

Economic Development Subcommittee

February 5, 2020

5:30 PM

MINUTES

Members Present: Councilors Melanie Hamblen, Glenn Jones, Andrew Bissanti, Eamon McCarthy Earls

Members Absent: None

Town staff also in attendance: Town Administrator Jamie Hellen, Chrissy Whelton - Assistant to the Town Administrator, Bryan Taberner - Director of Planning and Community Development, Alecia Alleyne - Administrative Assistant

Councilor Hamblen called the meeting to order at 5:32 PM

1. EDC Goals Prioritization Review.

Members of the EDC engaged in a conversation regarding their goals for 2020 and 2021. Councilor Bissanti recommended adding open space overlay to the inclusionary zoning debate. Councilor Jones suggested the potential for hosting an economic development summit. Councilor Earls mentioned the Garelick property and wanted to discuss any potential plans there may be for the future of that property. Discussion ensued regarding the snow removal bylaw and how to best present the bylaw to the public. The EDC members came to the conclusion that a map outlining areas where the bylaw would be in effect would be the most effective method of displaying the information to the public.

2. Lot Line Cleanup #3: Areas Near Pleasant, Chestnut, and Brook Streets.

This is part of a multiyear project to better define the Town's zoning districts by following parcel lines. In areas where parcels are within two or more zoning districts, the zoning district is moved so each parcel is only in one zoning district.

Motion to move agenda item number 2, "Lot Line Cleanup #3" to the Town Council was made by Councilor Jones. Motion was **Seconded** by Councilor Hamblen and Councilor McCarthy Earls: VOTE: Hamblen - Yes, McCarthy Earls - Yes, Jones - Yes, Recused - Bissanti. The motion passes 3-0 (*Recused-Bissanti*) to forward it to the full Town Council for consideration.

The next EDC meeting will be held March 4th, 2020 at 5:30 PM.

Meeting Adjourned at 6:16 PM

**Town Council Meeting
2020 and 2021 Goals
Town Council Workshop
January 8, 2020**

EDC List

Economic Development – To the EDC

- Revise Solar Bylaw in Residential districts - **in process.**
- Continue Lot Line “Clean ups” around town - **in process.**
- Zoning Changes
 - Inclusionary Zoning bylaw proposal to stabilize the Town's Affordable Housing Inventory with the state to ensure we maintain 10% affordable housing stock and preserving local zoning -- **March 4th EDC**
 - Master Plan Update before the Council -- **Expected June/July 2020**
 - Draft and Adopt state Affordable Housing Plan
 - Residential 5 and C-1 density
 - The Franklin Crossing Neighborhood District rezone
- Approve Snow Removal bylaw on sidewalks - **To review per TC April/May**
- Present Economic Profile to the Town Council - EDC to evaluate or implement ideas based off of the recommendations in the final report - **Tentative March Presentation**
- Ferrara Parking Lot Lease for continued commuter rail and free municipal parking in downtown -- **in process.**
- Nu-Style (Grove Street) options
- Review BioTechnology Bylaw (EDC)
- Analyze Food requirement and closing hours for restaurants (EDC)
- Review and cleanup Marijuana Overlay District
- Revise Over 55 Overlay, including open space requirement (EDC)
- Monitor Mixed Innovation Business District (EDC)
- MBTA parking Lot in Downtown

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

TO: JAMIE HELLEN, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: ZONING BYLAW AMENDMENT 20-8X1, ZONING MAP CHANGES
TO BETTER DEFINE THE TOWN OF FRANKLIN'S ZONING DISTRICTS
CC: MARK G. CEREL, TOWN ATTORNEY; AMY LOVE, TOWN PLANNER;
CHRISSEY WHELTON, ASSISTANT TO THE TOWN ADMINISTRATOR
DATE: JANUARY 21, 2020

As you know the Department of Planning and Community Development (DPCD) and other Town staff are undergoing a multi-year project to better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts, the Zoning District line is moved so each parcel is only in one zoning district, in most cases based on the current land use. Attached is a proposed Zoning Map Amendment that would change the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code).

Zoning Bylaw Amendment 18-8X1: Zoning Map Changes from Rural Residential I and Single Family Residential III, Rural Residential II and Single Family Residential III, or Single Family Residential III and Single Family Residential IV, to Rural Residential I, Single Family Residential III, or Single Family Residential IV, an area on or near Pleasant and Chestnut Streets.

The attached Zoning Map Amendment includes the amendment document, a list of parcels proposed for rezoning, and a diagram with two maps: one showing the current zoning, and one showing proposed Zoning Map changes.

I recommend the Town Council's Economic Development Subcommittee discuss the proposed Zoning Map Amendment in the near future. If the Committee supports the proposed zoning map changes, the Zoning Map Amendment should be scheduled for a Town Council meeting in the near future for further consideration.

The proposed Zoning Map Amendment is a small part of the larger Town-wide project. Let me know if you have questions or require additional information.



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 20-8X1**

**ZONING MAP CHANGES FROM RURAL RESIDENTIAL I AND
SINGLE FAMILY RESIDENTIAL III, RURAL RESIDENTIAL II AND
SINGLE FAMILY RESIDENTIAL III, OR SINGLE FAMILY
RESIDENTIAL III AND SINGLE FAMILY RESIDENTIAL IV,
TO RURAL RESIDENTIAL I, SINGLE FAMILY RESIDENTIAL III,
OR SINGLE FAMILY RESIDENTIAL IV,
AN AREA ON OR NEAR PLEASANT AND CHESTNUT STREETS**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF
FRANKLIN AT CHAPTER 185 SECTION 5, ZONING MAP**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments to §185-5, Zoning Map:

That the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I and Single Family Residential III to Single Family Residential III an area containing **109.83± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

248-019-000	266-043-000	280-060-000
262-094-000	266-100-001	

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I and Single Family Residential III to Rural Residential I an area containing **16.570± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

245-056-000	266-069-000	280-061-000
266-042-000		

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential III to Single Family Residential III **1.67± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

244-044-000

And the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential III and Single Family Residential IV to Single Family Residential IV **0.72± acre** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

280-005-000

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Pleasant and Chestnut Streets").

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: _____, 2020

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Teresa M. Burr, CMC
Town Clerk

ABSENT _____

RECUSED _____

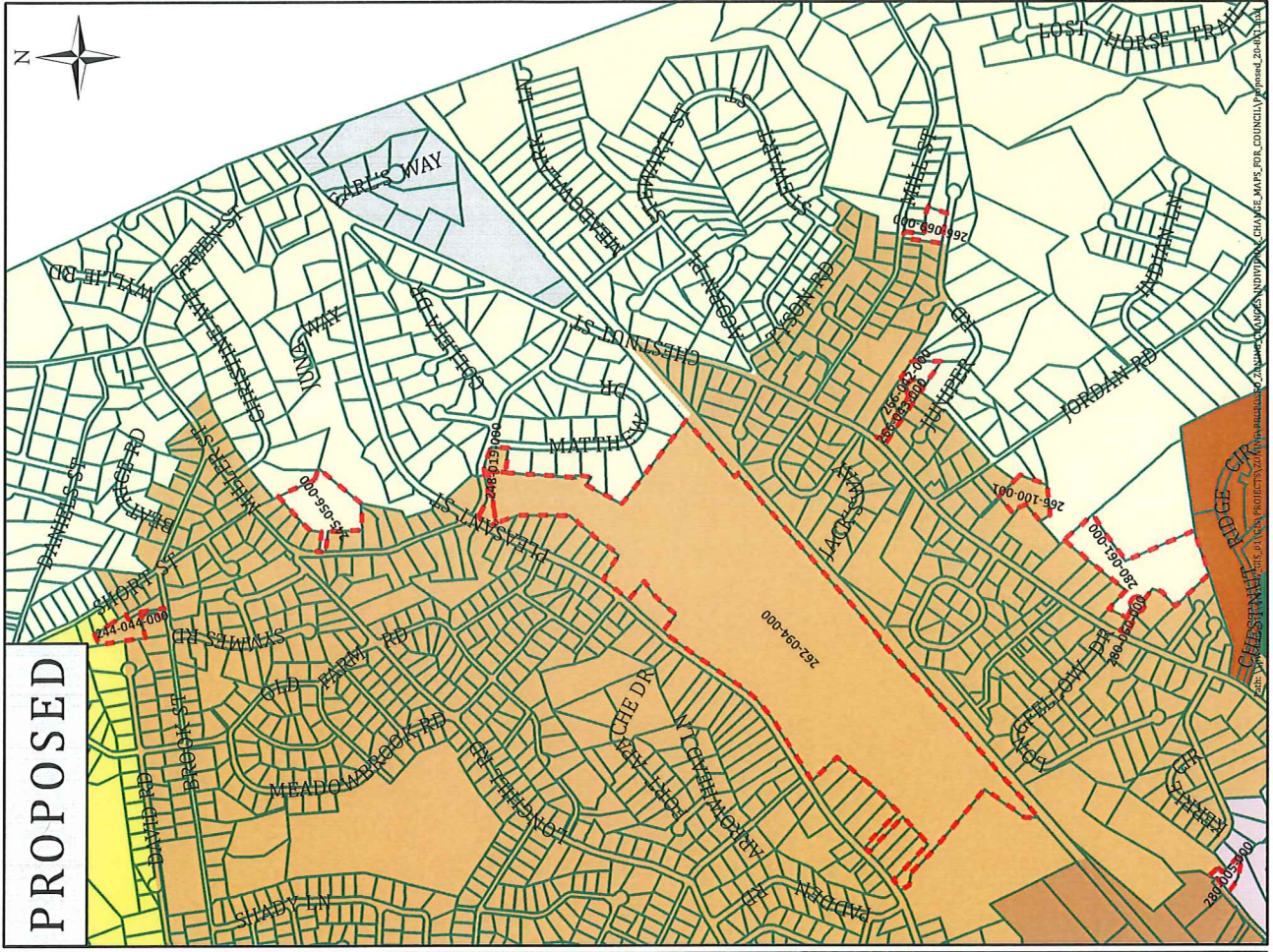
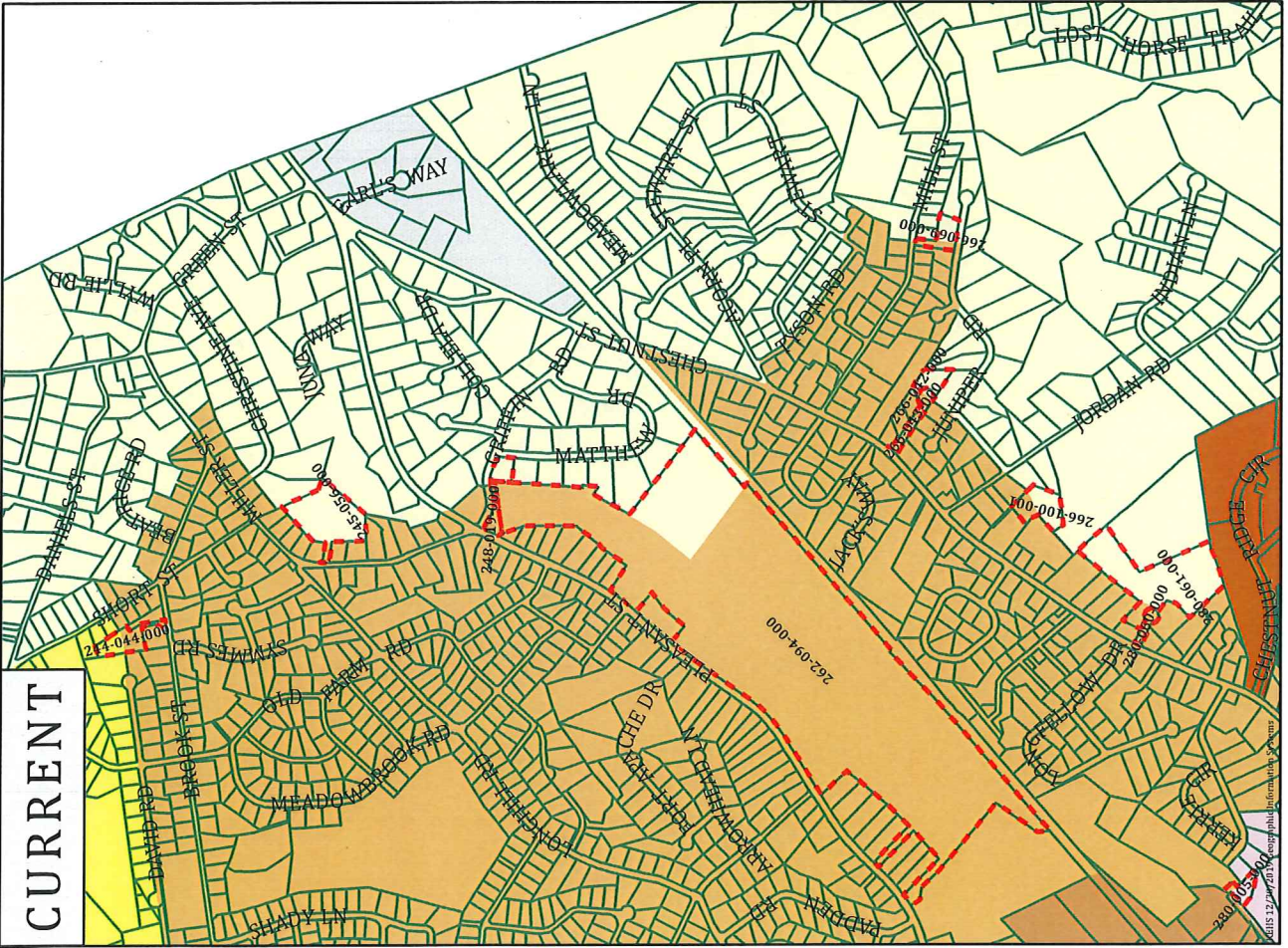
Glenn Jones, Clerk
Franklin Town Council

Proposed Zoning Map Changes

An Area On Or Near Pleasant and Chestnut Streets
From Rural Residential I & Single Family Residential III, To Rural Residential II & Single Family Residential III, or
Single Family Residential III & Single Family Residential IV, To Rural Residential I, Single Family Residential
III, or Single Family Residential IV

- Commercial II
- General Residential V
- Industrial
- Residential VI
- Rural Residential I
- Rural Residential II
- Single-Family III
- Single-Family IV
- Area of Proposed Change
- Parcel Line

20-8X1



Purpose: Better define Zoning District boundaries by following parcel lines.

RRI = Rural Residential I Zoning District
 RRII = Rural Residential II Zoning District
 SFRIII = Single Family Residential III Zoning District
 SFRIV = Single Family Residential IV Zoning District

12/5/2019

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.

Principal Uses	District								
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	RB	CI	CH	DC O
6. Residential									
6.1 Multifamily or apartment	N ¹	N	N	PB ³	N	PB ³	N	Y ^{5,6}	PB ^{7,8}
6.2 Single-family	Y	Y	Y	Y	Y	Y	Y	N	N
6.3 Two-family									
a. New	N	N	Y ²	Y ²	N	Y	Y	N	N
b. By conversion	BA	BA	BA	Y	N	BA	Y	BA	N

NOTES:

1. Except PB in RVI District. (See § 185-38.)
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 1,000 square feet of lot area may be permitted.
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 9
Schedule of Lot, Area, Frontage, Yard and Height Requirements

Zoning District	Minimum Lot Dimensions				Minimum Yard Dimensions		
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)
Rural Residential I	40,000	200	200	180	40	40	40
Rural Residential II	30,000	150	200	135	40	35	35
Single Family Residential III	20,000	125	160	112.5	40	25	30
Single Family Residential IV	15,000	100	100	90	30	20	20
General Residential V	10,000	100	100	90	20	15	20