

**FRANKLIN TOWN COUNCIL  
MINUTES OF MEETING  
December 19, 2018**

A meeting of the Town Council was held on Wednesday, December 19, 2018, at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present: Patrick Casey, Robert Dellorco, Melanie Hamblen, Glenn Jones, Matthew Kelly, Eamon McCarthy Earls, Thomas Mercer, Peter Padula, Deborah Pellegrini. Councilors absent: None. Administrative personnel in attendance: Jeffrey Nutting, Town Administrator; Jamie Hellen, Deputy Town Administrator; Mark Cerel, Town Attorney.

**CALL TO ORDER:** ► Chairman Mercer called the meeting to order at 7:00 PM with a moment of silence and the Pledge of Allegiance.

**ANNOUNCEMENTS:** Chairman Mercer announced the meeting is being recorded by *Franklin TV* and available for viewing on Comcast Channel 11 and Verizon Channel 29. This meeting may also be recorded by others.

**CITIZEN COMMENTS:** *None.*

**APPROVAL OF MINUTES:** *None.*

**PROCLAMATIONS/RECOGNITIONS:** *None.*

**APPOINTMENTS:** *None.*

**HEARINGS:** *None.*

**LICENSE TRANSACTIONS:** ► **2019 Annual Alcoholic Beverages License Renewals.** ► Mr. Jones read the list of all 2019 Town of Franklin Alcohol License Renewals. ► **MOTION to Approve** the renewal of the alcoholic beverages licenses listed on the attached Renewal List for the year 2019 with the licenses that have fees or taxes outstanding to be held in the Town Administrator's Office until all items are paid by **Padula. SECOND by Kelly. No Discussion.** ► **VOTE: Yes-9, No-0, Absent-0.**

**PRESENTATIONS/DISCUSSIONS: Technology Department.** ► Mr. Timothy Rapoza, Director of Technology Services, thanked the Town Council for inviting him to do this presentation. He provided a slideshow and overview of the Technology Services Department. He explained how it is a "merged" department providing services to all Town and School departments. His slides included the Town/School distribution of technology services employees and their duties. He reviewed and discussed each Technology Support Area with slides including End User Support, Device Support, Software Support, Network Support, Service Resources Support, Cloud Services Support, Security & Disaster Recovery, Facilities Support, State Reporting for Schools, and Evaluation and Purchasing of All Technology. ► Commission members asked questions including if the Town has been breached or hacked, what keeps the department staff the busiest, how do the tracking/training emails work, the cost of MUNIS, how to deny access when a Town employee is terminated, the timeline for the disaster recovery plan, and how to make sure the Town is covered regarding hacking. ► Mr. Rapoza said there have been some intrusions, but no hacks. He stated that one of the items that keeps them busy is repair of students' Chromebooks. He stated that because the Technology Department touches every department, he is involved in meetings with every department. He reviewed the fake email program designed to prevent hacking and how the follow-up training works. He discussed the disaster recovery documentation steps that need to be written down. ► Town Council members thanked Mr. Rapoza for the hard work the Technology Department does. ► Chairman Mercer stated a great concern is to make sure everything is being done to prevent hacking and maintain security. ► Mr. Nutting discussed the Town's insurance and how this year the company rolled out insurance for security for local governments; it was offered for free this first year. The Town

currently pays \$400,000 per year in insurance. He stated that if it costs \$5,000 more, that would be small money for big exposure; whatever the cost is, we are going to pay it. ► Mr. Rapoza stated the Town is as susceptible to ransomware as everyone else. He stated that we are doing everything we can; we follow best practices and are covering all the bases that need to be covered. He stated we are secure as we can possibly be. If there is a person that is determined enough, they could do what they need to do. He discussed some recent successes and ongoing projects and challenges. He stated that they are always trying to make things more secure. He noted staff retention is a concern, as well as the sustainability of the infrastructure. Things get old; they age out. With the current funding model, it will not support the aging out. He is working on this and creating cost projections. He discussed the sustainability of Chromebooks for students and possible future alternatives. He noted that yearly MCAS testing is done on Chromebooks; it is required.

#### **SUBCOMMITTEE REPORTS:**

1. **Capital.** ► Mr. Dellorco stated FinCom will be meeting on the capital program on January 8 and January 15, 2019, and the Capital Subcommittee will meet on January 9 and January 16, 2019.
2. **Budget.** ► Mr. Padula stated he expects to have dates by the next meeting.
3. **Economic Development.** ► Mr. Kelly stated he had nothing to report at this time.

#### **LEGISLATION FOR ACTION:**

- a. **Resolution 18-73: Designate Milford Daily News (Motion to Approve Resolution 18-73 - Majority Vote (5)).** ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 18-73: Designate Milford Daily News to be utilized by all boards, departments, agencies and agents of the town to give notice to the public of pending public hearings for the next calendar year by **Kelly. SECOND** by **Dellorco. Discussion:** ► Mr. Nutting stated it is a legal requirement to designate a newspaper; we send about \$45,000 a year to them. ► Mr. Hellen noted the town has a legal notices' email subscription on the town website. ► Mr. Jones stated he was not satisfied with the amount of coverage the Town of Franklin gets from the Milford Daily News. ► Mr. Kelly stated this is the worst money spent in the budget; it is wasted money. He expressed that he does not know why this is not digitally required now. ► Mr. Dellorco asked if there is any legislation movement about this requirement. ► Mr. Earls stated there are many people in the community who do not have Internet access and do not get things digitally. He thanked Scott Calzolaio, Milford Daily News journalist, for the coverage he provides for the town. ► Mr. Padula stated that for the articles Mr. Calzolaio does cover, he does a fantastic job. ► **VOTE: Yes-9, No-0, Absent-0.**
- b. **Resolution 18-75: Acceptance of Private Road Covenant with Owner-Developer of O'Brien Estates, A Two-Lot Subdivision (Motion to Approve Resolution 18-75 - Majority Vote (5)).** ► **MOTION to Waive** the reading by **Padula. SECOND** by **Kelly. No Discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Approve** Resolution 18-75: Acceptance of Private Road Covenant with Owner-Developer of O'Brien Estates, A Two-Lot Subdivision, by **Kelly. SECOND** by **Dellorco. Discussion:** ► Mr. Cerel stated this is something that has been done with some frequency. With a small subdivision, the Planning Board has frequently waived construction of some of the infrastructure. In return, the developer agrees to not ask the Town to take over the road and its supporting structures, and agrees to maintain them in perpetuity. That is what we have here. ► **VOTE: Yes-9, No-0, Absent-0.**
- c. **Zoning Bylaw Amendment 18-821: Zoning Map Changes On Or Near Plain Street, Pond Street, and Palomino Drive - 2nd Reading (Motion to Adopt Zoning Bylaw Amendment 18-821 - Two-Thirds Majority Roll Call Vote (6)).** ► **MOTION to Waive** the reading by **Padula. SECOND** by **Kelly. No Discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Adopt** Zoning Bylaw Amendment 18-821: Zoning Map Changes On Or Near Plain Street, Pond Street, and Palomino Drive by **Kelly. SECOND** by **Padula. Discussion:** ► Mr. Hellen requested the Town Council amend this final adoption to take out Parcel Number 212-028-000. Referring to the provided map, he stated this

is the parcel all the way on the right against Mine Brook; on the current version, it is two different colors on the map; on the other version it would be brought to Single-Family III. The proposal here, whether it is passed or not, has no actual impact. However, the landowner came in and met with them a few weeks ago and requested, as it would make her feel more comfortable, that parcel be taken off and left as is. Therefore, he is requesting to take that parcel out. ► **MOTION to Amend Zoning Bylaw Amendment 18-821 by removing Parcel Number 212-028-000 by Kelly. SECOND by Padula. Discussion:** ► Mr. Kelly asked if that included everything on that side of Pond Street. ► Mr. Hellen stated only that parcel. ► Mr. Nutting confirmed the owner only requested this change. He reminded everyone that this is a lot line correction that has been done throughout the community; they are trying to bring zone lines to property lines to clean up the map. ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Adopt, as amended, Zoning Bylaw Amendment 18-821: Zoning Map Changes On Or Near Plain Street, Pond Street, and Palomino Drive by Kelly. SECOND by Padula. No Discussion:** ► **ROLL CALL VOTE:** Casey-YES; Dellorco-YES; Hamblen-YES; Jones-YES; Kelly-YES; Earls-YES; Mercer-YES; Padula-YES; Pellegri-YES. ► **VOTE: Yes-9, No-0, Absent-0.**

*Chairman Mercer recused himself.*

- d. Bylaw Amendment 18-825: Chapter 47, Alcoholic Beverages – 2<sup>nd</sup> Reading (Motion to Adopt Bylaw Amendment 18-825 - Majority Roll Call Vote (5)).* ► **MOTION to Waive the reading by Padula. SECOND by Dellorco. No Discussion.** ► **VOTE: Yes-8, No-0, Absent-0.** ► **MOTION to Adopt** Bylaw Amendment 18-825: Chapter 47, Alcoholic Beverages by **Padula. SECOND by Dellorco. Discussion:** ► Mr. Nutting stated this is the final reading on a proposal regarding the liquor license laws to exempt performing arts centers and theaters from the requirement to serve food. This was discussed at a previous meeting. He stated that people who attend a theatrical performance and have a glass of wine or a beer are not there to consume alcohol in large amounts which is why the bylaw was put in place. This is great for the Town's economic development to encourage people to go to the theaters Downtown; we think it makes sense. Currently, the Black Box comes in for between 40-60 temporary licenses per year and has been doing that for many years; there has never been a problem. It is thoroughly supported by the Police Department to make this change. ► **ROLL CALL VOTE:** Casey-YES; Dellorco-YES; Hamblen-YES; Jones-YES; Kelly-YES; Earls-YES; Padula-YES; Pellegri-YES. ► **VOTE: Yes-8, No-0, Absent-0.**

*Chairman Mercer re-entered the meeting.*

- e. Bylaw Amendment 18-828: Fees Bylaw Changes – 2<sup>nd</sup> Reading (Motion to Adopt Bylaw Amendment 18-828 - Majority Roll Call Vote (5)).* ► **MOTION to Waive the reading by Padula. SECOND by Kelly. No Discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Adopt** Bylaw Amendment 18-828: Fees Bylaw Changes by **Kelly. SECOND by Padula. Discussion:** ► Mr. Hellen stated this is a second reading of the fees bylaw that they went through about one month ago. This just makes a few changes. It includes the food truck license fee, Farmer Series Brewery, Wine or Distillery, gives a waiver to folks in the Community Assistance Program for the Recycling Center fee, increases the parking rate by \$1.00 in the commuter and business parking, and a few other tweaks. ► **ROLL CALL VOTE:** Casey-YES; Dellorco-YES; Hamblen-YES; Jones-YES; Kelly-YES; Earls-YES; Mercer-YES; Padula-YES; Pellegri-YES. ► **VOTE: Yes-9, No-0, Absent-0.**
- f. Zoning Bylaw Amendment 19-829: District Enumerated-Creation of Mixed Business Innovation Zoning District - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 19-829 to the Planning Board - Majority Vote (5)).* ► **MOTION to Waive the reading by Padula. SECOND by Dellorco. No Discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Refer** Zoning Bylaw Amendment 19-829: District Enumerated-Creation of Mixed Business Innovation Zoning District to the Planning Board by **Kelly. SECOND by Dellorco. Discussion:** ► Mr. Hellen stated that the next six items on the agenda under Legislation for Action all deal with this same topic. He provided a brief background and explanation. He stated that this is a zoning bylaw to rezone the

Clark-Cutler-McDermott property as well as a handful of other adjacent properties from Industrial to a new zone called "Mixed Business Innovation District." He reviewed the provided map. He stated that the EDC has been discussing this rezone for three to five months. He noted the pending issues with Clark-Cutler as they are currently in bankruptcy court; they have had some people interested in the property. This will create the new zoning district and take out heavy manufacturing and hazmat and chemical related use from the current bylaw to reduce heavy traffic, noise and dangerous chemicals from any potential reuse on this site. ► Mr. Bryan Taberner, Director of Planning and Community Development, explained the Mixed Business Innovation District in more detail. He reviewed his two-page memorandum dated November 27, 2018, RE: Proposed Mixed Business Innovation Zoning District, Fisher and Hayward Streets. He stated that given the area's proximity to the Downtown and the Franklin Cultural District, the DPCD has included a wide variety of uses that could support reinvestment and reuse of the properties for light industrial, commercial, arts and cultural, institutional, or entertainment uses. He stated that these six zoning bylaw amendments are all related. The first four zoning bylaw amendments would create the new district that can be put on the map. The last two zoning bylaw amendments would actually put it on the map. He reviewed and explained each of the six zoning bylaw amendments. Zoning Bylaw Amendment 19-829 creates a definition of a Mixed Business Innovation Zoning District. Zoning Bylaw Amendment 19-830 adds the Mixed Business Innovation to the Use Regulation Table. Zoning Bylaw Amendment 19-831 adds the dimensional regulations for the Mixed Business Innovation Zoning District. Zoning Bylaw Amendment 19-832 adds the wording for the Mixed Business Innovation Zoning District. Zoning Bylaw Amendment 19-833 is the standard zoning map amendment to add these seven parcels. Zoning Bylaw Amendment 19-834 adds the Mixed Business Innovation Zoning District to the Sign District Overlay Map. ► Chairman Mercer stated that although Mr. Taberner provided an overview for all six amendments, he would like to limit the discussion to each of the amendments as they come up. He noted that they are currently discussing Zoning Bylaw Amendment 19-829. ► Mr. Kelly stated he likes the proposed bylaw; however, his concern is that it does not have a residential component. He would like to see the Planning Board have a residential component available so they could on a special permit look at that opportunity if it came in. ► Mr. Dellorco stated he agrees with Mr. Kelly. ► Mr. Earls stated it is a very inclusive plan. He stated that passing it in its current form is probably the best bet; worst case is that it could always come back before the Town Council to be reexamined in the future for the idea of a residential component. ► Mr. Padula stated he thinks if there are to be any changes to it, it needs to be done now. He asked what the objection was to the residential component piece. ► Mr. Taberner stated that there are several old buildings. If residential is allowed in that area by special permit, then you mix residential in with the other uses. There is potential for problems in reusing old buildings for residential. He stated the Fire Chief requested that residential is not allowed in this. Mr. Taberner agrees. If the buildings are to be reutilized, residential is not the way to go. Right now, if this is approved, there are a lot of uses allowed which will change the value to developers of the site; there are a lot more options allowed. There are seven properties owned by four different people. Three of the four are solidly behind this, the other is on the fence. ► Town Council members asked questions regarding this zoning bylaw amendment and adding a residential component. ► Mr. Taberner stated that adding residential is not the way he thinks it should go. ► Mr. Nutting pointed out that in Downtown there is retail and residential. This would be industrial and residential. He stated he agrees with Mr. Earls and they should go with the proposal as is. He noted that the Town Council can change zoning in 60 days if a great use is found. He stated this is going to the Planning Board and then back to Town Council for a public hearing. There is plenty of time to vet it. ► Mr. Kelly stated that they are talking about this Zoning Bylaw Amendment and somehow discussion has shifted to this particular parcel. He stated that if we are only talking about zoning for this parcel, then we may be teetering on a spot zoning problem. He stated he thinks the highest and best use for this parcel would be light industrial. ► Mr. Jones stated that his issue with this is in line with Mr. Kelly's. If we are going to be making a zoning bylaw amendment, we have to be responsible for looking at this as an all-encompassing zone. To not allow for the residential part of this would be leaving out an important part. We should potentially allow for the residential use by the Planning Board. We should not be discussing this in the sense that we are just targeting this one area. ► Mr.

Nutting stated that if a residential component is put in, it will become residential. There are 1,000 units under construction right now; we do not need any more housing right now. With the highest and best use, there will be condos galore at this location if housing is put in this bylaw. Someone will come in and rip down the buildings and add another 500 units. He does not think that is in the Town's best interest. ► Mr. Jones stated that as a zoning bylaw amendment this has to be looked at fully and not as if this is being targeted for a specific location. ► Mr. Hellen stated they have been working on this for quite some time. He explained the thought on this zoning bylaw. For this location, it would be a better zone than what it currently is. Hopefully, this will incentivize someone to do something there better than what could be done under the current zoning; the zoning being proposed is better than what is there today. He reiterated that zoning can be changed in 60 days by the Town Council. ► Chairman Mercer stated he agrees with Mr. Hellen at this point. He asked what the vote was at the EDC and what the feelings were from the EDC Committee members. ► Mr. Kelly stated the EDC Committee pushed it to the Town Council with an affirmative vote. He stated he was an affirmative vote as he thought it was best to hash the rest of this over with the full Town Council; he felt like the residential component was the only debate remaining. He stated that in regard to the parcel, he agreed with Mr. Hellen that the zoning is better. Although he does not want even 50 percent housing on that site, there is nothing that says they cannot write in the bylaw about having a percentage of housing allowed or by special permit. He stated a residential component should be included. ► Mr. Padula stated he thinks this is a good expansion of the uses. He thinks the residential component has been discussed and the way the bylaw is proposed at this time is in the best interest of the Town. ► Mr. Paul DeBaggis, 100 Milliken Avenue, stated that he looked at this quite carefully and his reaction is yes, this is what a town planner should be doing. He stated that we have a mill that has been sitting rather vacant for some time. Now someone has taken the initiative to get something in play. He stated that possibly it should have a residential component, but he does not think that should be a killing point. Getting more variety on this parcel is the way to go and this Mixed Business Innovation is a way to do that. He supports this the way it is presented. ► Ms. Beth Wierling, 164 Main Street, stated she thinks that the work that has been put into this bylaw is very good. Putting residential in this just does not make sense. The mix of residential and light industrial do not go together. This is a great bylaw that has the best interest of the community. She stated that the Town Council should listen to what the planner and Planning Department have put forward and move this forward. ► Mr. Kit Brady member of the Franklin Cultural District Committee, 36 Kimberlee Avenue, stated that the Franklin Cultural District was created by the Town Council. He was appointed as an advisory to the Town Council. This zoning plan is on a piece of land that is in the middle of the Cultural District. If this is approved, it is going to be a strong point in the development of the Cultural District. He thinks adding residential is a bad idea. The way the bylaw has been proposed is the way it will support the Cultural District and draw businesses. There are plenty of spaces for residential in Franklin. Speaking on behalf of the Franklin Cultural District Committee, he stated they support the proposed bylaw as it is written. ► **VOTE: Yes-9, No-0, Absent-0.**

- g. *Zoning Bylaw Amendment 19-830: Use Regulations-Mixed Business Innovation Zoning District - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 19-830 to the Planning Board - Majority Vote (5)).*** ► **MOTION to Waive** the reading by **Padula. SECOND** by **Dellorco. No Discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Refer** Zoning Bylaw Amendment 19-830: Use Regulations-Mixed Business Innovation Zoning District to the Planning Board by **Kelly. SECOND** by **Dellorco. Discussion:** ► Mr. Nutting stated he would leave the discussion to Mr. Taberner as all the amendments are related. ► Mr. Taberner stated this amendment is specifically for the uses that would be allowed in the district. ► Mr. DeBaggis stated the only exception he has to this very well-done article is on page 4 of the 11 pages of uses. He stated that regarding Residential V, listed in the GRV column, three uses have been added into Residential V: Business incubator and co-working space, Artisanal craft maker space, and Art gallery. The pros and cons of this can be discussed. However, these are not really needed and have nothing to do with the Clark-Cutler parcel. As an Residential V resident, he and others would prefer these uses to be removed from the article. ► Mr. Taberner stated that Mr. DeBaggis is talking about the three new

uses being proposed to be allowed by the Planning Board by special permit in RV. He explained that they looked at the current uses allowed and that is the reason these were added in. He is aware some other people have also noted concerns. He has no problem if these are removed, but the reasoning is pretty sound for why the uses are in there. It is the Town Council's call if they want to remove those three uses and make them a "no" for Residential V. ► Mr. Hellen reviewed the idea of the staff when these were put in; however, he noted that Mr. DeBaggis makes a good point. He stated putting "no" for those three uses is fine with him. ► **MOTION to Amend** Zoning Bylaw Amendment 19-830: Use Regulations-Mixed Business Innovation Zoning District to reflect a change on page 4 of 11 pages of Zoning Use Regulation Schedule, Part II, Numbers 2.24, 2.25, and 2.26, all for GRV, to change from PB for Planning Board to N for No, by **Kelly**. **SECOND** by **Dellorco**. **No Discussion**. ► **VOTE: Yes-9, No-0, Absent-0**. ► **MOTION to Refer, as amended**, Zoning Bylaw Amendment 19-830: Use Regulations-Mixed Business Innovation Zoning District to the Planning Board by **Kelly**. **SECOND** by **Dellorco**. **No Discussion**. ► **VOTE: Yes-8, No-1, Absent-0**. (Mr. Kelly voted No.)

- h. Zoning Bylaw Amendment 19-831: Mixed Business Innovation Zone Dimensional Regulations - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 19-831 to the Planning Board - Majority Vote (5)).* ► **MOTION to Waive** the reading by **Padula**. **SECOND** by **Kelly**. **No Discussion**. ► **VOTE: Yes-9, No-0, Absent-0**. ► **MOTION to Refer** Zoning Bylaw Amendment 19-831: Mixed Business Innovation Zone Dimensional Regulations to the Planning Board by **Kelly**. **SECOND** by **Dellorco**. **No Discussion**. ► **VOTE: Yes-9, No-0, Absent-0**.
- i. Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs, Mixed Business Innovation Zoning District - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 19-832 to the Planning Board - Majority Vote (5)).* ► **MOTION to Waive** the reading by **Padula**. **SECOND** by **Kelly**. **No Discussion**. ► **VOTE: Yes-9, No-0, Absent-0**. ► **MOTION to Refer** Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs, Mixed Business Innovation Zoning District to the Planning Board by **Kelly**. **SECOND** by **Padula**. **No Discussion**. ► **VOTE: Yes-9, No-0, Absent-0**.
- j. Zoning Bylaw Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation on Area on or near Fisher and Hayward Streets - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 19-833 to the Planning Board - Majority Vote (5)).* ► **MOTION to Waive** the reading by **Padula**. **SECOND** by **Kelly**. **No Discussion**. ► **VOTE: Yes-9, No-0, Absent-0**. ► **MOTION to Refer** Zoning Bylaw Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation on Area on or near Fisher and Hayward Streets to the Planning Board by **Kelly**. **SECOND** by **Dellorco**. **No Discussion**. ► **VOTE: Yes-9, No-0, Absent-0**.
- k. Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 19-834 to the Planning Board - Majority Vote (5)).* ► **MOTION to Waive** the reading by **Padula**. **SECOND** by **Kelly**. **No Discussion**. ► **VOTE: Yes-9, No-0, Absent-0**. ► **MOTION to Refer** Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District to the Planning Board by **Kelly**. **SECOND** by **Padula**. **No Discussion**. ► **VOTE: Yes-9, No-0, Absent-0**.

**TOWN ADMINISTRATOR'S REPORT:** ► Mr. Nutting thanked the Chairman for allowing him to miss the last Town Council meeting. He congratulated the Town Council for making the best decision they have made since January 2001; it is wonderful for the Town Council and the community that Mr. Hellen will be the next Town Administrator. He stated it has been an honor to work with Mr. Hellen for the last three years; he brings integrity and strong ethics. He thanked all the Town employees for all the work they do day in and day out. He thanked the Town Council for all their hard work and for what they have been able to accomplish. He wished everyone a safe and happy holiday. ► Mr. Hellen thanked the great employees and staff in the Town for the work they do. He wished everyone a Merry Christmas, Happy Holidays, and Happy New Year.

**FUTURE AGENDA ITEMS:** ► Ms. Hamblen stated she would like a discussion regarding the Community Preservation Act and what the numbers would be if Governor Baker made it a 50 percent match for preserving open space and historic houses. ► Mr. Casey asked if the Planning Board could give a presentation with a broad discussion of future projects coming up in the new year; it would be good to have more transparency so people can be aware of what is coming. ► Mr. Nutting suggested the Chair and Vice Chair of the Planning Board present and not the entire board or they would have to post it as a meeting. ► Mr. Cerel stated the Planning Board will be limited in what they can talk about regarding pending matters. ► Mr. Earls stated that in January or February he would like the Town Council to look at the current antiques and junk dealer licensing for the Town. ► Mr. Cerel stated that second-hand sales are regulated. He worked on this with the prior Police Chief. The issue of concern is ensuring that the place is run properly, clean, and would not be a nuisance; there is also concern about fencing stolen goods. ► Ms. Pellegrini requested the DPW give a presentation about the water issues in Franklin regarding all the new developments while the Town still has a water ban. ► Mr. Nutting stated they were planning to have a presentation by the DPW probably the second meeting in January relating to the continuation of the water line program; that would be a good opportunity to broaden the discussion and address those concerns. ► Mr. Jones requested the state Senate and House members be invited to give an introduction of the new members. ► Mr. Hellen stated he has reached out and they will work out a date.

**COUNCIL COMMENTS:** ► Town Council members wished everyone Merry Christmas, Happy New Year, and Happy Holidays. They thanked all the Town employees for their great work. They wished everyone a safe and healthy new year. ► Mr. Jones stated he was very proud of all the Tri-County students. They all wore dark blue today for Spirit Week in remembrance of the former Tri-County Dean of Students Chris Beaton who passed away this week.

**EXECUTIVE SESSION:** *None.*

**ADJOURN: MOTION to Adjourn by Kelly. SECOND by Dellorco. No Discussion. ► VOTE: Yes-9, No-0, Absent-0. Meeting adjourned at 9:15 PM.**

Respectfully submitted,

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Judith Lizardi  
Recording Secretary