N	N	N	N	N	N	<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 <sup>7</sup>
b. Medium-scale <sup>(8)(10)</sup>	PB	PB	PB	N <sup>7</sup>	N	N	N <sup>7</sup>	<u>N</u>	N	PB	N	Y	N	N	N <sup>7</sup>	N
c. Large-scale <sup>(8)(10)</sup>	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	Y	N	N	N

NOTES:

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

185 Attachment 5  
USE REGULATION SCHEDULE  
PART IV

Symbols in the Use Regulations Schedule shall mean the following:

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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	N
4.2 Hospital	N	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	N	PB <sup>3</sup>	N	N	N
b. Medical Marijuana Testing Facility	N	N	N	N	N	N	N	N	N	N	N	N	PB <sup>3</sup>	N	N	N
4.3 Charitable institution	N	N	N	PB	PB	N	Y	Y	Y	PB	N	N	N	N	N	Y
4.4 Correctional facility	N	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	Y	N	N	N	Y
4.6 Lodge, social nonprofit <sup>1</sup>	N	N	N	N	N	N	Y	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	Y
4.8 Religious or educational use:																
a. Exempt from zoning prohibition <sup>2</sup>	Y	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	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.
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- P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

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

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

185 Attachment 7  
USE REGULATION SCHEDULE  
PART VI

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

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

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

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

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
6. Residential																
6.1 Multifamily or apartment																
a. With Four or More Housing Units <sup>4</sup>	N <sup>1</sup>	N	N	Y <sup>2,3</sup>	PB <sup>2,8</sup>	N	<u>Y<sup>2,3</sup></u>	Y <sup>2,3</sup>	N	Y <sup>5,6</sup>	N	N	N	N	PB <sup>7,8</sup>	N
b. With Three Housing Units	N	N	PB <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N	<u>Y<sup>2</sup></u>	Y <sup>2</sup>	Y	Y	N	N	N	N	N	N
c. As Part of Mixed Use Development	N	N	N	PB <sup>2,3</sup>	PB <sup>2,8</sup>	N	<u>Y<sup>5,6</sup></u>	Y <sup>2,3</sup>	N	Y <sup>5,6</sup>	N	N	N	N	PB <sup>7,8</sup>	N
6.2 Single-family	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	N	N	N	N	N	N	N
6.3 Two-family																
a. New	N	N	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N	<u>Y</u>	Y	Y	N	N	N	N	N	N	N
b. By conversion	BA	BA	BA	Y	Y	N	<u>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 <sup>3</sup>	Y <sup>3</sup>	<u>N</u>	N	N	N	Y	Y	N	N	N
A3 Home occupation (See § 185-39B.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	N	N	N	N
a. Residential Commercial Kitchens <sup>9</sup>	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 <sup>2</sup>	N	Y <sup>2</sup>	Y
A9 Scientific use in compliance with § 185-37	BA	BA	BA	BA	BA	BA	N	<u>BA</u>	BA	BA	BA	Y	Y	Y	Y	Y
A10 Signs (See § 185-20.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A11 Single-family dwelling for personnel required for safe operation	Y	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	N	Y	Y	Y	Y	N
A12 Other customary accessory uses	Y	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A13 Other retail sales, services	N	N	N	N	N	Y	N <sup>4</sup>	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A13.1 Animal grooming	BA	BA	BA	BA	BA	BA	N	<u>Y</u>	Y	BA	Y	BA	BA	BA	BA	BA

185 Attachment 8  
USE REGULATION SCHEDULE  
PART VII (Continued)

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

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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**

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

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

**185 Attachment 9**

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

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

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

NOTES:

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

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

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

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

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

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

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

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

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

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

<sup>11</sup> See §185-50.

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

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

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

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

---

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

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

Nancy Danello, CMC  
Town Clerk

\_\_\_\_\_  
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**

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**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.

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

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

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

A TRUE RECORD ATTEST:

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

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

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

Nancy Danello, CMC  
Town Clerk

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

## **DCR Notice of Proposed Land Acquisition, 301 CMR 51, #P-001082, Town of Franklin**

Dear Franklin Town Council Members,

This email serves as a notice to you under 301 CMR 51.00.

**The Commonwealth of Massachusetts, acting through its Department of Conservation and Recreation (DCR), has under consideration the acquisition of an interest in 19.51 +/- acres of land in the Town of Franklin. The property currently consists of a vacant rail corridor. The proposed use for the land is protected open space for use as a recreational multi-use trail. Attached is a locus map marked "Exhibit A" which shows the property in which DCR is interested.**

*Sent via email to Franklin Town Council from DCR on September 19, 2025.*



# Exhibit A

