

**Economic Development Subcommittee
February 21, 2018
Minutes**

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

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

The meeting was called to order at 6:00 PM.

Temporary Signs – Melanie started the conversation in asking about temporary signs, is there a way for businesses to be able to have temporary signs. The discussion led to that the Art Week wanted to be able to advertise with temporary signage. Jeff stated that government entities are exempt from the by-law and would be able to display signs. The EDC decided to touch base with the Downtown Partnership and see if there any resolution.

Parking surrounding the downtown - Glenn Jones spoke about the problem with Dean College students parking on the main streets. Jeff stated that the streets are public right-away to be used for parking.

Commercial I Parking Regulations - Bryan Taberner opened the discussion on the Commercial I parking. Currently there are no requirements for the Commercial I district. Mr. Taberner distributed a draft bylaw amendment and discussed a proposed change in requiring one spot per 500 feet within the CI district and also the DC district. The Committee will discuss again at the next meeting.

Commercial I Dimensional Regulations - Mr. Taberner proposed changes to the Commercial I zoning district's dimension regulations and distributed a handout located in Ch. 185 Attachment 7. The committee reviewed the proposed changes, whereas adding side set backs and decrease amount of impervious allowed. The subcommittee will further discuss at the next meeting.

Multi-Family Housing in General Residential V & Commercial I – Mr. Taberner distributed a handout regarding the number of housing units per acre in the CI and RV districts. There was discussion on decreasing the density allowed in these two zoning districts. The discussion was to decrease the density and add an affordable component. There was also discussion on inclusionary zoning for both zoning districts. The Committee will further discuss at their next meeting.

Review of Residential 7 Zoning District – The discussion was to keep or remove the zoning district. The Committee recommended gathering further feedback from the public.

Review of over 55 By-Law – Mr. Nutting provided an overview of the existing Senior Overlay District, with density and Open Space requirements. The discussion was had if there still is a market for this age group, and if the current zoning by-law is sufficient to attract developers. The Committee would review and continued to the next meeting.

Meeting Adjourned at 7:10 PM

The next meeting is scheduled for March 14 at 6:45PM.

TOWN OF FRANKLIN
TOWN CLERK
2018 MAR -1 A 9:29
RECEIVED

§185-21. Parking, Loading and Driveway Requirements, sub-sections A and B:

A. Parking requirements.

- (1) It is the intent of this section that adequate off-street parking must be provided within a reasonable distance to service all parking demands created by new construction, whether through new structures or through additions to existing ones, or by change of use creating higher parking demand, except in the CI and DC Districts, which are exempt from this section, with the exception of mixed use developments as described in section 185-21.B(3) below.

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

(1) Residential buildings:

- (a) Dwelling units, regardless of the number of bedrooms: two spaces.
- (b) Guest houses, lodging houses and other group accommodations: one space.
- (c) Hotels and motels: 1 1/8 spaces per guest unit.

(2) 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.)

- (a) Industrial buildings, except warehouses: one space per 400 square feet of gross floor area.
- (b) Retailing, medical, legal and real estate offices: one space per 200 square feet of gross floor area, plus one space per separate enterprise.
- (c) Other offices and banks: one space per 250 square feet of gross floor area.
- (d) Restaurants, theaters and assembly halls: one space per 2.5 seats; if seats are not fixed, one space per 60 square feet of gross floor area.
- (e) Recreation facilities: 0.8 space per occupant at design capacity.
- (f) Warehouses: one space per 1,000 square feet of gross floor area.

(3) Mixed-use development in the Downtown Commercial Zoning District.

- (a) Residential dwelling units: 1.5 parking spaces per residential unit.
- (b) Nonresidential uses within a mixed-use development in the Downtown Commercial Zoning District are exempt from this section (§ 185-21).

(4) Other facilities: as determined by the Building Commissioner upon advice of the Planning Board, based on usual industrial standards, if any.

Recommend adding parking requirements for Commercial I Zoning District, and amending parking requirements for Downtown Commercial Zoning District.

See attached proposed Zoning Bylaw Amendment.

Sponsor: *Administration*

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 18-XXX

Changes to §185-21 Parking, Loading and Driveway Requirements.

**A ZONING BY-LAW TO AMEND CHAPTER 185 SECTION 21
OF THE CODE OF THE TOWN OF FRANKLIN**

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 §185-21. Parking, Loading and Driveway Requirements, subsections A and B:

A. Parking requirements.

- (1) It is the intent of this section that adequate off-street parking must be provided within a reasonable distance to service all parking demands created by new construction, whether through new structures or through additions to existing ones, or by change of use creating higher parking demand, ~~, except in the CI and DC Districts, which is are exempt from this section, with the exception of mixed use developments as described in section 185-21.B(3) below.~~
- (2) Buildings, structures and land uses in existence on the effective date of these provisions are not subject to these off-street parking requirements and may be rebuilt, altered or repaired but not enlarged or changed in use without becoming subject to these requirements.
- (3) In applying for building or occupancy permits, the applicant must demonstrate that the minimum parking requirements set forth in Subsection B of this section will be met for the new demand without counting existing parking necessary for existing uses to meet these requirements.
- (4) The number of required spaces may be reduced below that determined under § 185-21B by the Planning Board for places subject to site plan review or by the Building Commissioner in other cases, upon determination that a lesser provision would be adequate for all parking needs because of such special circumstances as shared parking for uses having peak parking demands at different times, unusual age or other characteristics of site users, company-sponsored car pooling or other trip-conserving measures.

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

~~(1) Residential buildings:~~

- ~~(a) Dwelling units, regardless of the number of bedrooms: two spaces.~~

- ~~(b) Guest houses, lodging houses and other group accommodations: one space.~~
~~(c) Hotels and motels: 1 1/8 spaces per guest unit.~~
- ~~(2) 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.)~~
- ~~(a) Industrial buildings, except warehouses: one space per 400 square feet of gross floor area.~~
~~(b) Retailing, medical, legal and real estate offices: one space per 200 square feet of gross floor area, plus one space per separate enterprise.~~
~~(c) Other offices and banks: one space per 250 square feet of gross floor area.~~
~~(d) Restaurants, theaters and assembly halls: one space per 2.5 seats; if seats are not fixed, one space per 60 square feet of gross floor area.~~
~~(e) Recreation facilities: 0.8 space per occupant at design capacity.~~
~~(f) Warehouses: one space per 1,000 square feet of gross floor area.~~
- ~~(3) Mixed-use development in the Downtown Commercial Zoning District.~~
- ~~(a) Residential dwelling units: 1.5 parking spaces per residential unit.~~
~~(b) Nonresidential uses within a mixed-use development in the Downtown Commercial Zoning District are exempt from this section (§ 185-21).~~
- ~~(4) Other facilities: as determined by the Building Commissioner upon advice of the Planning Board, based on usual industrial standards, if any.~~
- (1) In the Downtown Commercial Zoning District:
- (a) Residential dwelling units: one and a half (1.5) parking spaces per residential unit in a mixed use development.
(b) Non-residential uses: one (1) space per 500 square feet of gross floor area.
- (2) In the Commercial I Zoning District:
- (a) Residential dwelling units: one and a half (1.5) parking spaces per residential unit.
(b) Non-residential uses: one (1) space per 500 square feet of gross floor area.
- (3) 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 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: _____, 2018

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

ABSTAIN _____

ABSENT _____

Teresa M. Burr
Town Clerk

Glenn Jones, Clerk

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	
	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
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
Commercial I ⁷	5,000	50	50	45	20 ¹	0 ³ 10 ²	15	3 ⁶ 3 ⁹	40 ⁶ 40 ⁹	90-80	100-90
Commercial II	40,000	175	200	157.5	40	30	30	3	40	70	80
Business	20,000	125	160	112.5	40	20	30	3	40	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 Up to 5 stories and/or 60 feet, whichever is greater, 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 Up to 4 stories and/or 50 feet, whichever is less, 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.

185 Attachment 7
USE REGULATION SCHEDULE
PART VI

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = A use 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	CI	CII	DC	B	I	LI	O
6. Residential													
6.1 Multifamily or apartment	N ¹	N	N	PB ³	PB ⁴	N	PB ³	N	Y ^{2,6}	N	N	N	PB ^{3,6} PB ^{4,7}
6.2 Single-family	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N
6.3 Two-family													
a. New	N	N	Y ²	Y ²	Y ²	N	Y	Y	N	N	N	N	N
b. By conversion	BA	BA	BA	Y	Y	N	BA	Y	BA	N	N	N	N

NOTES:

1. Except PB in RVI District (See § 185-38) and RVII District (See § 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 4,000 3,000 square feet of lot area may be permitted.
4. No more than one dwelling unit per 3,000 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.~~

Inclusionary Zoning Concepts for Consideration

If Town adopts incentive based Inclusionary Zoning for multifamily developments in CI and GRV Districts, note number 3 above would read:

3. Up to one dwelling unit per 3,000 square feet of lot area may be permitted: where at least 15 percent affordable dwelling units are provided, up to one dwelling unit per 2,000 square feet of lot area may be permitted by Planning Board special permit (See § 185-XX).

Another option would be to allow up to a certain number of multifamily units by right (maybe 1 per 5,000 SF of lot area), and additional units by special permit if there is an affordable component. For example:

3. Up to one dwelling unit per 5,000 square feet of lot area is permitted: where at least 15 percent affordable dwelling units are provided, up to one dwelling unit per 2,500 square feet of lot area may be permitted by Planning Board special permit (See § 185-XX).

See attached spreadsheet for example projects with various densities.

Potential Changes to Zoning related to Multifamily Housing and Possible Inclusionary Zoning

Proposed Changes To Number of Housing Units Allowed (by Special Permit)

May Be Allowed Currently (By Special Permit)	
Lot SF Per Unit	Units Per Acre
1,000	43.56

Proposed Market Rate Only Developments (By Special Permit)	
Lot SF Per Unit	Units Per Acre
3,000	14.52
	15

Proposed Developments with 15% Affordable Units (By Special Permit)					
Lot SF Per Unit	Units Per Acre	Additional Units Per Acre	Required Affordable Units	Additional Affordable Units	Additional Market Rate Units
2,000	21.78	7.26	7	3	3.99
					4

Commercial I
and
Residential V

Example Projects

May Be Allowed Currently (By Special Permit)	
Acres	Units
4.60	
200,376.0	
Maximum Units	200

Proposed Market Rate Only Developments (By Special Permit)	
Lot SF Per Unit	Units Per Acre
3,000	14.52
	66.79
	67

Proposed Developments with 15% Affordable Units (By Special Permit)					
Lot SF Per Unit	Units Per Acre	Maximum Units	Rounded Up/Down	Additional Housing Units	Additional Market Rate
2,000	21.78	100.19	100	33	15.03
					15
					18.37
					18

A

May Be Allowed Currently (By Special Permit)	
Acres	Units
2.80	
121,968.0	
Maximum Units	122

Proposed Market Rate Only Developments (By Special Permit)	
Lot SF Per Unit	Units Per Acre
3,000	14.52
	40.66
	41

Proposed Developments with 15% Affordable Units (By Special Permit)					
Lot SF Per Unit	Units Per Acre	Maximum Units	Rounded Up/Down	Additional Housing Units	Additional Market Rate
2,000	21.78	60.98	61	20	9.15
					9
					11.18
					11

B

May Be Allowed Currently (By Special Permit)	
Acres	Units
0.75	
32,670.0	
Maximum Units	33

Proposed Market Rate Only Developments (By Special Permit)	
Lot SF Per Unit	Units Per Acre
3,000	14.52
	10.89
	11

Proposed Developments with 15% Affordable Units (By Special Permit)					
Lot SF Per Unit	Units Per Acre	Maximum Units	Rounded Up/Down	Additional Housing Units	Additional Market Rate
2,000	21.78	16.34	16	5	2.45
					2
					2.99
					3

C

May Be Allowed Currently (By Special Permit)	
Acres	Units
1.30	
56,628.0	
Maximum Units	57

Market Rate Only Developments (By Special Permit)	
Lot SF Per Unit	Units Per Acre
5,000	8.71
	11.33
	11

Proposed Developments with 15% Affordable Units (By Special Permit)					
Lot SF Per Unit	Units Per Acre	Maximum Units	Rounded Up/Down	Additional Housing Units	Additional Market Rate
2,500	17.42	22.65	23	11	3.40
					3
					7.93
					8

D

May Be Allowed Currently (By Special Permit)	
Acres	Units
1.30	
56,628.0	
Maximum Units	57

Market Rate Only Developments (By Special Permit)	
Lot SF Per Unit	Units Per Acre
5,000	8.71
	11.33
	11

Proposed Developments with 15% Affordable Units (By Special Permit)					
Lot SF Per Unit	Units Per Acre	Maximum Units	Rounded Up/Down	Additional Housing Units	Additional Market Rate
2,500	17.42	22.65	23	11	3.40
					3
					7.93
					8

Notes:

The above examples all require a Planning Board Special Permit.

The Town may want to allow up to a certain number of multifamily units by right. Two examples below:

Up to 1 housing unit per 5,000 SF of lot area (8.71 units per acre) by right.

Up to 1 housing unit per 5,000 SF of lot area (8.71 units per acre) by right if the development includes 15% affordable units.

Senior Village Overlay District Projects

Name	Street	Parcel #	Units	Status
Villages at Oak Hill	Innsbruck Way	340-012-000	116	Built
Palladini Village	Lawrence Drive	302-023-001	25	Built
Chestnut Senior Village	Chestnut Street	280-007-000	10	Approved, Not Built
Hidden Acres	Longobardi Drive	280-004-000	16	Built
Meadowbrook Heights	Grey Wolf Drive	249-135-000	56	Built
Villas at Eagle Nest	Eagles Nest Way	218-074-000	<u>16</u>	Built
			239	

Senior Village Projects listed above were established through Chapter 185-48 Senior Village Overlay District of Franklin's Zoning Bylaw.

Chapter 185-48 Senior Village Overlay District

Purpose:

To encourage development of master-planned residential communities for persons 55 years of age and older, by allowing for a greater variety of uses and building types at a higher density than would normally be allowed and allow greater flexibility in site planning to promote affordable housing and preservation of open space and historic resources.

General Requirements:

Must be on a parcel of 5 or more acres, and must contain 10 or more dwelling units.

At least 15% of dwelling units will be affordable

At least 30% of the lot area will be permanently protected open space, at least 40% of which will be suitable for passive or active recreation.

May include accessory retail or restaurant uses, and a senior village community center.

All dwelling units are subject to an age restriction: Seniors, age 55 or older, and spouses of any age.

The maximum number of permitted housing units within all permitted senior village developments shall be limited to a number equivalent to 2.5% of the existing single-family residential housing units (excluding senior village units).

Current Status

Total Single Family Housing Units	9,216
Per Town Assessor (Feb. 2018)	
2.5% for Senior Housing	230
Maximum number allowed per 185-48.	
Total Senior Village Units Currently Permitted	239

Franklin DPCD
2/21/2018