



Town of Franklin

Inspection Department

Building Inspection • Division of Wires • Division of Gas
Division of Plumbing • Sealer of Weights & Measures
355 East Central Street
Franklin, MA 02038-1352

Lloyd "Gus" Brown
Building Commissioner
Zoning Officer

Office (508) 520-4926
FAX (508) 520-4906
gbrown@franklinma.gov

March 6, 2025

Franklin Planning Board Members
Mr. Greg Rondeau
355 East Central Street
Franklin, MA. 02038

Re: 759 Union Street

Dear Members and Chair,

The uses allowed at the above noted property are referenced on page 185:18.3 of the Franklin Zoning Code Chapter 185.

C. (7) Reads as follows:

The Commercial II District (CII) is intended primarily for office, retail, service, trade, restaurant, and other commercial uses and limited industrial uses in a suburban commercial environment. Single and two family residential uses may also be permitted.

It is my interpretation that the use that the proponent has proposed is allowed in CII. There are 4 homes that are in the same area as this property and I believe the intent of the town's bylaw is to allow the aforementioned uses to exist harmoniously with residential homes.

There was mention during the public hearing of the proponent installing overhead doors. As long as the proponent installs floor drains under the Massachusetts Plumbing and Gas Code the overhead doors are allowed.

I would ask that the proponent agree to this stipulation: Every potential tenant that engages with the owner of the property, must first proposed the use to the Franklin Building Commissioner prior to signing any agreement to locate at 759 Union Street Franklin, MA. In addition outside equipment storage may be treated the same as junk should it become a problem.

I believe this letter will serve as meeting all concerns that the board or neighbors may have.


Lloyd Brown
Building Commissioner
Town of Franklin

RECEIVED

MAR 07 2025

PLANNING DEPT.