

Economic Development Subcommittee

Minutes of the Meeting

January 31, 2018

TOWN OF FRANKLIN
TOWN CLERK

2018 FEB -1 P 2:58

RECEIVED

Members present: Thomas Mercer, Glenn Jones, Melanie Hamblen, Eamon McCarthy Earls

Also in attendance: Town Administrator Jeffrey Nutting, Deputy Town Administrator Jamie Hellen, and Planning Director Bryan Taberner.

The meeting was called to order at 6:45 PM.

The Town Administrator gave an overview of the attached document stating that over the next year the committee could look at the items and decide to take action or pass on an item.

He also stated that other items may appear from time to time that may need immediate attention and push items to a future agenda. No item on the list had a critical time line and everyone need to be vetted through a public process.

If the committee decided to move an item to the full council then the council would need to refer zoning changes to the Planning Board for a public hearing and two readings.

Further public outreach prior to that process may need to take place depending on the item.

The Town Administrator stated the first two items on the agenda – Ground Mounted Solar Arrays, Electric Car Charging Stations were being studied by the staff and that when the work is complete they will be placed on a future agenda for discussion.

Items 3 and 4 – Lot line changes – The Town Administrator handed out a map (Attached) to review a few examples of the staff efforts to “clean up lot lines”. Many areas of town the zoning lines split properties. In the past efforts were made to correct this in many locations and staff would like to continue the task. This would mean moving zoning lines to make sure they correspond with lot lines. A question was asked how we decide which zone to use and in most cases it is, what is the majority of the lot already in. However in some case for example town owned land or the cemetery it does not really matter.

The second map proposed to change current land from Commercial II to Residential IV.

The land is behind Village Ski shop and is currently almost all condo's or single families and only has access off of Edwards Street. The Town Administrator stated that it did not make sense to have this as Commercial property and if anyone did have a home business it would be protected as pre-existing non-conforming. The map also moved some lot lines to the lineup lots with zones similar to the other maps.

A motion by Thomas Mercer, Second by Glenn Jones to recommend to the Council the changes proposed on the three maps. **Vote 4-0.**

Items 5, 6, and 7 -The Town Administrator gave a history of zoning in the Downtown and the C1 Zoning District that has limited parking requirements, no setbacks and allows 1 housing unit per 1,000 feet. He stated that maybe it was time to revisit the zoning to see if any adjustment should be considered.

Bryan Taberner stated that maybe the density could be addressed by allowing a certain amount of units by right and then a greater number if some were affordable units. This would help the town maintain our affordable unit count above 10%.

Given this is a difficult issue to go through it was thought best to provide the committee with more information and put it on the next agenda.

The Chair asked if any member wanted to take any item out of order or continue down the list on the handout. They agreed to continue and councilor Jones requested that parking in areas surrounding downtown be discussed at the next meeting.

According items for the next meeting will include: Items 5, 6, and 7 as well as 8 and 9 if time permits and parking, further if staff is ready with items 1 and 2 they may be added to the agenda.

Next Meeting: February 21, 2018 at 6 pm
March 14, 2018 at 5:45 pm

Motioned to adjourn by Glenn Jones, Second by Melanie Hamblen. Vote 4-0

Meeting Adjourned at 7:30 PM

Submitted by: Town Administrator Jeffrey Nutting

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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MEMORANDUM

TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: PROPOSED ZONING BYLAW CHANGES
CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR
GUS BROWN, ZONING ENFORCEMENT OFFICER
AMY LOVE, PLANNER
DATE: DECEMBER 19, 2017

Below is a list of Zoning Bylaw related issues the Department of Planning and Community Development recommends the Town consider addressing in the near future. DPCD staff will work on a summary of the issues, as well as a PowerPoint presentation, should Town Council decide to hold a related zoning workshop.

1. **Ground-mounted Solar Installations.** Consider a Zoning Bylaw amendment related regulation to prohibit ground-mounted solar photovoltaic installations from being sited in front yards, and screened from view from abutting properties and public ways. **DPCD is researching the issue and will provide a related recommendation in the near future.**
2. **Electric Car Charging Stations.** An issue pointed out recently was the need to include regulation related to Electric Car Charging Stations in the Town's Zoning Bylaw, including requiring a certain number for certain type developments. **DPCD will research this issue in the near future and provide a related recommendation.**
3. **Lot Line Changes.** DPCD has begun to develop a series of proposed Zoning Map amendments, which would assure zoning district boundaries follow parcel lines. This work began years ago, but there are still over 100 parcels within two or more zoning districts. **DPCD has begun to work on this and will provide a recommendation in the future on proposed changes**

4. Zoning Map Changes. As Town staff developed the above mentioned Zoning Map amendments in order to clean-up Zoning District boundaries we are identifying parcels that should be considered for rezoning. Examples include:

- Consider rezoning several multifamily residential parcels along Edwards and Raymond Streets from Commercial II to Residential.
- Consider rezoning from Industrial to Residential IV four residential properties on Hayward and Fisher Streets, as well as two or three Town-owned properties.

5. Commercial I Parking Regulations. Currently the Commercial I (CI) Zoning District does not require off-road parking spaces. DPCD recommends amendments to Sections 185-21.A and 185-21.B to require off-road parking in the CI zoning district, in order to assure there is sufficient parking in the zoning district for future development. The 2013 Master Plan recommended 1.5 parking spaces per dwelling unit and 3.5 spaces per 1,000 square feet of gross floor area for nonresidential uses.

6. Commercial I Dimensional Regulations. Amend the dimensional zoning requirements for Commercial I outlined in the Zoning By-law's Schedule of Lot, Area, Frontage, Yard and Height Requirements. The 2013 Master Plan recommended changes to minimum lot dimensions (lot area, depth, width and frontage), minimum yard dimensions (front, side and rear setbacks), maximum building height, and maximum impervious coverage.

7. Multi-family Housing in General Residential V & Commercial I. Currently multifamily housing may be allowed up to one unit per 1,000 square feet of lot size in General Residential V (RV) and CI zoning districts, if the property owner/developer is awarded a use Special Permit by the Planning Board. Recently this has led to approval of a large number of housing units, which once developed will increase pressure on the Town of Franklin's infrastructure and municipal services. According to a recent DPCD Housing Production Assessment, by the 2020 U.S. Census the Town of Franklin will likely have roughly 12,738 housing units, which represents a 12.2% increase since the 2010 Census. DPCD believes in order to better manage the community's residential growth the number of housing units allowed by special permit in RV and CI should be closer to one unit per 2,000 square feet of lot size.

8. Review of R7 – Generally

9. Review of over 55 – Generally

10. Inclusionary Zoning. DPCD is working on update of the Town's Affordable Housing Production Plan and believes the Town should take actions to assure at least some additional affordable housing units are developed in the near future. According to the most recent MA Department of Housing and Community Development certified Subsidized Housing Inventory (SHI), Franklin has a total of 11,350 housing units in Town, 1,349 (11.89%) of which are affordable. Given that Franklin should easily have well over 10% affordable units during the 2020 U.S. Census the Town is not under immediate pressure to increase the number of SHI units. However, in order to remain above 10% SHI units in 2030 and to be able to control the type of housing development appropriate for the community and its residents, an inclusionary housing bylaw should be seriously considered. DPCD recommends adding an Inclusionary Affordable Housing section to the Town's Zoning Bylaw that would encourage developers of multifamily housing projects to create affordable housing units (MA DHCD SHI units) in exchange for density bonuses. By adding the new Inclusionary Zoning section at the same time as making changes in the number of housing units allowed by special permit in RV and CI (mentioned above), developments denser than one unit per 2,000 square feet of lot size may be allowed by special permit if a certain number or percent of the housing units are made affordable in perpetuity.

11. Affordable Housing – Generally

12. Marijuana Use Overlay District. Consider amending the Marijuana Use Overlay District map; with the current district it will be difficult to site dispensaries.

13. Sign Bylaw. Several small changes are needed to the Town's Sign Bylaw (Chapter 185-20); most importantly wording needs to be added related to the number of free-standing signs that can be on a parcel that has more than one business.

14. Review of Temporary sign by-law

15. Overlay District Mapping. The Town has several Zoning Overlay District maps (e.g., Sign Overlay Districts; Marijuana Uses Overlay District), some of which change regularly for various reasons, including changes to uses within or directly adjacent to the Overlay District, or changes to the underlying Zoning Districts. Wording in the Zoning Bylaw and wording on the overlay district maps need to be modified in order to clarify which parcels are within the overlay districts.

16. Review Poultry Zoning regulations

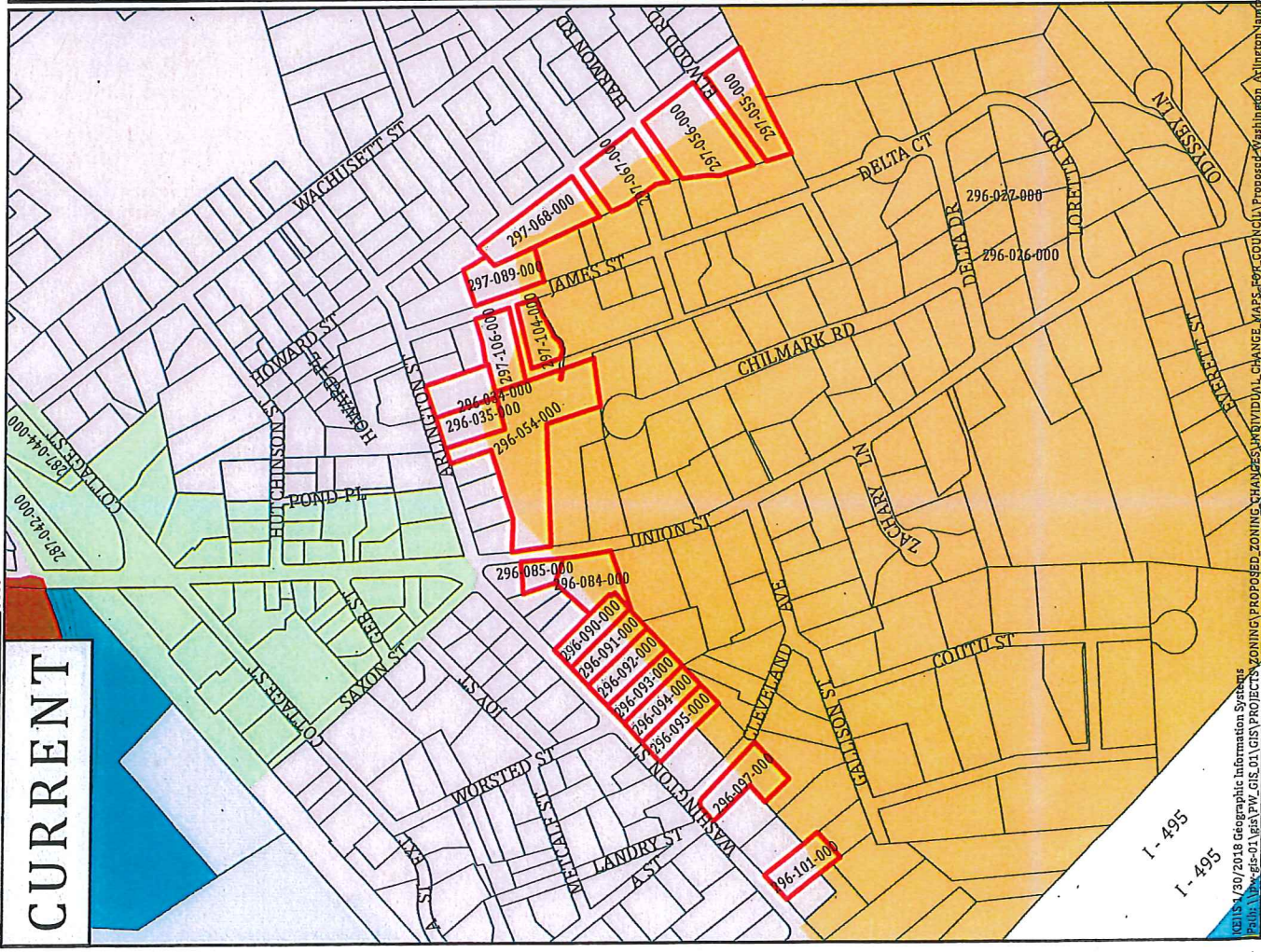
17. Review - Sale of Town Owned land

Proposed Zoning Map Changes

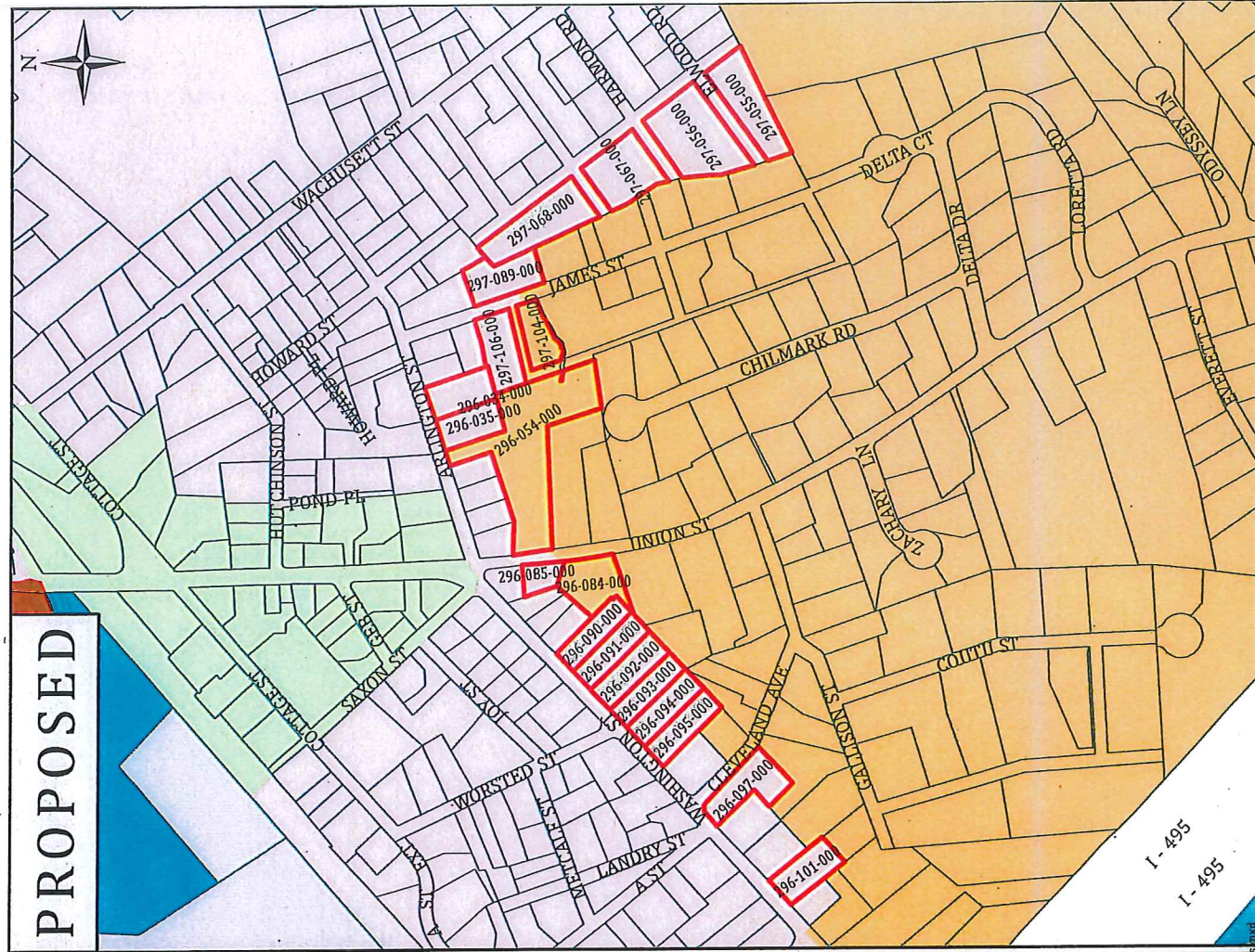
Single Family Residential III & Single Family Residential IV to Single Family Residential III or Single Family Residential IV

0 125 250 500 750 1,000 Feet

CURRENT



PROPOSED



Business

Commercial I

Industrial

Residential VI

Single-Family III

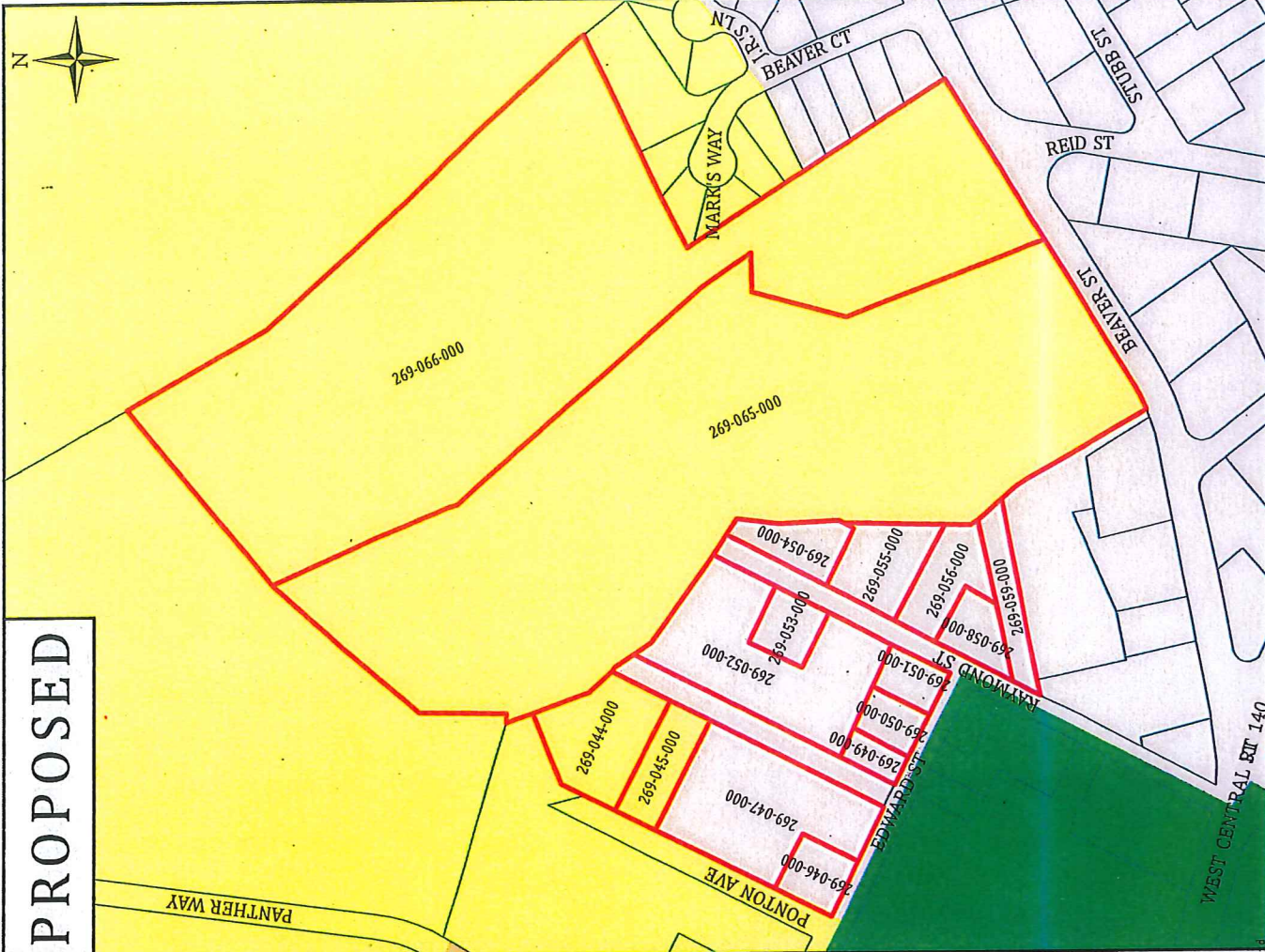
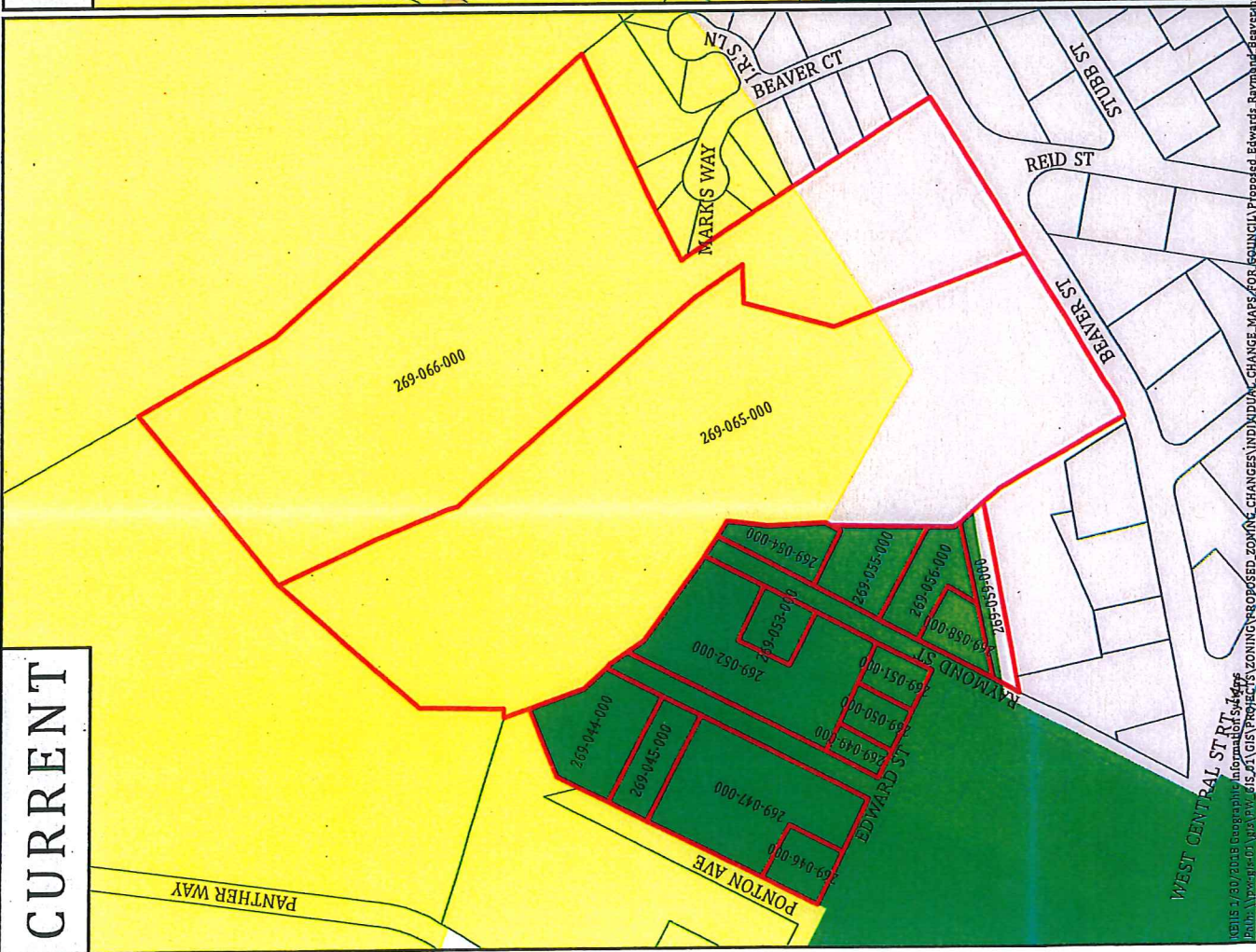
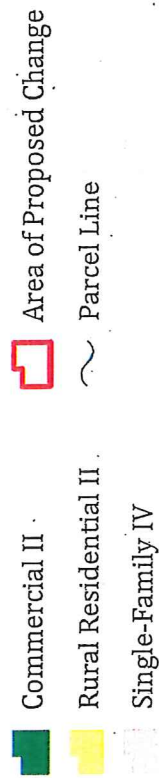
Single-Family IV

Area of Proposed Change

Parcel Line

Proposed Zoning Map Changes

Commercial II or Rural Residential II & Single Family Residential IV
to Rural Residential II or Single Family Residential IV



CELLS 1/30/2018 Geographic Information Systems

Parcel Line

Business
Commercial I
Industrial



PROPOSED

