

Master Plan 2023
Land Use and Zoning Subcommittee

Meeting Minutes

September 19, 2023, 7:21 PM

Room 205

355 East Central Street

This meeting was available to be attended in person by all citizens. The meeting was also live-streamed by Franklin TV and shown on Comcast Channel 11 and Verizon Channel 29.

Recordings have been made available on Franklin TV's "Franklin Town Hall TV" YouTube channel. Additionally, citizens were able to participate remotely via phone and Zoom.

Committee Members in Attendance: Chair Ginelle Lang, Member Joe Halligan, Member Jennifer Williams, Member Erin Gallagher

Committee Members Absent: Member Bruce Hunchard, Member Gino Carlucci

Others in Attendance: none

Meeting called to order by Chair Ginelle Lang at 7:22 pm

Prior meeting minutes

Chair Lang initiated a conversation regarding how minutes of prior meetings will be reviewed and approved. It was decided by all in attendance that the Chair would review and approve prior meeting minutes.

Review proposed updates to goals and objectives

Chair Lang presented a draft of Goals and Objectives Related to Land Use.

Status of the following 6 major goals were reviewed.

- 1- Development of Workforce Housing.
- 2- Promote Mixed-use Development.
- 3- Encourage expansion and retention of current and new businesses.
- 4- Create transitional use zones,
- 5- Preserve and enhance existing open space.
- 6- Make the permitting process more streamlined and transparent.

Member Halligan noted recent changes to zoning bylaws concerning three family housing now not required to have a commercial element. Member Williams discussed having structured meetings for each zoning district to see what works and what doesn't. Member Halligan stated

that only 17% of the landmass in Franklin is commercial or industrial and the focus should be to make zoning as business friendly as possible to encourage more businesses in town in order to increase needed tax revenue and that the town has the needed population to support new businesses. Member Williams asked if they could get updated demographics and trends based on which age groups in Franklin are increasing or declining to make data driven decisions. Members discussed downtown parking and that the whole committee may need to have a meeting on parking. Member Halligan stated that the way the town and businesses are designed they don't have a major downtown business currently which would require 150 parking spaces.

Discuss data we need from the Department of Planning and Community Development and consultants

The following topics were discussed

- 1- Updated real estate portfolio, vacant properties etc.
- 2- Current and projected demographics
- 3- Regional market trends
- 4- Field trip to model town
- 5- Parking statistics
- 6- Private versus public ownership

Next steps

The Chair initiated a conversation to think about having a meeting for each zoning district and how a meeting will be organized. Additional discussion centered on public education of zoning issues. Member Gallagher noted the need to market meetings and to reach residents to contribute to the process. Member Halligan added that the committee needs to make strong decisions on zoning issues. The Chair stressed the need to engage with the public early in the process. Member Halligan expressed the need for data to make informed decisions.

Land Use and Zoning Master Plan Subcommittee next meeting scheduled for October , 2023

Additional Comments: None

Adjourn Meeting

Chair Ginelle Lang motioned to adjourn the meeting. Seconded by Member Williams

Vote 4-0 Meeting adjourned.