



FRANKLIN TOWN COUNCIL

Agenda & Meeting Packet

March 4, 2026

6:00 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 #871 0412 8201 & Link: <https://us02web.zoom.us/j/87104128201>

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

1. ANNOUNCEMENTS FROM THE CHAIR

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

2. CITIZEN COMMENTS

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

3. COUNCILOR COMMENTS

4. SUBCOMMITTEE & AD HOC COMMITTEE REPORTS

5. TOWN ADMINISTRATOR'S REPORT

6. PROCLAMATIONS / RECOGNITIONS – None Scheduled

7. APPROVAL OF MINUTES

- a. February 11, 2026

8. APPOINTMENTS –

- a. [Franklin's 250th Anniversary Celebration Committee – Courtney Shimer](#)

9. PUBLIC HEARINGS – 6:00 PM – None Scheduled

10. LICENSE TRANSACTIONS – None Scheduled

11. PRESENTATIONS / DISCUSSION –

- a. Discussion: 2026–2027 Town Council–Town Administrator Goals
 - i. [Town Administrator Memo](#)
 - ii. [Draft Town Council–Town Administrator Preliminary List of Goals](#)

12. LEGISLATION FOR ACTION

- a. [Resolution 26–10: Adoption of 2026–2027 Town Council and Town Administration Goals](#)
(Motion to Approve Resolution 26–10 – Majority Vote)
- b. [Resolution 26–11: Establishment of Ad Hoc Subcommittee to Review Town Charter](#)
(Motion to Approve Resolution 26–11 – Majority Vote)
- c. [Resolution 26–12: Appropriating Funds by Borrowing to Pay Costs of Purchasing a Fire Truck for the Fire Department](#) **(Motion to Approve Resolution 26–12 – $\frac{2}{3}$ Majority Vote)**
- d. [Resolution 26–13: Parking Meter Receipts Appropriation](#)
(Motion to Approve Resolution 26–13 – Majority Vote)
- e. [Resolution 26–14: Acceptance of Gifts – Senior Center \(\\$1,645\)](#)
(Motion to Approve Resolution 26–14 – Majority Vote)
- f. [Resolution 26–15: PEG Funding Approval](#)
(Motion to Approve Resolution 26–15 – Majority Vote)
- g. [Zoning Bylaw Amendment 26-948: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Use Regulation Schedule, Attachment 2, Attachment 3, Attachment 4, Attachment 7 & Attachment 8](#) - Referral to the Planning Board
(Motion to Refer Zoning Bylaw Amendment 26-948 to the Planning Board - Majority Vote)
- h. [Zoning Bylaw Amendment 26-949: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Attachment 9, Schedule of Lot Area Requirements](#) - Referral to the Planning Board
(Motion to Refer Zoning Bylaw Amendment 26-949 to the Planning Board - Majority Vote)

13. FUTURE AGENDA ITEMS

14. EXECUTIVE SESSION – None Scheduled

15. ADJOURN

Note: Two–Thirds Vote: requires 6 votes

Majority Vote: requires majority of members present and voting



**TOWN
ADMINISTRATOR**
TOWN of FRANKLIN

MEMORANDUM

February 26, 2026

To: Town Council
From: Jamie Hellen, Town Administrator

RE: Appointment – 250th Celebration Committee

I am asking the Town Council to ratify the appointment of Courtney Shimer as a member of the 250th Celebration Committee, in representation of Dean College. Courtney will be completing the term of another member from Dean College who resigned earlier this month.

Courtney's volunteer application is included in the packet for the March 4th Town Council Meeting.

As always, we greatly appreciate all who volunteer their time to the Town of Franklin!



APPOINTMENTS

Franklin's 250th Anniversary Celebration Committee

The Town Administrator has appointed Courtney Shimer to serve on Franklin's 250th Anniversary Celebration Committee with a term to expire on June 30, 2029.

MOTION to ratify the appointment by the Town Administrator of Courtney Shimer to serve as a Member of Franklin's 250th Anniversary Celebration Committee with a term to expire on June 30, 2029.

DATED: _____, 2026

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Ted Cormier-Leger, 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: February 26, 2026

Name: Courtney T Shimer

Home Address: 1 Crystal Pond Lane
Franklin MA 02038

Mailing Address: 1 Crystal Pond Lane
Franklin MA 02038

Phone Number(s):

Email Address:

Current Occupation/Employer: Director of Career Services, Dean College

Narrative: I am excited about the opportunity to connect the work I do with students at Dean College to the goals of the Franklin 250 Committee. Through my role in career development and workforce partnerships, I bring insight into engaging college-age populations and building meaningful connections between institutions and the broader community.

In addition to my professional experience, I am also a resident of Franklin and a parent of two young children. I am invested in the continued growth and vibrancy of the town and value opportunities that strengthen community engagement and collaboration.

My background includes operations leadership, marketing, event planning, partnership development, and experiential program design — all of which may support the Committee's work.

In terms of availability, I am able to participate in monthly meetings and contribute to initiatives in a way that is consistent and dependable alongside my full-time professional responsibilities. I am committed to supporting the Committee's efforts and am flexible in contributing where my skills and availability are most useful.

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



**TOWN
ADMINISTRATOR**
TOWN *of* FRANKLIN

MEMORANDUM

February 27, 2026

To: Town Council
From: Jamie Hellen, Town Administrator

RE: 2026-27 Town Council/Town Administration Goals Setting Session, Part II

Tonight is the second night of discussion on biennial goals. The Council reviewed the preliminary list at its February 4, 2026 meeting. As the Council decided that evening, two members emailed me additional goals to be considered. Those are highlighted in red. I have also provided some status updates, where applicable.

I would recommend going through each goal and ensuring a majority, or all, of the members are supportive of the entire list. The Council can add more or eliminate some of these goals tonight or in the future.

I would recommend considering a vote on the full set of goals, unless tabled to a future meeting.

Let me know if you have any questions.



TOWN OF FRANKLIN RESOLUTION 26-10

ADOPTION OF 2026-2027 TOWN COUNCIL AND TOWN ADMINISTRATION GOALS

WHEREAS, The Town Council of the Town of Franklin, recognizing the importance of setting goals for projects and initiatives on a biennial basis, wishes to formally adopt the **2026-2027 Town Council and Town Administration Goals**; a copy of which is attached hereto as "Exhibit 1",

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin hereby adopts the **2026-2027 Town Council and Town Administration Goals**, a copy of which is attached hereto as "Exhibit 1"; said adoption is effective until revised or revoked by resolution of the Town Council of the Town of Franklin.

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

DATED: _____, 2026

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Ted Cormier-Leger, Clerk
Franklin Town Council

2026–2027 Town Council and Town Administration Goals

Last updated: March 4, 2026

General Government

- Conduct a town and schoolwide short term strategic planning exercise, which will focus on a common vision, values, purpose and what are the town and school priorities staff should focus on for the next 1–5 years.
 - Status: Review consultant procurement on March 18th w/ School Committee.
- Approve an updated Rules of Procedure for the Town Council.
 - Status: Done!
- Support the [250th Town Anniversary Committee](#).
 - Status: Anticipated June presentation and update. Also, the World Cup.
- Evaluate alternatives to liquor licensing before the Town Council.
- Decide on formalizing Town Council Subcommittees and/or Liaisons.
 - Joint Budget subcommittee
 - Town Charter Review Ad Hoc Committee
 - Communications subcommittee or liaisons?
 - Economic Development subcommittee or liaisons?
- Review [Chapter 82 Town Fees](#), including, but not limited to ambulance receipts, town department requests and parking and traffic enforcement.
 - Status: Anticipated May/June 2026 parallel to the budget process.
- Establish an Ad Hoc Town Charter Review Committee and review committee recommendations.
 - Status: March 4th committee creation and spring kick off.
- **NEW (Councilor Malloy):** Develop a communications strategy with the new Communications Director and Council Subcommittee or Liaisons. One objective includes adding new modes of communications, methodologies used, and response metrics, while identifying a schedule of communications to residents on key Town activities and information.
 - Status: Communications Director hired and this is part of her work plan.

Finance

Strategic Finance Goals:

- Develop a strategy and/or policy to stabilize the town operating budget for FY28 and FY29 through the Joint Budget Subcommittee or similar working groups.
 - Status: Committee members have been announced and will coordinate a meeting in April.
- Conduct a tax rate workshop prior to the annual tax rate setting hearing on a split tax rate and property tax exemptions.
 - Status: Anticipated one or two meetings dedicated to tax rates in Fall.
- **NEW (Councilor LeBlanc)** Develop a 10-year Capital Plan for the FY27 capital cycle.
- **NEW (Councilor Morrongiello)** Develop a budget bylaw or policy starting with the FY2028 Budget, to ensure a more objective allocation process.

Standard Finance Goals:

- Review & approve Town Finance Policies. [Last adopted 2024.](#)
 - Status: Finance Committee to review on March 11th, Council to review in May.
- Review annual financial audit and OPEB actuarial at public meetings.
 - Status: Confirmed May 13, 2026.
- Approve annual capital budget for FY26 and FY27.
 - Status: FY26 Capital Plan partially completed; remaining
- Approve annual operating budget for FY27 and FY28.
 - Status: FY27 budget process has begun. Expected completion June 10th.
- Approve annual CPA Annual budget and projects recommended by the Community Preservation Committee for FY27 and FY28.
 - Status: Anticipated late March/April 2026 Public Hearing.

Public Works

These goals are based off the most immediate needs and projects before the DPW:

- Support the closeout of the [Beaver Street Interceptor Project](#) through 2027.
 - Status: See [website here](#).

- Approve a water rate increase, effective in FY28, to implement the Water Tank Improvements Master Plan (Approximately \$15 million worth of improvements), notably the Hillside Water Tank.
- Approve and finance a new 5-year Water Main replacement plan through FY30.
- Develop a strategy for the Beaver Street Recycling Center landfill cap, design and financing.
- Continue to fund and accept public ways. The Town has about 100-110 remaining private ways in the queue for public acceptance. We usually accomplish 1-4 every two years.
- Develop a strategy to prioritize and finance town infrastructure investments, including roads, sidewalks, grounds, parks, stormwater, sewer, water, recycling and open space and recreation, (suggested additional language) with specific emphasis on traffic calming measures, improvement at key intersections, annual accessibility audits, and ADA compliance improvements.

Public Property and Facilities

- Prioritize and fund rebuilding the Senior Center sprinkler system.
 - Status: FY26 Capital funding approved; work to commence spring and summer 2026.
- Finalize a site, design and strategy for the [Police Station Building Project](#) and/or other associated uses with the former Davis-Thayer and Parmenter school parcels.
 - Status: Scheduling a visit from the Building Committee to discuss at a Council meeting.
- Draft and issue a Request for Proposals to sell, or lease, the parcel at 275 Beaver Street, which is the current Recreation Department.
- Hire an OPM and begin design of the Washington Street Elementary School (formerly Remington-Jefferson) renovation.
- Support the King Street Memorial Park rehabilitation through Phase 1 and future phases (using CPA funds).
- Evaluate the reuse or sale of the Davis-Thayer School parcel by following the Davis-Thayer Reuse Committee's work, including options for a Request For Proposals (RFP).
- Other projects that have been included in the Executive Session.

Community Planning

Economic Development Goals:

- File a local home rule hotel tax legislation to charge an additional 2% on local hotel stays.
- **NEW (Councilor Malloy):** Coordinate an annual or semi-annual restaurant week to generate an appetite for Franklinites to eat local and attract visitors to Franklin's diverse restaurant scene!
- Marketing & Branding Phase 2: Wayfinding signs. The town completed its [Phase 1](#) of the approved Marketing and Branding master plan and can pause or move forward.
- **NEW (Councilor Morrongiello)** Revitalize downtown Franklin by redeveloping vacant, deteriorated, and contaminated properties while attracting anchor establishments that generate foot traffic and economic activity.

Master Plan Implementation Goals:

- **NEW (Councilor Morrongiello)** [TC2.2](#) Work with GATRA for fixed bus routes in addition to current on-demand microtransit.
- **NEW (Councilor Morrongiello)** [S1.1a](#) | Pursue DOER "Climate Leader" designation.
- **NEW (Councilor Morrongiello)** [H1.5a](#) Dedicate annual CPA contributions to the Affordable Housing Trust.
- **NEW (Councilor Morrongiello)** [CSF5.2](#) | Explore regional composting at Beaver Street Recycling Center.
- **NEW (Councilor Morrongiello)** [LU5.1](#): Consider Form-based code for DC and C1 districts.
- **NEW (Councilor Morrongiello)** [H1.1c](#): Adopt a 40R Smart Growth Zoning Overlay District downtown.
- Develop a design for the town-owned SNETT parcel with the state [Department of Conservation and Recreation](#) as outlined in Objective 3.5 in the town [Open Space & Recreation Plan](#).

- Implement the preliminary phases of the approved master plans for [Schmidt Farm and Maple Hill](#) open space parcels as outlined in the town [Open Space & Recreation Plan](#) (using CPA funds).

Other notable Master Plan Implementation goals being worked on by town boards, which may include Town Council and Planning Board involvement:

- (Design Review Commission) [LU5.5a](#): Empower Design Review Commission to be an approving board or otherwise enforce design reviews. [LU5.5b](#): Update design guidelines.
- (Conservation Commission) [LU1.3a](#) Develop bylaws related to deforestation and options for habitat restoration.
- (Historical Commission) [LU5.3a](#): Create a historic district study committee per MA statute to investigate the desirability of establishing an historic district in Franklin.
- (Town Administrator, Town Attorney and Department of Planning & Community Development) A housecleaning zoning bylaw – a technical cleanup of some Zoning Use Regulations Schedule and outdated information in zoning bylaws, notably in the Crossing Neighborhood.
 - A subset of this is a house cleaning update to the town's wireless communications zoning bylaws to reflect current federal and state laws.
- **NEW (Councilor Morrongiello)** Create a policy establishing a 10-year planning cycle with a regular review timeline for a Mission/Vision/Values statement, Strategic Plan, Master Plan, Housing Production Plan, ADA Transition Plan, Comprehensive Facilities Assessment, Long-Term Capital Improvement Plan and other regularly occurring planning commitments.



**TOWN
ADMINISTRATOR**
TOWN of FRANKLIN

MEMORANDUM

February 27, 2026

To: Town Council
From: Jamie Hellen, Town Administrator

RE: Town Charter Review Ad Hoc Committee

The Council will consider a proposed Town Charter Review Ad Hoc Committee.

The purpose of this committee is to do a preliminary review of the Town Charter. The objective should be to do some community outreach and produce a report of issues that have been raised about potential charter changes.

Rule of Procedure Ad Hoc Committee reference:

25. AD HOC COMMITTEES Ad Hoc Committees may be established, as needed, by majority vote of the Council. The members of any ad hoc committee, including the Chair and Vice-Chair, shall be appointed by the Chair of the Council in consultation with the Town Administrator. The Council shall dissolve any ad hoc committee, by majority vote, when the Council determines that its mission or purpose has been completed.

Let me know if you have any questions.



TOWN OF FRANKLIN RESOLUTION 26-11

ESTABLISHMENT OF TOWN COUNCIL AD HOC SUBCOMMITTEE TO REVIEW TOWN CHARTER

WHEREAS, The Franklin Town Council desires to establish an Ad Hoc Subcommittee to Review the Town Charter;

NOW THEREFORE, the Franklin Town Council hereby establishes the Ad Hoc Subcommittee to Review the Town Charter as follows:

1. The purpose of the Town Council Ad Hoc Subcommittee to Review Town Charter (hereinafter "subcommittee") is to have three town councilors, authorized and appointed per Section 25 of Franklin Town Council Procedures Manual, conduct a non-binding preliminary review of the Franklin Home Rule Charter.
2. The subcommittee consists of three (3) members of the Town Council, including a Chair, Vice-Chair and Clerk.
3. The subcommittee's responsibilities include:
 - Conducting a non-binding preliminary review of the town charter;
 - Conducting outreach to the community to receive feedback and public input;
 - Producing a final report, which may include recommendations on next steps, and shall be reviewed by the Town Council to determine the will of the public in altering the Town Charter.
4. The subcommittee shall be advisory only and will not supersede any formal legal process required or authorized by Massachusetts General Law or within the Franklin Town Charter or Town Code to amend the Franklin Home Rule Charter; the Committee recognizes that to amend the Town Charter will require a Charter Commission and/or legislative and/or ballot authorization.

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

DATED: _____, 2026

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

Nancy Danello, CMC
Town Clerk

RECUSED: _____

Ted Cormier-Leger, Clerk
Franklin Town Council



**TOWN
ADMINISTRATOR**
TOWN *of* FRANKLIN

MEMORANDUM

February 27, 2026

To: Town Council
From: Jamie Hellen, Town Administrator

RE: Fire Truck BAN

I am requesting the Council approve a BAN to purchase the Fire Truck. The Finance Committee met on February 25, 2026 to discuss financing options and unanimously recommended this approach.

The options were outlined in a memo from the CFO at the meeting. Materials are included in the packet and also [linked here](#).

The Fire Chief and Deputy Fire Chief will be present to answer questions.

Please let me know if you have any questions.



MEMORANDUM

Date: February 17, 2026

To: Finance Committee

From: Kerri Bertone, Chief Financial Officer

RE: Financing Options – Purchase of New Fire Truck (\$935,000)

The purpose of this memorandum is to present financing options for the purchase of a new Fire Truck in the amount of \$935,000. Below is a summary of the available approaches, including their financial implications.

Option 1: Long-Term Bond – 10 years

Conduct a borrowing for the full amount of **\$935,000** over a 10-year term at an estimated interest rate of **3%**. Our model shows at 3%, the total cost over a ten year note would be \$117,240 annually. This amount would be included into the debt service of the operating budget and would increase the budget deficit.

Financing the Fire Truck through a 10-year bond would lock in the interest rate for the entire term, providing budget certainty and protection from future rate increases. While issuance costs are higher than short-term borrowing, this option provides long-term stability and predictable annual debt service payments.

Option 2: Borrowing Anticipation Note (BAN)

Issue a Borrowing Anticipation Note (BAN) for the full amount of **\$935,000, or \$582,154**, if the Town used the available \$352,846 in revenue from the Fire Truck Stabilization Fund

A BAN is a short-term financing instrument, typically issued for one year. At the end of the term, the note may be renewed (rolled over) annually until permanent financing is issued or the debt is retired. Each time the BAN is renewed, the interest rate is reset based on current market conditions.

Key characteristics of a BAN include:

- **Short-term maturity** (typically 1 year)
- **Interest-only payments during the note term**, principal is paid at renewal or conversion to permanent financing)
- **Lower issuance costs** compared to a long-term bond
- **Flexibility** to reduce the borrowing amount if reserves become available

An estimated interest rate of **3.50%** is assumed for a one-year BAN issued through the Massachusetts Department of Revenue State House Note Program. Based on this rate, the estimated total interest cost for FY27 would be approximately **\$32,725** if borrowing \$935,000, or approximately **\$20,375** if borrowing \$582,154.

Because issuance costs for a BAN are significantly lower than those of a bond, this structure can be more cost-effective in the short term, particularly if the Town anticipates reducing the principal amount over time or combining this borrowing with other future authorized projects into a single bond issue.

However, unlike a 10-year bond, a BAN does **not** lock in an interest rate. Each annual renewal exposes the Town to potential rate changes and debt service payment could rise if rates increase, but could also decrease. Rates could also decrease.

Summary Considerations

- **Bond (10-Year Term):** Rate certainty and stability; higher issuance costs.
- **BAN:** Lower issuance costs and short-term flexibility; exposure to interest rate risk, but potential for lower interest rate.

I look forward to discussing these options further and receiving direction on the preferred financing approach.



Town of Franklin Fire Department

40 West Central Street
Franklin, Massachusetts 02038
Tel. (508) 528-2323
Fax. (508) 520-4912



Charles J. Allen, *Fire Chief*
Tracey Hosford, *Executive Assistant*

James P. Klich, *Deputy Fire Chief*
Joseph S. Barbieri, III, *Deputy Fire Chief*

TO: Jamie Hellen, Town Administrator
FROM: Charles Allen, Fire Chief
DATE: February 10, 2026

The intent of this letter is to formally advise you of a serious apparatus safety issue involving one of the Franklin Fire Department's fire engines and to outline a recommended course of action that prioritizes firefighter safety, fiscal responsibility, and long-term fleet sustainability for the Town.

Executive Summary

The Franklin Fire Department has removed a fire engine from service due to advanced frame corrosion that has resulted in a structural safety failure. The apparatus is unsafe to operate and cannot be returned to service.

This condition is consistent with the known risks associated with this generation of apparatus; however, the timing and severity of the deterioration could not be precisely predicted. As reflected in the Town's adopted capital replacement plan, this engine was originally scheduled for replacement in 2023. Following the purchase of two new engines in 2021, its replacement was deferred to 2028 with the understanding that the Department would manage the associated risk on a year-to-year basis and continue operating the apparatus only as long as it could be done safely. Based on recent inspection findings, that threshold has now been reached.

Based on the condition of the apparatus, prior experience with similar equipment, and current fire apparatus market conditions, replacement represents the most reasonable course of action. The Department has identified a manufacturer demonstration pumper available at a purchase price of **\$935,000**. Because this is a demonstration unit rather than a custom build, the apparatus can be delivered and placed into service within approximately **60 days**.

Funding Options (Estimated Annual Principal and Interest)

The following funding options are provided for the Town's consideration (10 Year Term):

Option 1 – Bond the apparatus: estimated annual principal and interest payment of approximately **\$139,950**.

Option 2 – Utilize Fire Apparatus Stabilization Funds: apply **\$352,846**, and **78,000 Bond Premium**, resulting in an estimated annual principal and interest payment of approximately **\$59,201**. Additional funding options may be available.

Background and Capital Replacement Context

In 2021, former Fire Chief James McLaughlin advised the Town of significant frame corrosion issues affecting a 2007 Pierce pumper, which was inspected, deemed unsafe, and subsequently replaced. As part of that same review, the Department evaluated the 2013 Pierce Impel engine and identified early-stage corrosion; however, the apparatus remained serviceable at that time.

According to the Town's adopted capital replacement plan, this engine was originally scheduled for replacement in 2023. Following the acquisition of two new fire engines in 2021, the replacement schedule was adjusted and deferred to 2028. This change was made knowingly, with the understanding that the apparatus was part of a corrosion-prone generation and would be managed on a year-to-year basis with continued monitoring and interim repairs, and removed from service if it could no longer be operated safely.

Current Condition and Inspection Findings

As part of routine evaluation, the apparatus was inspected by the Foxborough Fire Department Motor Squad for limited review purposes. During that inspection, significant deterioration of the rear cross member was identified. More recently, department personnel reported drivability concerns, including abnormal swaying while the apparatus was in motion. Based on these concerns, the Town's Fleet Manager conducted an inspection.

In addition, while the apparatus was parked in the station, pieces of delaminated metal from the frame were observed on the floor beneath the vehicle, further confirming advanced structural deterioration. Following the Fleet Manager's evaluation, the frame was determined to be extensively rotted and structurally compromised, and the apparatus was immediately removed from service. Photographic documentation of the deterioration is attached for your review.

Repair History and Financial Considerations

Since December 2018, the Town has expended **\$132,010.41** in repairs and maintenance for this apparatus, equating to an average of approximately **\$18,354 per year** (approximately **\$1,529 per month**). While this level of spending is not unexpected for an aging fire engine, given the apparatus's age and documented structural deterioration, it is reasonable to expect that repair and maintenance costs would continue to increase if the vehicle were returned to service.

The Department discussed remediation options with multiple fire apparatus repair facilities and relied on prior experience evaluating similar corrosion issues. Based on those discussions and that experience, the only viable repair approach would be **full frame rail replacement**. The Department was advised to plan for a **minimum cost of approximately \$250,000**, with additional costs likely once disassembly begins, and a **minimum of 18 months of downtime**.

Assuming an optimistic remaining service life of **seven years**, the frame rail replacement alone would equate to approximately **\$35,714 per year**. When combined with the apparatus's historical annual maintenance cost of **\$18,354**, the resulting total annual cost of ownership would be approximately **\$54,068 per year**, not including escalation in repair costs or the operational impact of extended downtime. Even if completed, this investment would return the Town to a 2013 apparatus with limited remaining service life and ongoing reliability concerns.

Based on this analysis, further investment in this engine does not represent a reasonable or fiscally responsible use of Town resources.

Replacement Opportunity and Operational Plan

Current fire apparatus market conditions are characterized by extended build times, with custom-ordered engines typically requiring **24 to 36 months or longer** for delivery. The Department has identified a manufacturer demonstration pumper available at a purchase price of **\$935,000**. Because this is a demonstration unit rather than a custom order, the apparatus can be delivered and placed into service within approximately **60 days**.

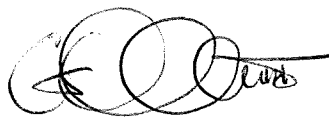
If approved, the replacement apparatus will be placed into service, and a 2021 engine will be moved into reserve status. This approach maintains operational readiness, distributes wear across the fleet, and maximizes the service life of the Town's newer apparatus.

Conclusion

This recommendation addresses a known risk that has now progressed beyond what can be safely managed. The Department knowingly operated this apparatus on a year-to-year basis after its replacement was deferred and has now reached the point where continued operation or further investment is no longer reasonable. Based on the documented condition of the apparatus, prior experience with similar equipment, and current market realities, replacement represents the most responsible path forward for maintaining reliable fire protection services for the Town of Franklin.

Thank you for your time and consideration. I am available to discuss this matter further or to provide any additional documentation or clarification as needed.

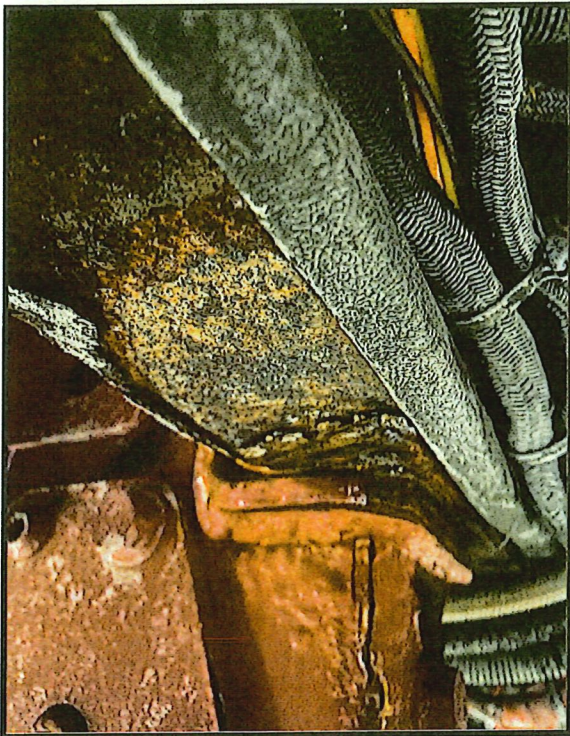
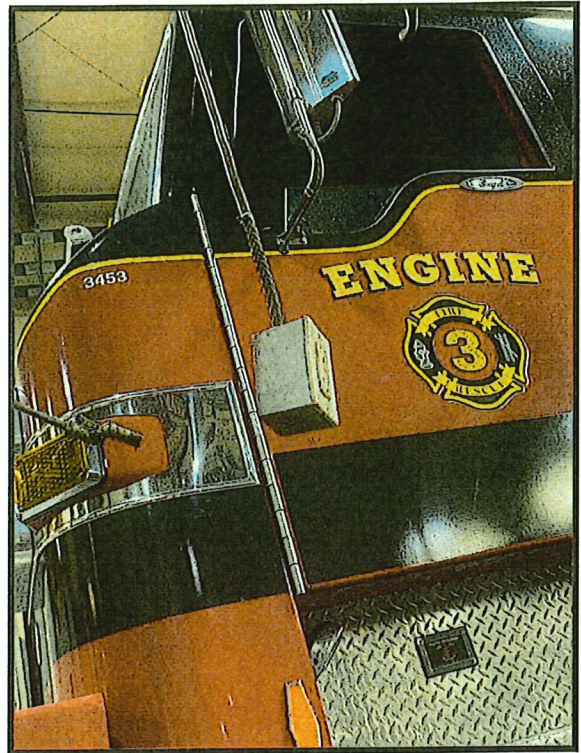
Respectfully,
Charles Allen

A handwritten signature in black ink, appearing to read 'Charles Allen', with a stylized flourish at the end.

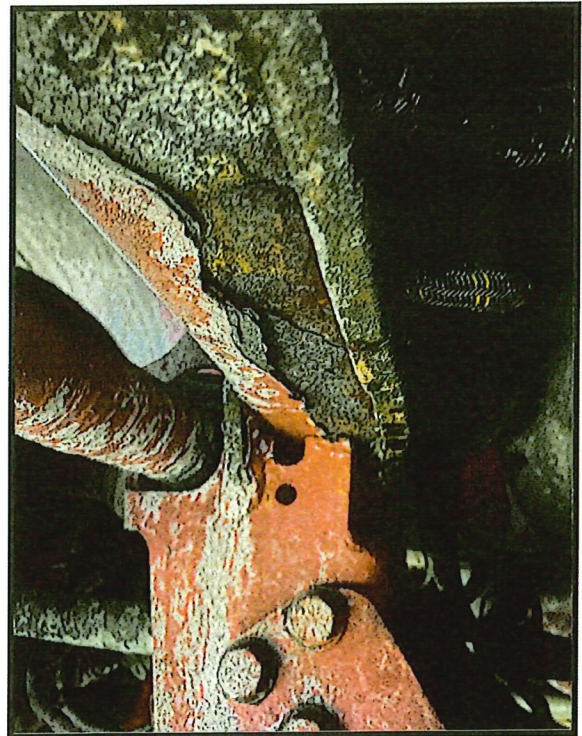
Fire Chief
Franklin Fire Department

The Franklin Fire Department is committed to providing the highest level of public safety services for our community. We safely protect lives and property through fire suppression, training, emergency medical and transportation services, disaster and crisis management, fire prevention and public education.

Engine 3 Frame Degradation 2/6/2026



Crossmember Connection



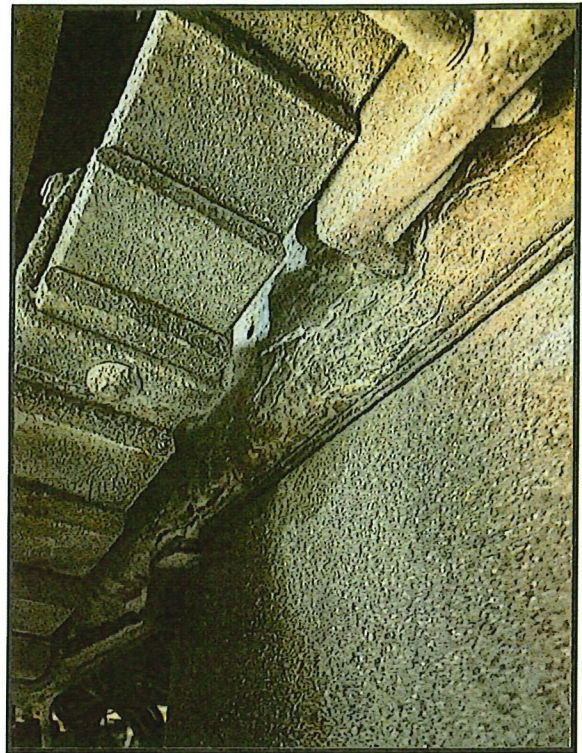
Torque Tube Connection To Frame

Engine 3 Frame Degradation 2/6/2026

ngine



Passenger Side Inner Frame Rail
Showing Delamination



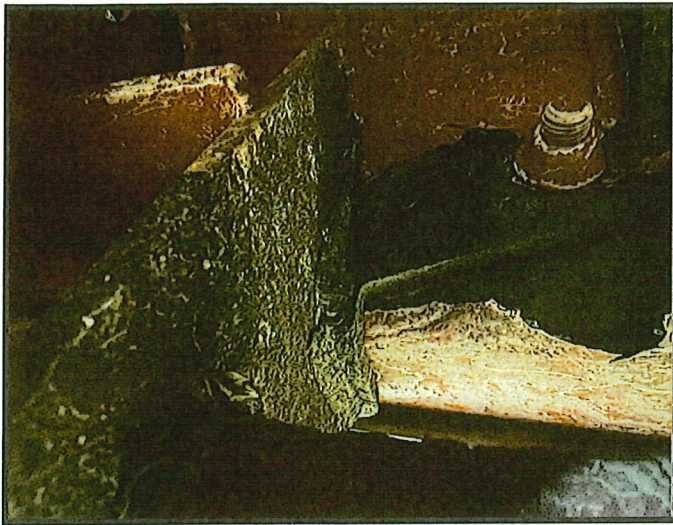
Passenger Side Outer Frame Rail
Showing Delamination and Cracking



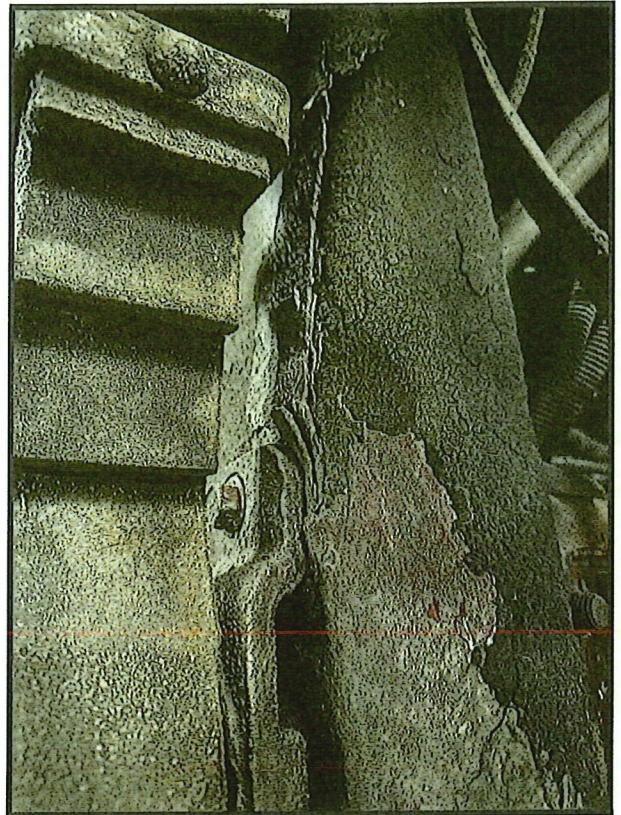
Drivers Side Rear Spring Perch Mount
Showing Delamination



Drivers Side Frame Rail Showing
Extreme Delamination



Structural Gusset Plate
Advanced Section Loss
Delamination Cracked
at Welded Joint



Frame Rail Corrosion with
Delamination



Structural Frame Rail Cracked and
Delaminating

Fire											
	Odometer Readings	Year Purchased	Item Description	FY To be Replaced	FY26	Year 1 FY27	Year 2 FY28	Year 3 FY29	Year 4 FY30	Year 5 FY31	Year 6 FY32
Fleet											
Engine 3		2013	Class A Fire Pumper	2028			\$1,000,000.00				
Brush 1		2004	Brush truck	2029				\$75,000.00			
Brush 2		2004	Brush truck	2029				\$75,000.00			
Brush Tender		N/A	Hybrid on/off-road water tender/brush truck	2030					\$640,000.00		
Car 6		2011	EMS Division administrative staff vehicle	2027		\$75,000.00					
Car 7		2010	Utility pick-up truck	2026	\$84,400.00						
Car 1		2020	Fire Chief administrative vehicle	2028			\$75,000.00				
ISU		2025	Incident Support Unit	2035							
UTV		2025	Polaris UTV with Firefighting Skid Unit	2035							
Total Fleet					\$84,400.00	\$75,000.00	\$1,075,000.00	\$150,000.00	\$640,000.00	\$0.00	\$0.00
Equipment											
PPE		ongoing	Personal protective equipment - personal issue fire gear	ongoing	\$61,300.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Portable radios		ongoing	Additional portable radios and accessories	2026	\$32,500.00						
Station alerting		ongoing	Radio Communications Infrastructure and Station Alerting	2026	\$39,700.00						
EMS equipment		ongoing	Durable Pre-Hospital Cardiac Equipment	2026	\$160,600.00						
SCBA		2017	MSA G1 SCBA masks	2026	\$29,600.00						
SCBA		2017	Complete SCBA units	2032						\$300,000.00	\$300,000.00
Total Equipment					\$323,700.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$400,000.00	\$400,000.00
Technology											
Ambulance laptops		2024	Rugged laptops	2028			\$36,000.00				
Total Technology					\$0.00	\$0.00	\$36,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Facilities											
Total Facilities					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Capital Items											
Total Other Capital					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Capital Improvement Requests					\$408,100.00	\$175,000.00	\$1,211,000.00	\$250,000.00	\$740,000.00	\$400,000.00	\$400,000.00

Foxborough Fire Department
Motor Squad
 8 Chestnut St.
 Foxborough, MA 02035
 ebohnert@foxboroughfire.com
 (978) 201-9442



Invoice: **INV-691**
 Date: **10/29/2025**

Bill To
 Franklin Fire Department
 40 W. Central St.
 Franklin, MA 02038
 P: 508-528-2323

Ship To
 Franklin Fire
 Department
 600 King Street
 Franklin, MA
 02038

Remit Payment To
 Foxborough Fire and
 Rescue Department
 8 Chestnut St.
 Foxborough, MA 02035

Service Order	Terms	Due Date	Authorizer	Customer PO	Service Writer	Unit #
SO-1784	Net 30	11/28/2025	Jay Stearns		Bohnert, Eoin	E3# JO26249

Item	Description	Quantity	Rate	Amount
------	-------------	----------	------	--------

PM: Fire Apparatus Chassis Service

Cause: Customer request

(PM)

Labor **Correction:**
 Engine / Lubrication / Change engine oil and filters, fuel filters and
 inspection of chassis

Parts & Labor **\$1,250.00**

PM: Pump Service

Cause: Customer request

(PM)

Labor **Correction:**
 Fire Pump / General / Complete service and inspection of all pump
 components

Parts & Labor **\$610.00**

Unit: E3# JO26249 (ENGINE 3) VIN: 4P1CJ01A0DA013453
 2013 Pierce Impel
Chassis: 82,021 Miles
Fire Pump: 0 Hours

Pre-Charge Subtotal **\$1,860.00**

Exempt **\$0.00**
 (0% of \$0.00)

Total **\$1,860.00**

Payments & Credits **\$0.00**

Balance Due **\$1,860.00**

Any warranties on the parts and accessories sold hereby are made by the manufacturer. You understand and agree that we make no warranties of any kind unless expressed in writing. You hereby authorize us to perform the repair work herein set forth and to purchase the necessary material and parts to perform such repair work. You agree that we are not responsible for loss or damage to your vehicle or articles left in your vehicle in case of fire, theft, or any other cause beyond our control or for any delays caused by unavailability of parts or delays in part shipments by the

supplier or transporter. ***All pumps should be dropped off empty, tank drained and valves left open during the winter months***

"Without us, the Pride don't ride!"

**Franklin Fire Department**

40 W. Central St.
Franklin, MA 02038
jbarbieri@franklinma.gov

Fire Apparatus Chassis Service

Completed Date: 10/29/2025
Unit: E3# JO26249 VIN: 4P1CJ01A0DA013453
Year/Make/Model: 2013 Pierce Impel
Chassis Miles: 82,021 Miles (10/23/2025)
Engine Hours: No recorded,
Next Due: 4/29/2026; 82,521 Miles
Service Order: SO-1784

**Foxborough Fire Department Motor Squad**

8 Chestnut St.
Foxborough, MA 02035
ebohner@foxboroughfire.com

Engine: 73470181 CUMMINS ISL 8.9L L6 DIESEL

Procedure	Result	Procedure	Result	Procedure	Result
1. PERFORM DOT BRAKE TEST	Defective (Maxi brake leaking at push switch. 35psi pop)	2. CHECK WINDSHIELD DOOR GLASS AND MIRROR CONDITION	Satisfactory	3. CHECK OPERATION OF HEATED AND POWER MIRRORS	Satisfactory
4. CHECK WINDSHIELD WIPER /WASHER OPERATION	Satisfactory	5. CHECK MANUAL/ELECTRIC WINDOW OPERATION	Defective (Left rear window won't go up without help)	6. CHECK ENGINE STARTS IN NEUTRAL OR PARK ONLY	Satisfactory
7. CHECK HVAC CONTROLS AND OPERATION	Satisfactory	8. CHECK A/C OPERATION	Satisfactory	9. CHECK DEF FLUID GAUGE AND ADEQUATE FLUID LEVEL	Satisfactory
10. CHECK HORNS AIR AND ELECTRIC	Satisfactory	11. CHECK SEAT CONDITION AND SEATBELT OPERATION	Satisfactory	12. CHECK INTERIOR AND DASH LIGHT OPERATION	Satisfactory
13. CHECK ALL SWITCH OPERATION	Satisfactory	14. CHECK FOR VALID STATE INSPECTION STICKER	Satisfactory	15. CHECK MUDFLAPS	Satisfactory
16. CHECK LIGHTS/ REFLECTOR OPERATION DOT/EMERGENCY	Satisfactory	17. CHECK RADIATOR FAN AND SHROUD	Satisfactory	18. CHECK BELTS AND HOSES	Satisfactory
19. CHECK AIR FILTER AND RESET RESTRICTION GAUGE	Satisfactory	20. CHECK CAB MOUNTING AND TILT MECHANISM	Satisfactory	21. CHECK OIL LEVEL-PRE DRAIN	Satisfactory
22. CHECK STEERING SHAFT U JOINTS AND SLIP YOKE	Satisfactory	23. CHECK COOLANT FLUID LEVEL	Satisfactory	24. CHECK ALTERNATOR, A/C AND AIR COMPRESSOR MOUNTING	Satisfactory
25. INSPECT INTAKE AND EXHAUST FOR LEAKS	Satisfactory	26. CHECK BATTERY CONDITION AND BATTERY BOX	Satisfactory (Shows low battery light when key on /engine off. Starts fine)	27. CHECK STARTER AND ALTERNATOR WIRING FOR DAMAGE OR CORROSION	Satisfactory
28. CHECK FOR OIL OR FLUID LEAKS	Defective (Class 1 oil leak left rear at head gasket area)	29. CHECK POWER STEERING LEVEL	Satisfactory	30. CHECK ENGINE AND TRANSMISSION MOUNTS	Satisfactory
31. CHECK AUTOMATIC TRANSMISSION LEVEL	Satisfactory	32. CHECK EXHAUST SYSTEM FOR LEAKS AND DAMAGE	Satisfactory	33. INSPECT CROSSMEMBERS FOR CRACKS OR DAMAGE	Defective (Rear cross members severely rotted)
34. INSPECT STEERING GEAR FOR LEAKS AND PROPER MOUNTING	Satisfactory	35. CHECK CAB/BODY FOR NEW DAMAGE	Satisfactory	36. CHECK DOOR ACCESS AND LATCHES	Satisfactory
37. INSPECT ALL STEPS AND GRABRAILS	Satisfactory	38. INSPECT SPRINGS AND SHOCKS	Satisfactory	39. INSPECT AIR HOSES AND WIRE HARNESSES FOR DAMAGE /CHAFFING	Satisfactory
40. INSPECT PTO PUMP LINES AND HOSES	Satisfactory	41. INSPECT AIR DRYER	Satisfactory	42. INSPECT FUEL TANK STRAPS FOR CORROSION	Satisfactory
43. INSPECT FRONT BRAKE LINING/PADS/ROTORS AS APPLICABLE	Satisfactory	44. VISUALLY CHECK WHEEL SEALS	Satisfactory	45. VISUALLY INSPECT REAR BRAKE LINING/PADS/ROTORS AS APPLICABLE	Satisfactory

46. VISUALLY CHECK REAR WHEEL SEALS	Satisfactory	47. CHECK TIRE CONDITION	Satisfactory	48. LOAD TEST BATTERIES	Satisfactory (Passes load test)
49. MEASURE FRONT AND REAR BRAKE LIFE AND REPORT	Satisfactory (22+ both rears. Disk front no indicators, rotors look good)	50. PRESSURE TEST COOLING SYSTEM AND CAP	Satisfactory	51. DRAIN AIR TANKS AND CHECK FOR WATER	Satisfactory
52. MEASURE TIRE TREAD DEPTH FRONT AND REAR	Satisfactory (New rears 14+ on both fronts)	53. CHECK SPRING BRAKE CONDITION	Satisfactory	54. INSPECT AND LUBRICATE DRIVELINE	Satisfactory
55. LUBRICATE KING PINS	Satisfactory	56. LUBRICATE FRONT END COMPONENTS	Satisfactory	57. INSPECT AND LUBRICATE REAR SUSPENSION	Satisfactory
58. LUBRICATE ALL LATCHES, LOCKS AND HINGES	Satisfactory	59. LUBRICATE S CAMS AND SLACK ADJUSTERS FRONT AND REAR AS APPLICABLE	Satisfactory	60. LUBRICATE SPRING PINS	Satisfactory
61. REPLACE ENGINE MOUNTED FUEL FILTER(S)	Satisfactory	62. REPLACE FRAME MOUNTED FUEL/WATER SEPARATOR AS APPLICABLE	Satisfactory	63. CHANGE COOLANT FILTER (IF APPLICABLE)	Satisfactory
64. CHANGE ENGINE OIL AND FILTER(S). TORQUE DRAIN PLUG	Satisfactory (Drain plug finger tight on removal)	65. REPLACE DEF FILTER (AS APPLICABLE)	N/A		

Technician: Eoin Bohnert

Digital Signature: Eoin Bohnert

Date: 10/29/2025

**Franklin Fire Department**

40 W. Central St.
Franklin, MA 02038
jbarbieri@franklinma.gov

Pump Service

Completed Date: 10/23/2025
Unit: E3# JO26249 VIN: 4P1CJ01A0DA013453
Year/Make/Model: 2013 Pierce Impel
Chassis Miles: 82,021 Miles (10/23/2025)
Engine Hours: No recorded.
Next Due: 4/23/2026; 100 Hours
Service Order: SO-1784

**Foxborough Fire Department Motor Squad**

8 Chestnut St.
Foxborough, MA 02035
ebohnert@foxboroughfire.com

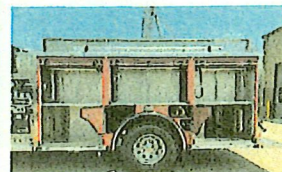
Fire Pump: B0367 HALE QMAX150-23X

Procedure	Result	Procedure	Result	Procedure	Result
1. Check air shift operation	Satisfactory	2. Check pump in gear/ok to pump lights	Satisfactory	3. Change transfer case fluids	Completed
4. Change autolube oil	Satisfactory	5. Check pump manifold and flange conditions	Satisfactory	6. Check input and output shaft seals	Satisfactory
7. Check pump packing condition and adjustment, if applicable	Satisfactory	8. Check Mechanical seals, if applicable	Satisfactory	9. Check autolube external condition if applicable	Satisfactory
10. Check operation of all valves	Satisfactory	11. Lubricate all valve assemblies	Completed	12. Lubricate all drain valve assemblies and handles	Completed
13. Lubricate all valve rods	Completed	14. Lubricate relief valve	Completed	15. Check primer fluid level if applicable	Satisfactory
16. Check water level gauge function	Satisfactory	17. Check engine information center	Satisfactory	18. Check all pump gauges	Satisfactory
19. Check Relief Valve/ Pressure governor	Satisfactory	20. Check primer operation /perform vacuum test	Satisfactory	21. Check pump and engine cooler function if applicable	Satisfactory
22. Check pump drains	Satisfactory	23. Pressurize pump and inspect for leaks	Satisfactory	24. Operate pump and note any concerns	Satisfactory

Technician: Parker Merritt**Digital Signature:** Parker Merritt**Date:** 10/23/2025



C&S DEMO PUMPER TID NO. 13929



BODY

- Bolted Painted Stainless Steel Body
- Amdoor Painted Roll-Up Doors
- Rear Slide-In Ladder and Pike Pole Storage
- Above Compartment Hard Suction Storage
- Storage for 8 SCBA Bottles in Wheel Wells
- Rear Mounted Ladder for Easy Hosebed Access

CHASSIS

- Spartan Metro Star EMFD with 10" Raised Roof
- Cummins ISL9 450 HP Engine
- 3000 EVS Transmission
- Seating for 6 Firefighters
- Back-Up Camera

TANK

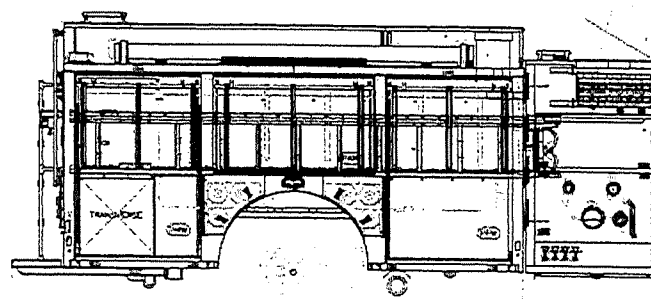
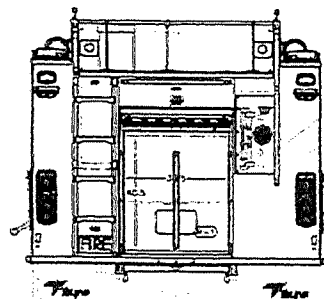
- 1000 Gallon UPF Tank
- ICI SL Plus Tank Gauge

PUMP

- Hale Qmax 1500 GPM Pump
- Fire Research Pump Boss Pressure Governor
- Front Bumper Hosewell with 1.75" Discharge
- Left side: (2) 2.5" Discharges
2.5" Intake
Master Intake
- Right side: 2.5" Discharge
3" Discharge
2.5" Intake
Master Intake
- 2.5" Crosslay
- (2) 1.75" Crosslays
- (2) Hosebed 2.5" Pre-Connects
- Pre-Piped for Foam
- Pre-Piped for Monitor

ELECTRICAL

- Whelen LED Arrowstick
- Whelen Warning Lighting
- Whelen PELCC Scene Lights on Body
- Akron Revel LED Scene Lights on Cab
- FRC Creslight 68" Brow Light
- ILI LED Strip Compartment Lighting



TREADBITE TEXTURE NOT SHOWN IN TOP VIEW

REFERENCE SCALE IN INCHES

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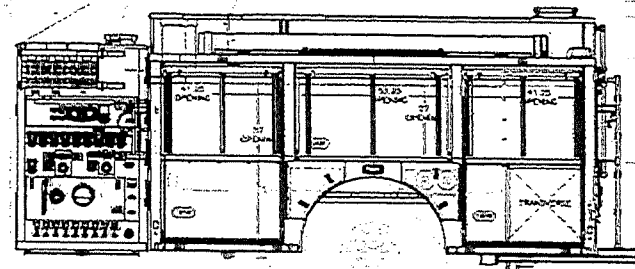
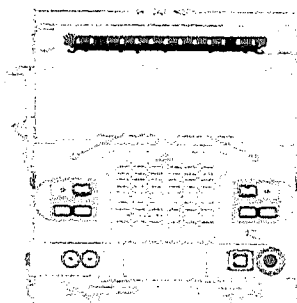
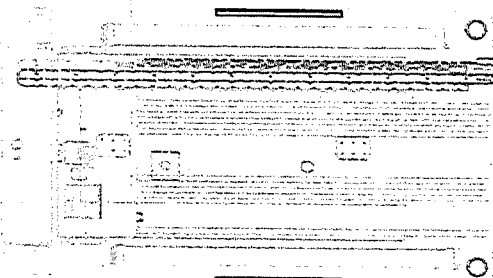
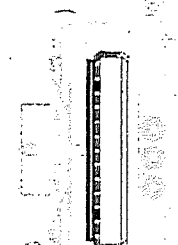
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NOTE:

DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR CHANGE AS MAY BE FOUND NECESSARY DURING CONSTRUCTION. UPON OF THIS MAY NOT BE SHOWN. IF DISCREPANCIES EXIST BETWEEN THIS DRAWING AND THE WRITTEN SPECIFICATIONS PROVIDED BY TOYNE, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.

ORIGINAL DRAWING	1450724 CHASSIS	SPARTAN METROSTAN ENFD 10' RK	SCALE	1/4" = 1'	SHEET	A
UPDATE	1450724 WB-CAL	190-190-47 011	CITY	-		
AS BUILT TANK	1450724 BODY MAT	BOLTED STAINLESS STEEL	STATE	-		
	PUMP	HALE QMAX 1000	CLR	CSB		
	TANK	1000 25 UPF POLY-TANK III	CAD	CROSSMAN		
	FOAM SYSTEM	PRG-RITE	DATE	14 SEPTEMBER 2000		
	GENERATOR	NA	FILE	C&S DEMO 1300		

Toyne
Built to take the heat.

C & S DEMO
CUSTOM PUMPER

BREDA, IA 51436
800-648-2255
WWW.TOYNE.COM



C & S SPECIALTY INC
(401) 769-2260 (800) 321-0325
(401) 769-2270 Fax



2-9-2026

Franklin Fire Dept
40 West Central Street
Franklin Ma 02038

Att: Chief Charles Allen

The undersigned is prepared to deliver for you, upon an order being placed by you, for final acceptance by C&S Specialty Inc at its headquarters office in North Smithfield RI. The apparatus and equipment herein named and for the following prices:

One (1) 2025 Toyne/Spartan 1000 Gallon Custom Pumper

STOCK UNIT – Subject to prior sale

No State, Federal or local taxes included.

H-GAC CO-OPERATIVE BID

TOTAL \$ 935,000.00

The Apparatus and Equipment shall be ready for delivery, within 60 days after the Effective Date. Any delays by Customer in providing additional desired specifications, change approvals, inspection timelines, or other required information for the Apparatus and Equipment (including as may result from a delay caused by Customer in holding any necessary pre-delivery meeting(s) between C&S Specialty and Customer) may result in an extension of the above referenced delivery timeline by the amount of time C&S Specialty requires, in its sole but reasonable discretion, to provide the Apparatus and Equipment following the Customers delay, but in any event by at least the duration of Customers delay.

The specifications herein contained shall form a part of the final contract, and are subject to changes desired by the purchaser, provided such alterations are interlined prior to the acceptance by the company of the offer to purchase, and provided such alterations do not materially affect the cost of the apparatus.

If this proposal is not accepted by the purchaser within 30 days, we reserve the right to withdraw this proposal.

Henry G. Heroux
President



TOWN OF FRANKLIN RESOLUTION 26-12

Appropriating Funds by Borrowing to Pay Costs of Purchasing a Fire Truck for the Fire Department

WHEREAS: The Town Council has been advised of a need to purchase a Fire Truck, for use by the Franklin Fire Department

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

Nine Hundred Thirty-Five Thousand Dollars, [\$935,000] is appropriated to pay costs of purchasing and equipping one fire truck for use by the Franklin Fire Department, and for the payment of all costs incidental and related thereto, and that to meet this appropriation: the Treasurer-Collector with the approval of the Town Administrator is authorized to borrow, at one time or from time to time, Nine Hundred Thirty-Five Thousand Dollars, [\$935,000] under G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.

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

FINANCE COMMITTEE ACTION

Meeting Date: 2/25/2026

Vote: 6-0

DATED: _____, 2026

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Ted Cormier-Leger, Clerk
Franklin Town Council



**TOWN
ADMINISTRATOR**
TOWN of FRANKLIN

MEMORANDUM

February 27, 2026

To: Town Council
From: Jamie Hellen, Town Administrator

RE: Parking Meter Receipts Appropriation

I am requesting Council approval to transfer and appropriate \$20,000 from the Parking Meter Receipts Reserved for Appropriation Fund to cover maintenance and operational costs associated with the parking payment kiosks located at two municipal parking lots.

The receipts from this specific revenue source are segregated from the general fund into a separate fund and earmarked for appropriation for specified purposes by Massachusetts General Law. The requested appropriation is consistent with the intended statutory use, as the expenditures directly support the operation and maintenance of the revenue generating parking system.

The parking kiosks are a critical component of the Town's parking management system, providing convenient payment options and supporting the collection of parking revenue.

Please let me know if you have any questions.



TOWN OF FRANKLIN RESOLUTION 26-13

PARKING METER RECEIPTS APPROPRIATION

APPROPRIATION: Receipts Reserved for Appropriation from Parking Fund

TOTAL REQUESTED: \$20,000

PURPOSE: To appropriate from Receipts Reserved for Appropriation Parking Fund \$20,000 for expenses related to the operation of parking payment kiosks at two municipal parking lots.

MOTION:

Be It Moved and Voted by the Town Council of the Town of Franklin that the sum of Twenty Thousand Dollars (\$20,000) shall be transferred and appropriated from Receipts Reserved to Appropriation Parking Fund for the payments of the expenses stated above.

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

DATED: _____, 2026

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Ted Cormier-Leger, Clerk
Franklin Town Council



**TOWN
ADMINISTRATOR**
TOWN of FRANKLIN

MEMORANDUM

February 27, 2026

To: Town Council
From: Jamie Hellen, Town Administrator

RE: Resolution 26-14: Gift Acceptance – Senior Center

The Senior Center has received several generous donations in the total combined amount of \$6,145. These donations will be used at the discretion of the Senior Center to provide services and programs to senior citizens in the Franklin community.

The Town extends our sincere appreciation to all who have donated to the Franklin Community. Thank you for your continued generosity and support!

Donation Summary:

Senior Center: \$ 6,145.00

- | | |
|------------------------|---------|
| • Janice D'elassandro | \$10 |
| • Barbara Murphy | \$10 |
| • Eleanor Eknaian | \$50 |
| • Tracy MacLeod | \$100 |
| • Jasmine Dodikian | \$30 |
| • Anonymous | \$30 |
| • John Bryda | \$2,500 |
| • Jasmin Dodakian | \$20 |
| • Miriam Streel | \$1,000 |
| • Pasqualina Pagliocca | \$25 |
| • Don Ficco | \$25 |
| • Donna Gladney | \$200 |
| • Louise Vozzella | \$50 |
| • Nan Rafter | \$20 |
| • Mary Anne Dean | \$10 |
| • Mary Anne Dean | \$10 |

• Mary Anne Dean	\$10
• Tracy, Dave, Marcie & Danni Rappa	\$100
• Terry Robbins	\$50
• Anne Tobin Saunders	\$50
• Susan & Joseph Leary	\$50
• Donna & John Reardon	\$50
• Roger & Roberta Trahan	\$100
• Roger & Roberta Trahan	\$50
• Blue Hill Athletic Hall of Fame Comm.	\$100
• The Peace Corps Crew	\$430
• Barbara Bantimba	\$50
• Chris & Diane Feeley	\$100
• Henry & Donna Strok	\$50
• Bibiana Nowacki	\$100
• Kloos Family	\$100
• Robert & Eleanor Ficco	\$50
• Pauline Medeiros	\$50
• Carmella & Robert Lussier	\$20
• Georgiana Fitzgerald	\$75
• Rosemary Guilbault	\$100
• Peter & Leila Milley	\$50
• Debra & Michael Gillespie	\$50
• Robert & Eleanor Ficco	\$50
• Fish of Franklin	\$100
• T.O.P.S	\$100
• Liz Martin	\$20

TOTAL: \$ 6,145.00

Please let me know if you have any questions.



TOWN OF FRANKLIN RESOLUTION 26-14

ACCEPTANCE OF GIFTS – SENIOR CENTER

WHEREAS, the Franklin Senior Center has received generous donations in the total amount of Six Thousand One Hundred Forty-Five Dollars and Zero Cents (\$6,145.00) to be used at the discretion of the Department as follows:

Donation Summary:

FRANKLIN SENIOR CENTER – \$6,145.00

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

List of all donors is included in the March 4, 2026 Town Council meeting agenda packet.

NOW THEREFORE, BE IT RESOLVED THAT:

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

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

DATED: _____, 2026

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Ted Cormier-Leger, Clerk
Franklin Town Council



**TOWN
ADMINISTRATOR**
TOWN *of* FRANKLIN

MEMORANDUM

February 27, 2026

To: Town Council
From: Jamie Hellen, Town Administrator

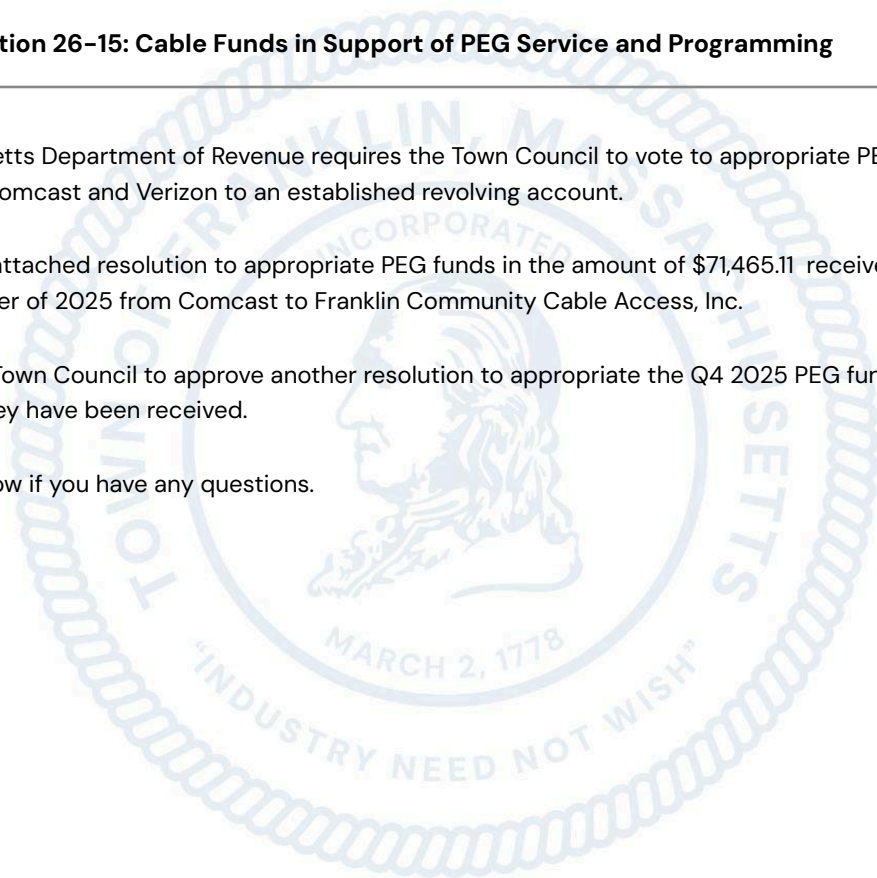
RE: Resolution 26-15: Cable Funds in Support of PEG Service and Programming

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

Please find the attached resolution to appropriate PEG funds in the amount of \$71,465.11 received for the fourth quarter of 2025 from Comcast to Franklin Community Cable Access, Inc.

We will ask the Town Council to approve another resolution to appropriate the Q4 2025 PEG funds from Verizon once they have been received.

Please let us know if you have any questions.





TOWN OF FRANKLIN RESOLUTION 26-15

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

TOTAL AMOUNT REQUESTED: \$71,465.11

PURPOSE: To appropriate \$71,465.11 from the PEG Access and Cable Related Fund created under MGL Ch. 44, §53F3/4, representing the amount received in the previous quarter from Comcast, to be paid to Franklin Community Cable Access, Inc. to operate the cable access studio and otherwise fund its operations.

MOTION: Be it Moved and Voted by the Town Council that the sum of \$71,465.11 be appropriated from the PEG Access and Cable Related Fund created under MGL Ch. 44, §53F3/4, to be paid to Franklin Community Cable Access, Inc. to operate the cable access studio and otherwise fund its operations.

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

DATED: _____, 2026

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

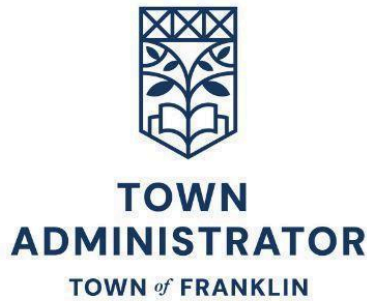
YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Ted Cormier-Leger
Franklin Town Council



MEMORANDUM

February 11,, 2026

To: Town Council
From: Jamie Hellen, Town Administrator

RE: Franklin Crossing Housecleaning Zoning Bylaw

The Town Council will consider a small series of housecleaning tweaks (Legislation for Action items 12g & 12h) to zoning bylaws, mostly affecting the Franklin Crossing Neighborhood district, which are the result of missing and/or incorrect information primarily in the submission for the Crossing Neighborhood (CN) District (25-931) and the submission for Residential Commercial Kitchens (25-939). Nothing tonight substantively changes anything within the zone. It is a housecleaning bylaw to correct a handful of provisions that are missing, or incorrectly conflict with one another, or to provide clarity.

As you may know, the Crossing Neighborhood District is a new district for that area and was worked on over the course of four years. There were an endless number of revised drafts. With a depleted staff upon final approval in both the Administrator and Planning offices, incorrect versions were used at some of the hearings and ultimately led to a few inconsistencies that were not a part of the intent of the bylaw changes.

One highlight of that zoning change to many folks in town who are concerned about density and development was the zoning took away the ability to have a fourth story building. The former "C-1" District had the ability for a fourth story by special permit, which is no longer the case. The zoning also expanded the available by right uses to encourage a greater focus on boutique uses. The new Crossing Neighborhood District is designed to focus on the unique culture and geography of that area and to contain the stress of the density in that area. We view this district as a rising star of neighborhood development with the Children's Museum, SNETT trail, La Cantina, Acapulco's, the old mill redevelopment and so forth.

These zoning bylaws are referrals to the Planning Board. The Board will be holding one hearing date on March 23rd to have a public hearing on these matters as well as MBTA Communities (approved in January). The PB had a hearing scheduled on the MBTA, but it got delayed due to the snow storm in

January. Given the legal notification requirements and this additional set of bylaws, we rescheduled them all to coincide to help focus the discussion and educate the Council and community.

Schedule for both sets of bylaw changes:

- March 23rd Planning Board public hearing.
- April 1st – Town Council public hearing and first reading.
- May 13 – Town Council second reading.

Attached is a thorough breakdown from Morena Zelaya on the details.

Please let me know if you have any questions.



**PLANNING &
COMMUNITY DEVELOPMENT**
TOWN of FRANKLIN

MEMORANDUM

Date: February 27, 2026

To: Town Council & Planning Board

From: Morena Zelaya, Director of Planning & Community Development

RE: Zoning Bylaw Amendments 26-948 & 949 to comply with MBTA Communities Statute and other minor corrections

In early 2026 the Department of Planning and Community Development (DPCD) submitted two proposed zoning bylaw amendments (26-946 & 26-947) to the Town Council for consideration, and on January 7th the Town Council referred both to the Planning Board for review. If approved, these minor zoning changes will bring Franklin into compliance with the MBTA Communities Law (MGL c.40A § 3A) by allowing necessary parcels within GRV, CN and CI to conform and be counted towards the Town's 3A unit capacity count.

While preparing the submission to the Planning Board, I discovered there was missing and/or incorrect information in some previously amended iterations of Use Schedules that affect the 3A zoning districts. And, after digging a little deeper, I discovered a few additional errors in two previously approved zoning bylaw amendments (25-931 relative to the Crossing Neighborhood District (CN) & 25-939 relative to Residential Commercial Kitchens) that also require cleanup. These mistakes happened during a time of transition and under-staffing in the DPCD and I have listed the item-by-item changes needed per attachment below for transparency. Overall, the below amendments are primarily zoning cleanups, put existing zoning back into place, and/or fill in missing zoning in CN.

The amendments submitted to the Council in January 2025 are currently pending with the Planning Board and, as a reminder, are as follows:

- Zoning Bylaw Amendment 26-946: §185 Attachment 7. Part VI, Striking Note 2 from GRV and CI, which removes the following language "Lot area must be 25% greater than that required for a single-family dwelling."
- Zoning Bylaw Amendment 26-947: §185 Attachment 9, Amendment to Note 7 language, which revises the language by removing "with three housing units" when referring to multi-family residential, and the addition of Note 16 which sets a minimum frontage requirement of 50ft for mixed-use and multifamily developments.

Zoning Bylaw Amendment 26-948:

Attachment 2- Use Regulations Schedule Part I

- 25-931 was submitted using an out of date use table which was missing use 1.4(d) "with poultry." This use was created by bylaw amendment 18-816. Because it was missing from 25-931, CN does not have a regulation for that use. **DPCD recommends matching the existing zoning for CI and prohibiting the use.**

Attachment 3- Use Regulations Schedule Part II

- Note #6 which read "Not allowed on the sidewalk level in multilevel development" was intended to be struck by 25-931 but was not made clear in the amendment submission. **DPCD recommends striking "Not allowed on the sidewalk level in multilevel development".**

Attachment 4- Use Regulations Schedule Part III

- 25-931 inadvertently included a draft of future proposed amendments to the I district. This resulted in the regulations being struck for 3.7, 3.8(b), 3.10, and 3.11(a) in the I district. The table currently shows blank cells. **DPCD recommends putting back the earlier zoning, which prohibited these uses in the I district, and taking up the proposed changes in the future.**
- 25-931 also mistakenly changed the use of 3.14(b) in the B district to Y from PB and in the I district to N from Y. **DPCD recommends changing these back to their approved uses, which also match the use allowance in the accessory schedule (attachment 8) for these districts.**

Attachment 7- Use Regulations Schedule Part VI

- 25-931 inadvertently left off the 6.1(c) use, "as part of a mixed-use development," and as such, CN is silent on the allowance of this use. **DPCD recommends matching the existing zoning in CI.**
- 26-946 mistakenly did not include the CN district. **DPCD recommends including the CN district and changes proposed are the same as those proposed for CI.**
- One of the amendments that was meant to be proposed with 25-931 was 6.3(b) in CI. The recommended amendment changed the allowance from BA to Y but unfortunately, this change was not clearly reflected as a proposed amendment in the submission. **DPCD recommends approving this amendment which also matches the use allowance in CN.**

Attachment 8- Use Regulations Schedule Part VII

- 25-931 inadvertently left off the A3(a) use, "retail residential kitchen," and as such, CN is silent on the allowance of this use. **DPCD recommends matching the existing zoning in CI and allowing the use.**
- 25-939 included a proposed amendment that was not clearly reflected as a proposed amendment in the submission by striking note 5 from A20 for RRI..., SFRIII, SFRIV, GRV, NC and RB. **DPCD recommends approving these amendments.**

Zoning Bylaw Amendment 26-949:

Attachment 9- Schedule of Lot Area Requirements

- 26-947 mistakenly did not include the CN district and as such CN is currently missing from this amendment submission. **DPCD recommends including the CN district as previously approved. The changes reflected in the attached are the same as those already proposed in 26-947.**

The above listed amendments clean up missing or inaccurate zoning and will eliminate public confusion. For more information, the bylaw amendments, including use schedules, are included in the agenda packet for the March 4, 2026 Town Council meeting. Please let me know if you have any questions or need additional information.



**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENTS 26-948**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF FRANKLIN
AT CHAPTER 185, USE REGULATION SCHEDULE ATTACHMENT 2- USE
REGULATIONS SCHEDULE PART I, ATTACHMENT 3- USE REGULATIONS
SCHEDULE PART II, ATTACHMENT 4- USE REGULATIONS SCHEDULE PART III,
ATTACHMENT 7- USE REGULATIONS SCHEDULE PART VI, AND ATTACHMENT
8- USE REGULATIONS SCHEDULE PART VII**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **deletions** to §185, Use Regulation Schedule Attachment 2- Use Regulations Schedule Part I, Attachment 3- Use Regulations Schedule Part II, Attachment 4- Use Regulations Schedule Part III, Attachment 7- Use Regulations Schedule Part VI, and Attachment 8- Use Regulations Schedule Part VII:

ZONING

185 Attachment 2

Town of Franklin

USE REGULATIONS SCHEDULE PART I

[Amended 3-25-1987 by Bylaw Amendment 87-91; 7-11-2001 by Bylaw Amendment 01-468; 10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770; 9-5-2018 by Bylaw Amendment 18-816; 3-13-2019 by Bylaw Amendment 19-830; 3-4-2020 by Bylaw Amendment 20-849; 10-22-2025 by Bylaw Amendment 25-931]

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 RRII RVI RVII	SFRI II	SFRI V	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
1. Agriculture, horticulture and floriculture															
1.1 Nursery, greenhouse	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	N
1.2 Produce stand ¹	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N
1.3 Other, parcel of 5 or more acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1.4 Other, parcel under 5 acres:															
a. With swine or fur-bearing animals for commercial use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. With other livestock or poultry	Y ²	Y ²	N	N	N	N	N	N	N	N	N	N	N	N	N
c. With no livestock	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N
d. With poultry	Y ³	Y ³	N	N	N	N	N	N	N	N	N	N	N	N	N
1.5 Garden center, retail or wholesale	PB	PB	PB	PB	PB	PB	Y	PB	Y	N	Y	PB	PB	PB	PB

NOTES:

- For sale of produce raised or grown on the premises by the owner or lessee thereof.
- Provided that any building or structure is at least 100 feet from the nearest street or property line.
- Any related structure shall be to the rear of the property's primary building, and at least 25 feet from the side and rear property lines.

ZONING

185 Attachment 3

Town of Franklin

USE REGULATIONS SCHEDULE PART II

[Amended 3-25-1987 by Bylaw Amendment 87-91; 5-3-2000 by Bylaw Amendment 00-429; 5-3-2000 by Bylaw Amendment 00-430; 11-1-2000 by Bylaw Amendment 00-442; 2-21-2000 by Bylaw Amendment 00-451; 7-11-2001 by Bylaw Amendment 01-468; 6-1-2003 by Bylaw Amendment 03-511; 12-17-2003 by Bylaw Amendment 03-532; 10-6-2004 by Bylaw Amendment 04-549; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 9-25-2013 by Bylaw Amendment 13-718; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770; 2-15-2017 by Bylaw Amendment 17-782; 3-1-2017 by Bylaw Amendment 17-786; 3-13-2019 by Bylaw Amendment 19-830; 5-7-2025 by Bylaw Amendment 25-928; 10-22-2025 by Bylaw Amendment 25-931]

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 ¹																
2.1 Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	N	N ²	N	N	N
2.2 Animal kennel, hospital	BA	BA	BA	BA	BA	BA	N	N	BA	BA	N	BA	BA	BA	BA	N
2.21 Animal day care, training	BA	BA	BA	BA	BA	BA	N	N	BA	BA	N	BA	BA	BA	BA	N
2.22 Animal grooming	BA	BA	BA	BA	BA	BA	N	PB	Y	BA	Y	BA	BA	BA	BA	N
2.3 Office, excluding office parks:																
a. Bank or credit union	N	N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
b. Medical or dental	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
c. Professional	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
d. Clerical, or administrative	N	N	N	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.4 Funeral home, undertaking	N	N	N	N	N	P/SP	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	N	N
2.5 Hotel, motel	N	N	N	N	N	N	N	PB	PB	PB	Y	PB	PB	PB	PB	N
2.6 Motor vehicle, boat, farm																

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Principal Uses	DISTRICT														
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
implement sales; rentals and leasing:															
a. With repair service	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	N
b. Without repair service	N	N	N	N	N	N	N	N	PB	N	PB	N	N	N	N
c. Other	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	N
2.7 Motor vehicle service, repair:															
a. Auto body, painting, soldering, welding	N	N	N	N	N	N	N	N	PB	N	N	PB	N	N	N
b. Filling or service station	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N
c. Other	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N
2.8 Parking															
a. Parking facility	N	N	N	N	N	N	PB	N	N	N	N	N	N	N	N
b. Off-street parking	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
2.9 Restaurant, bar	N	N	N	N	N	N	P/SP	P/SP ³	P/SP	P/SP ³	P/SP	PB	N ⁴	PB	Y ⁷
2.10 Shopping center	N	N	N	N	N	N	PB	PB	PB	N	PB	N	N	N	N
2.11 Storage facility	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
2.12 Tattoo parlor/body-piercing studio	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
2.13 Tourist home	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	N	P/SP	N	N	N	N
2.14 Office park	N	N	N	N	PB	N	N	PB	PB	N	PB	PB	N	Y	PB
2.15 Other retail sales, services															
a. General	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	Y ⁷
b. Personal	N	N	N	N	P/SP ⁵	N ⁴	P/SP	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	Y ⁷
c. Other	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	Y ⁷
2.16 Vehicular service establishment	N	N	N	N	N	N	N	PB	PB	PB	PB	N	N	N	N
2.17 Trade center	N	N	N	N	N	N	N	N	N	N	N	N	P/SP	PB	N
2.18 Catering	PB	PB	PB	PB	PB	N	Y	PB	PB	PB	PB	Y	Y	N	N ⁴
2.19 Function hall	PB	N	PB	PB	PB	N	Y	PB	PB	PB	PB	Y	Y	N	N ⁴
2.20 Psychic services/fortune-telling	N	N	N	N	PB	N	N	N	N	N	N	PB	N	N	N
2.21 Bed-and-breakfast	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	N	N
2.22 Country store	N	N	N	N	Y	PB	Y	Y	Y	N	Y	N	N	N	N
2.23 Non-medical marijuana facility	N	N	N	N	N	N	N	N	N	N	N	PB ⁶	N	N	N
2.24 Business incubator and coworking space	N	N	N	N	PB	PB	Y	Y	Y	Y	Y	Y	Y	Y	Y

ZONING

Principal Uses	DISTRICT														
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
2.25 Artisanal and craft maker space	N	N	N	N	PB	PB	Y	Y	Y	Y	Y	N	Y	Y	Y
2.26 Art gallery	N	N	N	N	PB	Y	Y	Y	Y	Y	Y	N	N	Y	Y
2.27 Shared-use commercial kitchen	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y

NOTES:

¹ If any part of a principal use is considered a VSE (see § 185-3, Definitions), the requirements for VSE must be met.

² Except as permitted by a special permit within the Adult Use Overlay District as described in § 185-47.

³ Except BA if involving live or mechanical entertainment.

⁴ Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.

⁵ Establishments are limited to a maximum gross building footprint of 2,800 square feet.

~~**6 Not allowed on the sidewalk level in multifamily development.**~~

⁶ Non-medical marijuana facilities may be permitted by Planning Board special permit in portions of the Industrial Zone with 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.

ZONING

185 Attachment 4

Town of Franklin

USE REGULATIONS SCHEDULE PART III

[Amended 1-28-1986 by Bylaw Amendment 85-60; 3-25-1987 by Bylaw Amendment 87-91; 11-3-1993 by Bylaw Amendment 93-245; 3-2-1994 by Bylaw Amendment 93-251; 7-11-2001 by Bylaw Amendment 01-468; 10-2-2002 Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 12-17-2003 by Bylaw Amendment 03-532; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770; 6-28-2017 by Bylaw Amendment 17-792; 8-8-2018 by Bylaw Amendment 18-812; 3-13-2019 by Bylaw Amendment 19-830; 3-4-2020 by Bylaw Amendment 20-849; 10-22-2025 by Bylaw Amendment 25-931]

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.

	District															
Principal Uses	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CH	DC	B	I	LI	O	MBI
3. Industrial, utility																
3.1 Bus, railroad station	N		N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N
3.2 Contractor's yard																
a. Landscape materials storage and distribution	N		N	N	N	N	N ⁷	N	N	N	N	N ⁷	P/SP	N	N	N
b. Other	N		N	N	N	N	N	N	N	N	N	N ⁷	P/SP	N	N	N
3.3 Earth removal																
a. Earth removal, commercial ^{3,5,6}	N		N	N	N	N	N	BA	BA	BA	N	BA	BA	N	BA	N
b. Earth removal, other ^{3,4}	BA		BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	N
c. Rock quarrying.	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N
d. Washing, sorting and/or crushing or processing of materials	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N
e. Production of concrete	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N

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	District														
Principal Uses	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
f. Production of bituminous concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.4 Lumberyard	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
3.5 Manufacturing and Processing:															
a. Biotechnology ¹	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N
b. Light	N	N	N	N	N	N	N	PB	PB	PB	PB	P/SP	N	PB	Y ⁹
c. Medium	N	N	N	N	N	N	N	N	N	N	N	P/SP	N	N	Y ⁹
d. Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.6 Printing, publishing:															
a. Under 5,000 square feet	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N
b. Over 5,000 square feet	N	N	N	N	N	N	N	N	N	N	P/SP	P/SP	N	PB	N
3.7 Public utility	P/SP	P/SP	P/SP	P/SP	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N
a. Electric power plant	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	N
3.8 Research and development:															
a. Biotechnology ¹	N	N	N	N	N	N	N	N	N	N	N	PB ²	N	PB ²	N
b. Others	N	N	N	N	N	N	N	N	N	N	P/SP	P/SP	N	P/SP	P/SP
3.9 Solid waste facility	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	N
3.10 Warehouse, distribution facility	N	N	N	N	N	N	N	N	N	N	PB	Y	N	N ⁷	Y
3.11 Wholesale office, salesroom:															
a. With storage	N	N	N	N	N	N	N	N	P/SP	N	P/SP	P/SP	N	N ⁷	Y
b. Without storage	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N ⁷	N ⁷	Y
3.12 Conference center	N	N	N	N	N	N	N	N	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	Y	PB	PB	PB	PB	PB	PB	N	PB
3.14 Ground-mounted Solar Energy System															
a. Small-scale	Y	Y	Y	Y	Y	Y	N	N	Y	N	Y	Y	Y	Y	N ⁷
b. Medium-scale ^{8,10}	PB	PB	PB	N ⁷	N	N ⁷	N	N	PB	N	Y PB	N Y	N	N ⁷	N
c. Large-scale ^{8,10}	N	N	N	N	N	N	N	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.

185 Attachment 4:2

Supp XX, XXX 2026

ZONING

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 4:3

Supp XX, XXX 2026

ZONING
185 Attachment 7

Town of Franklin

USE REGULATIONS SCHEDULE PART VI

[Amended 3-25-1987 by Bylaw Amendment 87-91; 7-11-2001 by Bylaw Amendment 01-468; 10-2-2002 by Bylaw Amendment 02-507;
6-11-2003 by Bylaw Amendment 03-511; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 10-16-2013 by
Bylaw Amendment 13-723; 1-21-2015 by Bylaw Amendment 15-745; 11-16-2016 by Bylaw Amendment 16-770; 3-13-2019 by Bylaw Amendment
19-830; 5-3-2023 by Bylaw Amendment 23-889; 8-14-2024 by Bylaw Amendment 24-908; 10-22-2025 by Bylaw Amendment 25-931]

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 RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
6. Residential															
6.1 Multifamily or apartment															
a. With four or more housing units ⁴	N ¹	N	N	Y ^{2,3}	PB ^{2,8}	N	Y ^{2,3}	Y ^{2,3}	N	Y ^{5,6}	N	N	N	PB ^{7,8}	N
b. With three housing units	N	N	PB ²	Y ²	Y ²	N	Y ²	Y ²	Y	Y	N	N	N	N	N
c. As part of a mixed-use development	N	N	N	PB ^{2,3}	PB ^{2,8}	N	Y ³	Y ^{2,3}	N	Y ^{5,6}	N	N	N	PB ^{7,8}	N
6.2 Single-family	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
6.3 Two-family															
a. New	N	N	Y ²	Y ²	Y ²	N	Y	Y	Y	N	N	N	N	N	N
b. By conversion	BA	BA	BA	Y	Y	N	Y	BA Y	Y	BA	N	N	N	N	N

NOTES:

¹ Except PB in RVI District per § 185-38, and RVII District per § 185-50.

² Lot area must be at least 25% greater than that required for a single-family dwelling.

³ No more than one dwelling unit per 2,250 square feet of lot area may be permitted; additional dwelling units may be allowed by special permit from the Planning Board.

⁴ All multifamily developments with 10 or more housing units are required to address the affordable housing requirements in § 185-51.

⁵ All dwelling units shall be located on floors above the street level floor.

⁶ No more than one dwelling unit per 2,000 square feet of lot area will be permitted; additional dwelling units may be allowed by special permit from the Planning Board.

Note: this table includes amendments proposed in 26-946. These include 6.1(a),(b),(c) in GRV and CI and 6.3(a) in GRV. 26-948 amendments are 6.1(a),(b),(c) in CN and 6.3(b) in CI.

185 Attachment 7:1

Supp 2X, XXX 2026

FRANKLIN CODE

⁷ All multifamily residential developments require a minimum of five acres.

⁸ No more than one dwelling unit per 3,000 square feet of lot area will be permitted.

185 Attachment 7:2

Supp 2X, XXX 2026

ZONING
185 Attachment 8

Town of Franklin

USE REGULATIONS SCHEDULE PART VII

[Amended 10-19-1983 by Bylaw Amendment 83-44; 3-25-1987 by Bylaw Amendment 87-91; 7-11-2001 by Bylaw Amendment 01-468;

10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 12-17-2003 by Bylaw Amendment 03-532;

3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 10-16-2013 by Bylaw Amendment 13-723;

11-16-2016 by Bylaw Amendment 16-770; 8-8-2018 by Bylaw Amendment 18-812; 9-5-2018 by Bylaw Amendment 18-816; 3-13-2019 by Bylaw Amendment 19-

830; 3-4-2020 by Bylaw Amendment 20-849; 7-19-2023 by Bylaw Amendment 23-895R; 1-22-2025 by Bylaw Amendment 24-918; 10-22-2025 by Bylaw

Amendment 25-931; 10-22-2025 by Bylaw Amendment 25-939]

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.

		District														
Accessory Uses		RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
A1	Boarding	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N
A2	Contractor's yard	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
	a. Landscape materials storage and distribution	N	N	N	N	Y ³	Y ³	N	N	N	N	Y	Y	N	N	N
A3	Home occupation (See § 185-39B.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
	a. Residential commercial kitchens ⁹	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
A4 goods	Manufacture, assembly, packing of sold on premises	N	N	N	N	Y ¹	N	Y ¹	Y ¹	Y ¹	Y ¹	Y	Y	N	Y ¹	Y
A5	Off-street parking (See § 185-39C.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A6	Professional office, studio (See § 185-39A.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
A7	Restaurant, bar	N	N	N	N	N	N	Y	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	Y	N	Y	Y	Y	Y	Y	Y ²	N	Y ²	Y

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		District															
Accessory Uses		RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
A9 37	Scientific use in compliance with § 185-	BA		BA	BA	BA	BA	N	BA	BA	BA	BA	Y	Y	Y	Y	Y
A10	Signs (See § 185-20.)	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A11	Single-family dwelling for personnel required for safe operation	Y		Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	Y	N
A12	Other customary accessory uses	Y		Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
A13	Other retail sales, services	N		N	N	N	Y	N ⁴	Y	Y	Y	Y	Y	Y	Y	Y	Y
A13.1	Animal grooming	BA		BA	BA	BA	BA	N	Y	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	Y	Y	Y	Y	Y	Y	N	Y	Y
b.	Without storage	N		N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y ²	Y	Y
A17	Catering	N		N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
A18	Function hall	N		N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
A19	Ground-mounted Solar Energy System ⁵																
a.	Small-scale	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b.	Medium-scale ⁶	PB		PB	PB	PB	N	PB	N	N	PB	N	PB	Y	N	PB	PB
A20	Agricultural with Poultry, parcel under 5 acres ⁷	Y ⁵		Y ⁵	Y ⁵	Y ⁵	Y ⁵	Y ⁵	N	N	N	N	N	N	N	N	N
A21	Accessory Dwelling Residential Unit ⁵	Y ⁸		Y ⁸	Y ⁸	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N

NOTES:

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

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: _____, 2026

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: ____ **ABSENT:** ____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Ted Cormier-Leger, Clerk
Franklin Town Council



**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENTS 26-949**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF FRANKLIN
AT CHAPTER 185, ATTACHMENT 9- SCHEDULE OF LOT, AREA, FRONTAGE,
YARD AND HEIGHT REQUIREMENTS**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

ZONING
185 Attachment 9

Town of Franklin

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS

[Amended 5-20-1998 by Bylaw Amendment 98-357; 5-6-1998 by Bylaw Amendment 98-361; 5-3-2000 by Bylaw Amendment 00-430; 7-11-2001 by Bylaw Amendment 01-468; 12-5-2001 by Bylaw Amendment 01-486; 10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-654; 6-19-2013 by Bylaw Amendment 13-717; 10-16-2013 by Bylaw Amendment 13-719; 1-22-2014 by Bylaw Amendment 13-726; 11-16-2016 by Bylaw Amendment 16-771; 9-26-2018 by Bylaw Amendment 18-815; 9-26-2018 by Bylaw Amendment 18-818R; 3-13-2019 by Bylaw Amendment 19-831; 9-6-2023 by Bylaw Amendment 23-898; 10-22-2025 by Bylaw Amendment 25-932]

		Minimum Lot Dimensions			Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upland	
	Area (square feet)	Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving ³
District											
Rural Residential I	40,000	200	200	1804	40	40	40	3	35	20	25
Residential VI	40,000	200	200	1804	40	40	40	3	35	20	25
Residential VII ¹¹	40,000	200	200	1804	40	40	40	3	35	20 ¹²	25 ¹²
Rural Residential II	30,000	150	200	1354	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 ¹⁶	100	90	20	15	20	3	40	45	55
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Rural Business ¹³	40,000	200	200	180	40	30	40	1.5	30	10	30
Downtown Commercial	5,000	50	50	45	5 ¹⁰	0 ²	15	3 ⁹	409	80	90
Crossing Neighborhood ⁷	5,000	50	50	45	5 ¹⁰	0 ²	15	3	40	80	90
Commercial I ⁷	5,000	50	50	45	201	10 ¹⁴	15	3 ¹⁵	40 ¹⁵	80	90
Commercial II	40,000	175	200	157.5	40	30	30	3 ¹⁵	40 ¹⁵	70	80
Business	20,000	125	160	112.5	40	20	30	3 ¹⁵	40 ¹⁵	70	80
Mixed Business Innovation	40,000	175	200	157.5	40	305	305	3 ¹⁵	40 ¹⁵	70	80
Industrial	40,000	175	200	157.5	40	305	305	3 ⁶	—	70	80
Limited Industrial	40,000	175	200	157.5	40	308	308	3 ⁶	406	70	80
Office	40,000	100	100	90	20	305	305	3 ⁶	406	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 a right-of-way which is 75 feet or more.

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NOTES:

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

16. Minimum continuous frontage of 50ft for mixed-use & multifamily buildings

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: _____, 2026

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: ____ **ABSENT:** ____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Ted Cormier-Leger, Clerk
Franklin Town Council