



**Economic Development Subcommittee
Agenda & Meeting Packet**

July 16, 2025

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

A NOTE TO RESIDENTS: All citizens are welcome to attend public meetings in person. To **view the live meeting remotely, citizens** are encouraged to watch the live stream on the [Franklin Town Hall TV YouTube channel](#) or the live broadcast on Comcast Channel 9 and Verizon Channel 29. 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 #819 0476 3421 & Link: <https://us02web.zoom.us/j/81904763421>

- **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.

Agenda:

1. Discussion and Recommendation of creating the Crossing Neighborhood Zoning District
 - a. [Department of Planning & Community Development Memo](#)
 - b. [Zoning Bylaw Amendment 25-929: Creation of the Crossing Neighborhood Zoning District](#)
 - c. [Zoning Bylaw Amendment 25-930: Zoning Map Changes](#)
 - d. [Zoning Bylaw Amendment 25-931: Use Regulations](#)
 - e. [Zoning Bylaw Amendment 25-932: Lot, Area, Frontage, Yard, Height Requirements](#)
 - f. [Zoning Bylaw Amendment 25-933: Parking, Loading, Driveway Requirements](#)
 - g. [Zoning Bylaw Amendment 25-934: Changes to Ch. 185, Sections 3, 4, 20, 31](#)
2. [Discussion and Recommendation on eliminating "Use Variances" from the authority within the Zoning Board of Appeals](#)
3. Update on 2026 World Cup preparation
4. [2024-25 Town Council/Administrator EDC Goals Review](#)
 - a. Discussion on priorities of Master Plan, Housing Production Plan, Franklin For All plans



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

MEMORANDUM

July 10, 2025

To: Melanie Hamblen, Chair, Economic Development Subcommittee

From: Amy Love, Town Planner

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

RE: Crossing Neighborhood District, Recommended Zoning Bylaw Amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§185-3 Definitions

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

§185-4 Definitions

Amends District Enumerated to include the Crossing Neighborhood Zoning District.

§185-20 Signs

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

§185-31 Site Plan and Design Review

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

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



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

CREATION OF THE CROSSING NEIGHBORHOOD ZONING DISTRICT

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

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

Crossing Neighborhood (CN)

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

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

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

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

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

**Nancy Danello, CMC
Town Clerk**

RECUSED: _____

**Glenn Jones, Clerk
Franklin Town Council**

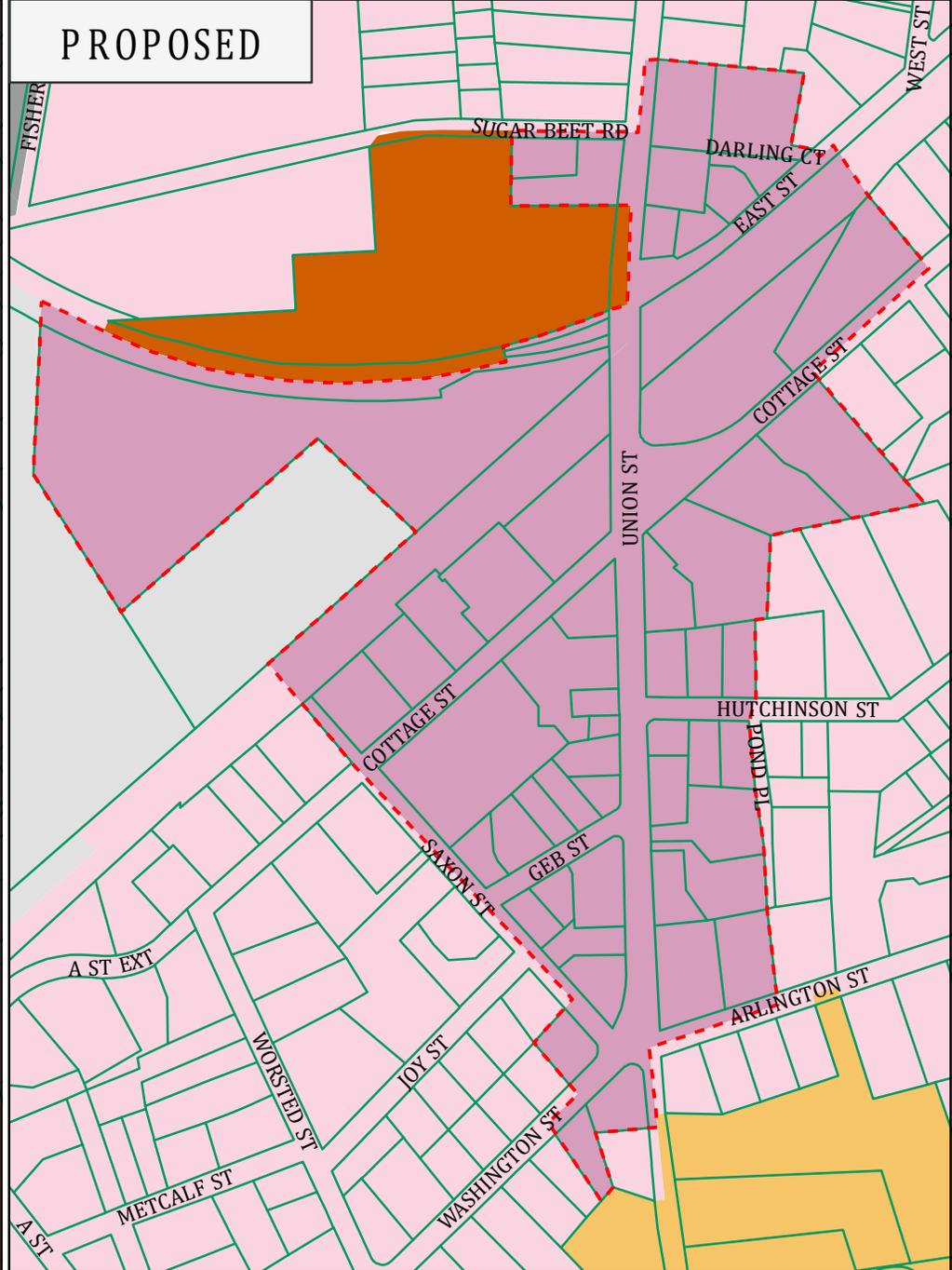
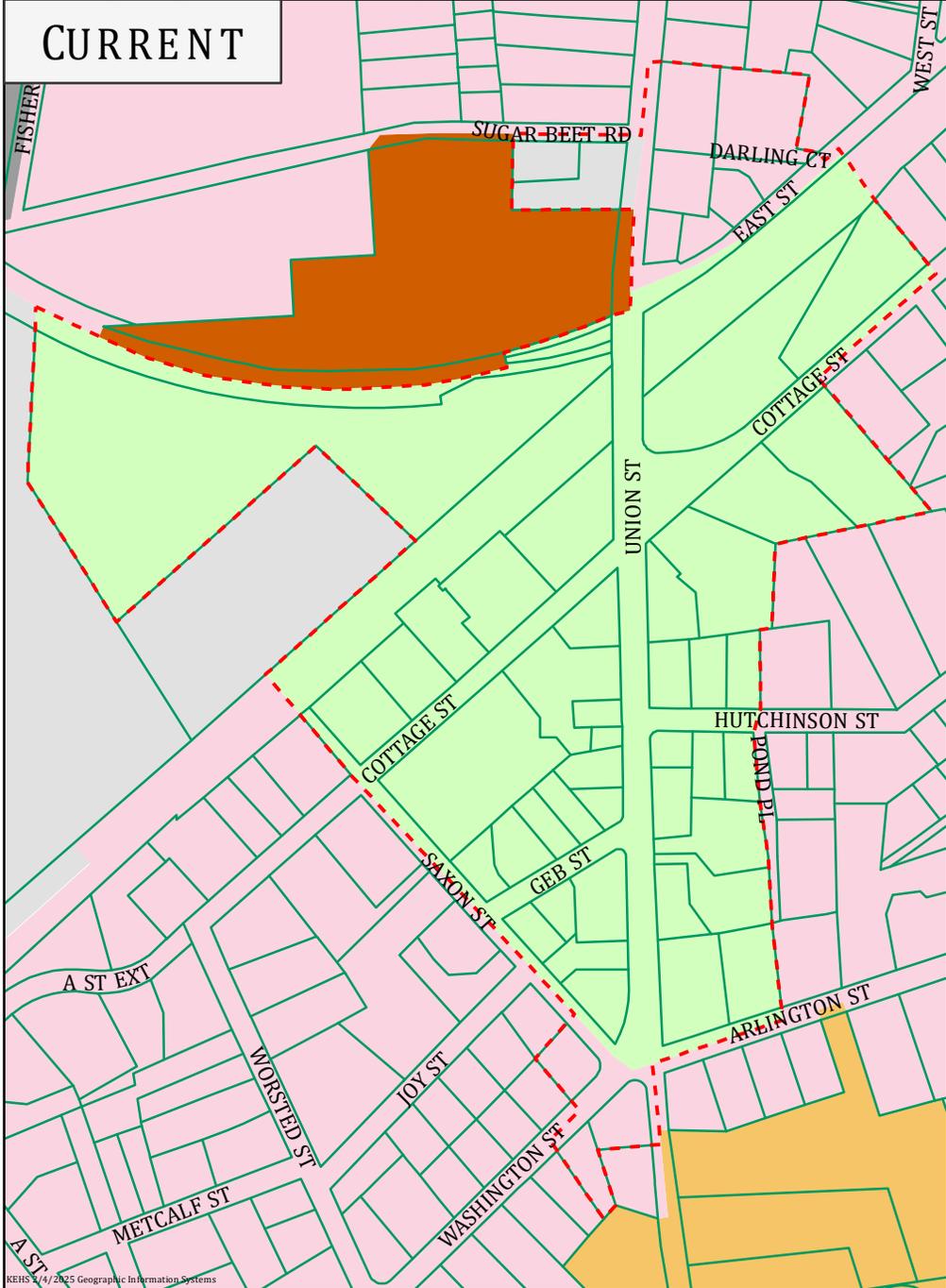
Proposed Zoning Map Changes

An Area On Or Near Union Street

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

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

Amendment 25-930





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

THE CROSSING ZONING USE REGULATIONS

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

185 Attachment 2
USE REGULATION SCHEDULE
PART I

Symbols in the Use Regulations Schedule shall mean the following:

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

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

NOTES:

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

185 Attachment 3
USE REGULATION SCHEDULE
PART II

Symbols in the Use Regulations Schedule shall mean the following:

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

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

185 Attachment 3
USE REGULATION SCHEDULE
PART II (Continued)

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

NOTES:

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

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

185 Attachment 4
USE REGULATION SCHEDULE
PART III

Symbols in the Use Regulations Schedule shall mean the following:

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

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

185 Attachment 4
USE REGULATION SCHEDULE
PART III (Continued)

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

NOTES:

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

185 Attachment 5
USE REGULATION SCHEDULE
PART IV

Symbols in the Use Regulations Schedule shall mean the following:

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

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

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

185 Attachment 6
USE REGULATION SCHEDULE
PART V

Symbols in the Use Regulations Schedule shall mean the following:

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

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

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

185 Attachment 7
USE REGULATION SCHEDULE
PART VI

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

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

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

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

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

NOTES:

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

185 Attachment 8
USE REGULATION SCHEDULE
PART VII

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

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

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

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

Accessory Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
A1 Boarding	N	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	N	N	N	N	N	N
A2 Contractor's yard	N	N	N	N	N	N	N	<u>N</u>	N	N	N	Y	Y	N	N	N
a. Landscape materials storage and distribution	N	N	N	N	N	Y ³	Y ³	<u>N</u>	N	N	N	Y	Y	N	N	N
A3 Home occupation (See § 185-39B.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	N	N	N	N
A4 Manufacture, assembly, packing of goods sold on premises	N	N	N	N	N	Y ¹	N	<u>Y¹</u>	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	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A6 Professional office, studio (See § 185-39A.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	N	Y	Y	Y
A7 Restaurant, bar	N	N	N	N	N	N	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A8 Retail sale of nonagricultural products manufactured, warehoused or manufactured, warehoused or distributed on or from premises	N	N	N	N	N	Y	N	<u>Y</u>	Y	Y	Y	Y	Y ²	N	Y ²	Y
A9 Scientific use in compliance with § 185-37	BA	BA	BA	BA	BA	BA	N	<u>BA</u>	BA	BA	BA	Y	Y	Y	Y	Y
A10 Signs (See § 185-20.)	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A11 Single-family dwelling for personnel required for safe operation	Y	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	N	Y	Y	Y	Y	N
A12 Other customary accessory uses	Y	Y	Y	Y	Y	Y	N	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A13 Other retail sales, services	N	N	N	N	N	Y	N ⁴	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y
A13.1 Animal grooming	BA	BA	BA	BA	BA	BA	N	<u>Y</u>	Y	BA	Y	BA	BA	BA	BA	BA

185 Attachment 8
USE REGULATION SCHEDULE
PART VII (Continued)

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

NOTES:

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

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

DATED: _____, 2025

VOTED: _____

A TRUE RECORD ATTEST:

UNANIMOUS: _____

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



**TOWN OF FRANKLIN
ZONING BY LAW AMENDMENT 25-932**

THE CROSSING ZONING DISTRICT

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

185 Attachment 9

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

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

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

NOTES:

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

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

DATED: _____, 2025

VOTED: _____

A TRUE RECORD ATTEST:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



**TOWN OF FRANKLIN
ZONING BY LAW AMENDMENT 25-933**

CROSSING NEIGHBORHOOD ZONING DISTRICT

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

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

(1) In the Downtown Commercial Zoning District:

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

(2) In the Commercial I Zoning District:

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

(3) In the Crossing Neighborhood Zoning District:

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

(3 4) All Other Zoning Districts:

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

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



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

CROSSING NEIGHBORHOOD ZONING DISTRICT

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

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

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

Crossing Neighborhood Zoning District (CN)

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

B. Applicability

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

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

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

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

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

B. Design Review Commission Review Requirements.

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

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

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



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

MEMORANDUM

July 10, 2025

To: Economic Development Subcommittee

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

RE: Zoning Bylaw Amendment 25-941: A Zoning Bylaw to Amend the Code of the Town of Franklin at Chapter 185, Section 45 D.2.B.

Currently the Zoning bylaws allows use variances in Section 185-45 D.2.B. Use variances allow developers/owners to apply with the Zoning Board of Appeals to develop a site with use that is currently not allowed in the Zoning bylaws Section 185. The proposed bylaw amendment would eliminate allowing property owners to file for a use variance.



**TOWN OF FRANKLIN
ZONING BY LAW AMENDMENT 25-941**

USE VARIANCES

**A ZONING BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN
AT CHAPTER 185, SECTION 45 D.2.B.**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by **additions** and **deletions** §185-45.D.2.b Board of Appeals, as follows:

To hear and decide petitions for variances, **excepting variances for use**. Variances from the terms of this chapter, **but not including** variances for use, may be authorized by the Board of Appeals with respect to particular land or structures, but only in cases where the Board finds all of the following:

- [1] A literal enforcement of the provisions of this chapter would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.
- [2] The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.
- [3] Desirable relief may be granted without either:
 - [a] Substantial detriment to the public good; or
 - [b] Nullifying or substantially derogating from the intent or purpose of this chapter.

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

DATED: _____, 2025

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

**Nancy Danello, CMC
Town Clerk**

RECUSED: _____

**Glenn Jones, Clerk
Franklin Town Council**

2024-2025 EDC Goals

Last updated: July 16, 2025

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

Economic Development (To the EDC)

- Comply with the MBTA Communities law, including evaluating the potential of rezoning around Forge Park MBTA station.
 - Complete.
- Monitor statewide Housing Bond Bill & housing legislation relative to ADU's.
 - Complete.
- Support and codify a grease trap bylaw with the Board of Health and Sewer Department.
 - Complete.
- Discuss a 40R Bylaw.
 - In process. The concept has been discussed at several EDC meetings.
- Prioritize and/or implement recommendations from the Housing Production Plan, Franklin For All Study and townwide Master Plan (pending approval of the Master Plan by the Planning Board).
 - Complete. The plans are finalized and the Council will discuss on 7/23.
- Execute Phase 1 of the branding & marketing analysis, including a refresh of the town and school websites, new Town logo design along with brand guidelines and templates, and a cleanup of the Town seal.
 - Complete.
- Continue to research and discuss a home occupation business bylaw.
 - July 23rd referral to the planning board.
- Research zoning relative to shared kitchen spaces.
 - Complete.
- Review and approve the Franklin Crossing Neighborhood zoning district (C-1).
 - July 23rd referral to the planning board.
- Collaborate with FPS, local, regional and statewide stakeholders to prepare for and market Franklin for the World Cup when it arrives in 2026 in Foxborough.
 - July 16th update to the EDC.