

FRANKLIN TOWN COUNCIL

Agenda & Meeting Packet

July 29, 2020

Meeting will be held at the **Municipal Building**
2nd floor, Council Chambers
355 East Central Street
7:00 PM

The public will **NOT** be permitted to enter the building or participate in person. Only pre-approved participants on the meeting agenda will be allowed to enter the Building and participate in person. **Residents can attend and participate via the “ZOOM” Platform.**

A NOTE TO RESIDENTS: *Due to the continued concerns regarding the COVID-19 virus and Governor Baker’s declared State of Emergency, we will be conducting a remote/virtual Town Council Meeting for all public access and participation. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by clicking on the attached [link](#) (Phone, Computer, or Tablet required). The attached link and phone number will be active for the duration of the meeting for citizens to ask questions/voice concerns. If residents are just interested in watching the meeting it will also be [live-streamed by Franklin TV](#) and shown on Comcast Channel 11 and Verizon Channel 29.*

- **Link to access meeting: July 29, 2020** Town Council Meeting Link [HERE](#) -- Then click “Open Zoom”
 - Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/87066659039>
 - **Call-In Phone Number:** Call **1-929-205-6099** and enter Meeting ID # **870 6665 9039** --Then press #

1. ANNOUNCEMENTS

- a. *This meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon Channel 29. This meeting may be recorded by others.*

2. CITIZEN COMMENTS

- a. *Citizens are welcome to express their views for up to five minutes on a matter that is not on the agenda. The Council will not engage in a dialogue or comment on a matter raised during Citizen Comments. The Town Council will give remarks appropriate consideration and may ask the Town Administrator to review the matter.*

3. APPROVAL OF MINUTES

- a. May 6, 2020
- b. May 20, 2020
- c. June 3, 2020
- d. June 17, 2020

4. PROCLAMATIONS/RECOGNITIONS - None Scheduled

5. APPOINTMENTS

- a. Board & Committee Appointments
 - i. **Agricultural Commission:** Charles J. (CJ) Koshivas
 - ii. **Conservation Commission:** Patrick Gallagher
 - iii. **Cultural Council:** Joni Magee
 - iv. **Cultural Council:** Pushpa Jangareddi

6. HEARINGS - None Scheduled

7. LICENSE TRANSACTIONS - None Scheduled

8. PRESENTATIONS/DISCUSSIONS

- a. Town of Franklin Market Study & Economic Profile
- b. PACE Program Presentation: MassDevelopment

9. SUBCOMMITTEE REPORTS

- a. Capital Budget Subcommittee
- b. Budget Subcommittee
- c. Economic Development Subcommittee

10. LEGISLATION FOR ACTION

- a. Resolution 20-42: Authorization to Participate in the Massachusetts Commercial Property Assessed Clean Energy Program (PACE Massachusetts) **(Motion to Approve Resolution 20-42- Majority Roll Call Vote)**
- b. Resolution 20-43: Gift Acceptance - Franklin Police Department, \$250 **(Motion to Approve Resolution 20-43 - Majority Roll Call Vote)**
- c. Resolution 20-44: Gift Acceptance - Franklin Historical Museum **(Motion to Approve Resolution 20-44 - Majority Roll Call Vote)**
- d. Resolution 20-45: Easement - Overhead System **(Motion to Approve Resolution 20-45 - Two Thirds Majority Roll Call Vote)**
- e. Resolution 20-46: Easement - Underground Electrical Distribution System **(Motion to Approve Resolution 20-46 - Two Thirds Majority Roll Call Vote)**
- f. Resolution 20-47: Solid Waste Prior Year Bill **(Motion to Approve Resolution 20-47 - Two Thirds Majority Roll Call Vote)**
- g. Resolution 20-48: Gift Acceptance - Franklin Fire Department, \$50 **(Motion to Approve Resolution 20-48 - Majority Roll Call Vote)**
- h. Zoning Bylaw Amendment 20-858: Zoning Map Changes on or Near Beaver and Oak Streets - Referral to the Planning Board **(Motion to Refer Zoning Bylaw Amendment 20-853 to the Planning Board - Majority Roll Call Vote)**
- i. Bylaw Amendment 20-855: Chapter 82, Water Fee Increase - Second Reading **(Motion to adopt Bylaw Amendment 20-855 - Majority Roll Call Vote)**

11. TOWN ADMINISTRATOR'S REPORT

- a. COVID-19 Update

12. FUTURE AGENDA ITEMS

13. COUNCIL COMMENTS

14. ADJOURN

Note:

Two-Thirds Vote: requires 6 votes

Majority Vote: requires majority of members present and voting

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
May 6, 2020**

As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, this meeting will be conducted as a Remote/Virtual Town Council meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

A meeting of the Town Council was held on Wednesday, May 6, 2020 as a **Remote Access Virtual Zoom Meeting**. Councilors present: Andrew Bissanti, Brian Chandler, Robert Dellorco, Eamon McCarthy Earls, Melanie Hamblen, Glenn Jones, Matthew Kelly, Thomas Mercer. Councilors absent: Deborah Pellegri. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Mark Cerel, Town Attorney; Chrissy Whelton, Assistant to the Town Administrator.

CALL TO ORDER: ► Chair Mercer called the **Remote Access Virtual Zoom Meeting** to order at 7:00 PM. He confirmed via roll call Town Council members and Administrative personnel who were present and that they could hear the Chair.

ANNOUNCEMENTS: ► Chair Mercer stated this meeting is being conducted remotely consistent with Governor Baker's executive order of March 12, 2020, regarding the current state of emergency in the Commonwealth due to the outbreak of the COVID-19 virus. In order to mitigate the transmission of the COVID-19 virus, we have been advised and directed by the Commonwealth to suspend public gatherings and as such the governor's order suspends the requirements of the open meeting law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely. He stated that this meeting will feature public comment. He noted the availability of the posted call-in number and Zoom meeting link provided on the agenda for the public to join and participate in the meeting. He reviewed that all supporting meeting materials that have been provided to the Town Council are available on the Town's website unless otherwise noted. He reviewed the remote meeting ground rules. He announced this **Remote Access Virtual Zoom 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. ► Chair Mercer called for a moment of silence.

CITIZEN COMMENTS: ► Ms. Jacqueline Maciel, 95 Elm Street, stated she has sent Town Council members emails regarding COVID-19 data; she would like to educate the citizens regarding the published number of cases. She stated that almost 71 percent of towns and cities in the Commonwealth have not seen an increase in the number of COVID-19 cases since April 15, 2020. She asked why towns are being held hostage to the cities. She stated concern that the governor was going to extend the restrictions to June 1, 2020. She stated that Attorney General Bill Barr addressed that citizens have rights during this crisis.

APPROVAL OF MINUTES: ► *March 25, 2020.* ► **MOTION to Approve the March 25, 2020 meeting minutes by Kelly. SECOND by Dellorco. No Discussion. ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES.** ► **VOTE: Yes-8, No-0, Absent-1.**

PROCLAMATIONS/RECOGNITIONS: None.

APPOINTMENTS: None.

HEARINGS: 7:10pm. ► Zoning Bylaw Amendment 20-854: Changes to §185-40. Water Resource District.

Chair Mercer declared the public hearing open. ► Mr. Hellen stated that updating the water district map is required by DEP; these boundaries are defined by the Commonwealth. He reviewed the changes being updated for the first time in 12 years. He noted a map was included in the Town Council's packet showing the changes. This is a housekeeping item to update the bylaws. ► Mr. Brutus Cantoreggi, DPW Director, confirmed this is a requirement. He stated this map outlines where the water goes in terms of the well heads. It is a planning tool when developments are done. ► Mr. Cerel stated this is a zoning issue; these are areas protected with additional requirements in the zoning bylaws. Therefore, the map needs to be periodically updated. ► **MOTION to Close the public hearing by Kelly. SECOND by Dellorco. No Discussion. ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES. ► VOTE: Yes-8, No-0, Absent-1.**

LICENSE TRANSACTIONS: ► Dean College: New Section 12 All Alcoholic Beverages License, Located at 135 Emmons Street, Franklin, MA.

► Mr. Hellen stated this is a continuation from the last Town Council meeting at which there were some concerns brought forth by Town Council members regarding the liquor license. Dean College addressed the concerns and provided a letter to the Town Council dated April 29, 2020 proposing three conditions on the liquor license for the Campus Center. He read the letter aloud. ► Mr. Cerel stated these conditions were proposed to address the concerns raised by the Town Council on this license. He stated that the prior Town Administrator had asked Mr. Cerel to work with Dean College as the college was coming in for numerous one-day alcohol licenses and they were looking for a more workable solution. ► Mr. Jones read the license transaction. ► **MOTION to Approve the request by Dean College to approve the New Section 12 All Alcoholic Beverages License, located at 135 Emmons Street, Franklin, MA, and to approve the manager, Kenneth Corkran by Jones. SECOND by Dellorco. Discussion:** ► Mr. Cerel suggested a Town Council member add an amendment to the motion to add the three proposed conditions agreed to by Dean College to the liquor license. ► Mr. Kelly asked questions regarding the memo from Dean College. He expressed concern about the possibility of having three events at the same time and how that would be managed. ► Mr. Dave Drucker, Dean of Students at Dean College, stated all locations mentioned are part of the Campus Center. He asked if the Campanella Board Room which is also in the Campus Center could be added to the list of locations. ► Mr. Kenneth Corkran, the proposed manager and Director of Law Enforcement Services and Risk Management at Dean College stated there may be an alumni event at the same time as a student event. An officer would be scheduled at each event. Typically, this does not happen often. ► Mr. Bissanti stated he has mixed feelings as this is going to be a bar, and it is going to go up against another bar in the downtown area. He stated Dean College already enjoys the privileges of bars and restaurants in the downtown area, so they do not really have the need. ► Mr. Cerel stated that the applicant could take the position that they be opened to the general public, but they have agreed otherwise. While the licensing authority has discretion to approve or deny an application for a license, increased economic competition is not a valid consideration. ► Mr. Bissanti stated his point is that on a campus where there is only 25 percent of the students of drinking age, and they are surrounded by other bars and businesses, this is not needed. As well, this location is also surrounded by residential, and the residents should be considered. ► Mr. Chandler stated concern about the safety of the students. ► Mr. Dellorco confirmed that there would be law enforcement officials on premises who could make arrests, but they would not be Town of Franklin police officers. ► Mr. Corkran stated these events have been going on for four years with no issues. ► Mr. Drucker stated he oversees the events and no underage drinking occurs. ► Ms. Hamblen stated she thought this item was about Dean College not having to come into the Town to get numerous one-day licenses. She did not think this was about having a pub on campus. She requested clarification. She asked if wine tasting classes would be allowed in the Campus Center. ► Mr. Cerel stated that was his understanding. ► Ms. Trish Farnsworth, Attorney representing the applicant, Dean College, stated there is a misunderstanding. Dean

College has been obtaining for many years one-day licenses. They are here now requesting to have more than the 30 allowed one-day licenses per year. It is not going to be a bar or restaurant competing with those in downtown. This is not going to impact the neighbors. She reiterated this will all be in one building. She stated that wine tasting would be allowed under the law with this license. ► Mr. Jones asked if Town of Franklin police could perform a license check on this entity. ► Mr. Cerel stated yes. ► Mr. Kelly asked if the alcoholic beverages would be taxed as they are in a restaurant. ► Mr. Hellen stated he is not sure if meals tax comes in from Dean College. ► Mr. Cerel stated he thinks a person would be subject to meals tax and liquor tax. ► Mr. Kelly asked it be confirmed that Dean College would pay tax on all alcoholic beverages that are sold at an event. ► Mr. Cerel stated if it is a retail sale of alcohol, it is taxed unless it is an exempt population. ► Mr. Kelly asked if the Town of Franklin has been collecting taxes on the alcoholic beverages that have been sold at Dean College for the past years. ► Mr. Cerel stated he does not know. ► Mr. Hellen stated he would have to ask the Treasurer Collector. He does not believe that many of the one-day liquor licenses in the past have involved liquor sales. ► Mr. Kelly stated he is concerned that if the Town Council provides this license, what will happen in the future. He asked if they could have wine and beer tasting. He is concerned with safety of the students. He does not know if the restaurant license is the way to go; maybe a club license would have been better. ► Ms. Farnsworth stated this license is only for the Campus Center. Outdoor alcohol would be under a one-day license. ► Mr. Dellorco noted that at the Rod & Gun Club the meals tax is paid to the State when they have a one-day licenses. ► Mr. Cerel noted records have to be kept on premises for TIPS certification. ► Mr. Bissanti stated he is very concerned about enforcement. He questioned why Dean College needs this permanent license; the one-day licenses may work better from a safety standpoint. ► Ms. Hamblen stated she was under the impression that this license would put Dean College under stricter guidelines than with the one-day licenses. ► Mr. Cerel stated that was correct. ► Ms. Farnsworth stated that many campuses have these licenses. She noted that only 30 one-day licenses are allowed in one year. She stated there is great oversight on this license. ► Mr. Hellen stated there is more oversight and accountability with this type of license than with the one-day licenses. The Section 12 License is held by most college communities throughout the Commonwealth. ► Mr. Jones asked if Dean College has policies that address situations of underaged students having alcohol. ► Mr. Drucker stated they have a student code of conduct; there are varying sanctions. ► Mr. Jones stated his only stipulation is that on top of Dean's current policy that these policies be reiterated to the students. ► **MOTION** to Amend the Motion on the floor to include the agreed upon document that Attorney Cerel and Attorney Farnsworth agreed to by **Dellorco. SECOND by Hamblen. No Discussion. ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES. ► VOTE: Yes-8, No-0, Absent-1. ROLL CALL VOTE** (to Approve the request by Dean College to approve the New Section 12 All Alcoholic Beverages License, As Amended, located at 135 Emmons Street, Franklin, MA, and to approve the manager, Kenneth Corkran): **Bissanti-NO; Chandler-NO; Dellorco-NO; Earls-YES; Hamblen-YES; Jones-YES; Kelly-NO; Mercer-YES. ► VOTE: Yes-4, No-4, Absent-1. Motion does not carry.**

PRESENTATIONS/DISCUSSIONS: ► *Coronavirus Updates.* ► Mr. Hellen reviewed the case numbers from the State. As of today, there are 98 confirmed cases in Franklin; about half of those have recovered. The trend is not going in the right direction, but it is mostly due to the increase in testing. He requested the State of Massachusetts release the number of recovered cases. He discussed the Town departments reentry plans. He stated that next week they will begin a library book take-out service. The Youth Services Department will continue to work remotely. Regular recycling hours and services will begin to return to normal and phased in during the next week to 10 days. They are opening the drive-thru window at the municipal building. The Town Clerk's office will begin working from the building with full staff on Monday. He stated he will be sending a memo to the staff regarding requirements for admission to the buildings including face masks, social distancing, proper hygiene, and disinfecting spaces. He stated they will make sure the employees will be held to a high standard with the guidelines and being conscientious to the other staff and their family.

► Chair Mercer reviewed that the governor mandated everyone wear a face mask while in public, effective today. ► Town Council members asked about the preparations and alterations needed in all Town buildings. ► Mr. Hellen stated they have been working with all departments on a schedule so people will not all be coming in at the same time to reduce the interaction. Mandatory temperature readings and self-questionnaires to make sure sick people will not be coming into the buildings to prevent transmission will be conducted. ► Mr. Jones expressed concern about interactions with the public when things start to open. How are they going to set up barriers to prevent close face-to-face interactions to keep the employees and public safe; can they be put in place now? ► Mr. Hellen stated plexiglass and other precautions will be put in place; he is prioritizing what is needed to be done currently in this phase. This is a positive step to get employees back into the building. He stated there is very little substitute for personal responsibility to help reduce the transmission of COVID-19. ► Mr. Dellorco asked if employees will be tested prior to returning to work. ► Mr. Hellen stated it could be two or three more weeks before testing could be done. Temperature guns have been purchased. It will be required for employees to have a temperature reading and complete questionnaires when returning to work. Police and Fire Departments have been doing this for a few weeks.

► **Community Preservation Act (CPA).** ► Mr. Hellen stated this item was discussed in February with a general consensus of Town Council members to move forward with it. Town Attorney Cerel drafted a ballot question. On April 15th Town Council members further discussed this item and asked it to be put on tonight's agenda for Discussion and Legislation for Action. The ballot question includes a three percent surcharge and two exemptions. Given this is a presidential election year, the decision must be made by Town Council by August if this item is going to be put on the November ballot. ► Mr. Kelly stated concern about the three percent surcharge given today's economy; he would like to get this passed. ► Chair Mercer stated he thought that regardless of what percent was decided upon now, it can be adjusted any time prior to going to press for the ballot. ► Mr. Cerel stated that is not correct. It is actually a two-step approval process. This is the first step to approve it; then ratify it. The surcharge amount has to be consistent all the way through. The voters will vote on exactly what the Town Council approves. ► Mr. Bissanti concurred with Mr. Kelly. He requested to hold off on this discussion until Ms. Pellegri is present. He would like to get this on the November ballot. ► Chair Mercer concurred that Ms. Pellegri should be present to discuss this item. ► Mr. Chandler stated he supported putting this on the ballot. He leans toward two to three percent. ► Mr. Jones stated he supports this item; however, the people must make the final decision. He thinks this is a great way to get additional funds into the Town. He encouraged that three percent surcharge should be approved as it would bring in the most money for the Town, and there are State matching funds. ► Ms. Hamblen stated this is a great program. She expressed concern about approving it at three percent and not having it pass by the public. ► Mr. Dellorco stated concern that November is a big election ballot and people may overlook this question. He supports this effort, but maybe this should be put off for a bit. ► Chair Mercer suggested pushing this to the first meeting in June for another discussion when Ms. Pellegri is present with the hope of deciding upon the percentage.

SUBCOMMITTEE REPORTS:

- a. **Capital Budget Subcommittee.** ► None.
- b. **Budget Subcommittee.** ► Mr. Kelly said they met briefly last Monday; another meeting is scheduled for Monday May, 11, 2020 at 5:30 PM so those from the Schools can attend.
- c. **Economic Development Subcommittee.** ► A meeting was held last Monday night, and they discussed inclusionary zoning. Another meeting is scheduled.

LEGISLATION FOR ACTION:

Note: Two-Thirds Vote requires six votes; Majority Vote requires majority of members present and voting.

- a. **Resolution 20-20: Community Preservation Act, G.L. Chapter 44B, Sections 3-7 Authorization for Ballot Question (Motion to Approve Resolution 20-20, CPA Ballot Initiative - Majority Vote).** ► This is item was not taken.
- b. **Resolution 20-21: Gift Acceptance - Recreation Department - \$75,000 from the Boston Bruins Foundation (Motion to Approve Resolution 20-21 - Majority Vote).** ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 20-21: Gift Acceptance - Recreation Department - \$75,000 from the Boston Bruins Foundation by **Dellorco**. **SECOND** by **Kelly**. **Discussion:** Mr. Ryan Jette, Recreation Director, stated the donation will be used for the construction of the basketball/street hockey court at Fletcher Field. Construction began on April 15, 2020 on the 120 ft. x 90 ft. combination hockey rink and basketball court. He reviewed the project. ► Chair Mercer thanked Mr. Jette for the effort put forth to obtain the donation. ► Town Council members and Mr. Hellen thanked Mr. Jette and others who worked on this effort. ► **ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES.** ► **VOTE: Yes-8, No-0, Absent-1.**
- c. **Bylaw Amendment 20-857: Chapter 82, Trash and Recycling Fee Increase - Second Reading (Motion to Adopt Bylaw Amendment 20-857 - Majority Roll Call Vote).** ► Mr. Jones read the bylaw amendment. ► **MOTION to Adopt** Bylaw Amendment 20-857: Chapter 82, Trash and Recycling Fee Increase by **Dellorco**. **SECOND** by **Kelly**. **Discussion:** Mr. Hellen stated this is the second and final vote for the trash and recycling fee increase. Due to the prevailing wage increase and new policies implemented by China, there has been a cost increase; this is a market-based fee. ► **ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES.** ► **VOTE: Yes-8, No-0, Absent-1.**
- d. **Resolution 20-22: Ratification of the Memorandum of Agreement Between Department of Public Works, AFSCME Council 93, Local 1298 Employees and the Town of Franklin (Motion to Approve Resolution 20-22 - Majority Vote).** ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 20-22: Ratification of the Memorandum of Agreement Between Department of Public Works, AFSCME Council 93, Local 1298 Employees and the Town of Franklin by **Dellorco**. **SECOND** by **Kelly**. **Discussion:** Mr. Hellen stated the next five resolutions are the final five required votes to execute the respective collective bargaining agreements. ► **ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES.** ► **VOTE: Yes-8, No-0, Absent-1.**
- e. **Resolution 20-23: Amendment - Library Union Contract (Motion to Approve Resolution 20-23 - Majority Vote).** ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 20-23: Amendment - Library Union Contract by **Dellorco**. **SECOND** by **Kelly**. **No Discussion.** ► **ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES.** ► **VOTE: Yes-8, No-0, Absent-1.**
- f. **Resolution 20-24: Amendment - Facilities/Trades Union Contact (Motion to Approve Resolution 20-24 - Majority Vote).** ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 20-24: Amendment - Facilities/Trades Union Contact by **Dellorco**. **SECOND** by **Kelly**. **No Discussion.** ► **ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES.** ► **VOTE: Yes-8, No-0, Absent-1.**
- g. **Resolution 20-25: Amendment - Custodians Union Contract (Motion to Approve Resolution 20-25 - Majority Vote).** ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 20-25: Amendment - Custodians Union Contract by **Dellorco**. **SECOND** by **Kelly**. **No Discussion.** ► **ROLL**

CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES. ► VOTE: Yes-8, No-0, Absent-1.

h. Resolution 20-26: Amendment - Firefighters Union Contract (Motion to Approve Resolution 20-26 - Majority Vote). ► Mr. Jones read the resolution. ► **MOTION to Approve Resolution 20-26: Amendment - Firefighters Union Contract by Dellorco. SECOND by Kelly. No Discussion. ► ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES. ► VOTE: Yes-8, No-0, Absent-1.**

i. Zoning Bylaw Amendment 20-854: Changes to §185-40. Water Resource District – 1st reading (Motion to Move Zoning Bylaw Amendment 20-854 to a 2nd Reading - Majority Vote). ► Mr. Jones read the zoning bylaw amendment. ► **MOTION to Move Zoning Bylaw Amendment 20-854 to a 2nd Reading by Dellorco. SECOND by Kelly. No Discussion. ► ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES. ► VOTE: Yes-8, No-0, Absent-1.**

TOWN ADMINISTRATOR’S REPORT: None.

FUTURE AGENDA ITEMS: ► Ms. Hamblen stated she has been contacted by many people about citizens not being able to email elected town officials especially the Board of Health. Should all elected officials have a town email? ► Mr. Hellen stated as part of the Google transition, they strategically started with email addressed for Town Council and School Committee with other email accounts for elected officials to be phased in over time. He will talk to Tim Rapoza, Director of Technology Services. He stated that only five Planning Board, three Board of Health, and three Board of Assessors members do not have Town emails; so, this should not be too expensive. ► Mr. Kelly requested the meals tax and alcohol sales tax paid by the local college be addressed at a future meeting by the Town Administrator. He would like a memo from the Treasurer/Collector’s office indicating if revenue from that source is coming back to the Town as it should.

COUNCIL COMMENTS: ► Ms. Hamblen thanked Franklin TV for their work to provide remote meetings. ► Mr. Chandler stated the budget subcommittee did a great job in setting the tone during their meeting. ► Mr. Bissanti stated he was proud of the people of Franklin regarding how they are handling this crisis situation. ► Mr. Jones hoped everyone continues to stay safe during these times. He thanked the Town Administrator’s staff for their hard work. ► Mr. Dellorco gave a shout out to first responders. ► Chair Mercer thanked the first responders for their hard work. He thanked the Board of Health for their work during this crisis.

EXECUTIVE SESSION: None.

ADJOURN: ► MOTION to Adjourn by Kelly. SECOND by Dellorco. No Discussion. ► ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES. ► VOTE: Yes-8, No-0, Absent-1. Meeting adjourned at 9:31 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
May 20, 2020**

As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, this meeting will be conducted as a Remote/Virtual Town Council meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

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CALL TO ORDER: ► Chair Mercer called the **Remote Access Virtual Zoom Meeting** to order at 7:00 PM.
► Chair Mercer called for a moment of silence.

ANNOUNCEMENTS: ► Chair Mercer stated this meeting is being conducted remotely consistent with Governor Baker's executive order of March 12, 2020, regarding the current state of emergency in the Commonwealth due to the outbreak of the COVID-19 virus. In order to mitigate the transmission of the COVID-19 virus, we have been advised and directed by the Commonwealth to suspend public gatherings and as such the governor's order suspends the requirements of the open meeting law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely. He stated that this meeting will feature public comment. He noted the availability of the posted call-in number and Zoom meeting link provided on the agenda for the public to join and participate in the meeting. He reviewed that all supporting meeting materials that have been provided to the Town Council are available on the Town's website unless otherwise noted. He reviewed the remote meeting ground rules. He announced this **Remote Access Virtual Zoom 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: ► Mr. Dale Kurtz, Veterans' Services Officer, stated that there will be no Memorial Day breakfast, parade, or ceremony events this year. However, there will be a Memorial Day program broadcast by Franklin TV reflecting on how much Memorial Day means to the citizens of Franklin. He thanked Mr. Peter Fasciano and Mr. Chris Flynn of Franklin TV for their work and effort putting together this program. He stated the Memorial Walkway brick installation has been delayed. They are working with the engraver and mason and targeting mid to late June for completion. He noted that the cemetery will be open this weekend; visitors can bring flowers and flags. He recommended consulting the website for visiting times. He thanked the DPW and Garden Club for their work on the war memorials.

Mr. Brendon Boragine, 1 Dwight Street, stated that the Dacey Field parking lot has been closed, but the area is still being used as the walking trails are open, and vehicles are parking on Lincoln Street. He asked for consideration in opening the parking lot as having the cars parked on the road is creating difficulties.

Ms. Jacqueline Maciel, 95 Elm Street, provided an update of the COVID-19 case numbers that she has collected. She stated that 80 percent of Massachusetts towns have less than 50 cases of COVID-19, 52 percent of towns have 10 or fewer cases, 19 towns have zero cases, and 223 towns have case numbers below what they were when case numbers were first provided. She stated that the numbers received from the State are grossly distorted.

APPROVAL OF MINUTES: ► *April 15, 2020.* ► **MOTION to Approve the April 15, 2020 meeting minutes by Kelly. SECOND by Hamblen. No Discussion. ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegri-YES. ► VOTE: Yes-8, No-0, Absent-1.**

PROCLAMATIONS/RECOGNITIONS: ► **Designating the Town of Franklin as a Purple Heart Community.** ► Chair Mercer read the proclamation for the designation of the Town of Franklin as a Purple Heart Community. He stated this is a great honor and something to be very proud of.

► **American Legion.** ► Mr. Kelly thanked the veterans who were in attendance at this Zoom meeting. He read a proclamation honoring the American Legion Edward L. Grant Post 75. Town Council members thanked the American Legion for all the work they have done for the community.

► **Larry Bederian.** ► Mr. Bissanti read the proclamation honoring Mr. Lawrence Bederian. Town Council members thanked Mr. Bederian for all he has done for the community.

APPOINTMENTS: None.

HEARINGS: None.

LICENSE TRANSACTIONS: None.

PRESENTATIONS/DISCUSSIONS: ► ***Animal Control Department.*** ► Mr. Hellen stated that after two decades of work, Ms. Cindy Souza retired as the animal control officer; he wished her well in her retirement. Ms. Tracey Taddeo has assumed the role as Department Head. He explained that Franklin is in a regional agreement with Bellingham regarding animal control. ► Ms. Taddeo introduce herself, provided her background, and discussed the role of animal control officer. She stated she has been working for animal control for 15 years. She explained that Mr. Patrick Kelleher was working part time and applied to take over her previous position; he does animal control for Franklin. ► Mr. Kelleher reviewed his background and experience. He looks forward to this new opportunity. ► Town Council members thanked Ms. Taddeo and Mr. Kelleher for the great work they do. ► Mr. Bissanti asked about dogs that will not stay in their yards. ► Ms. Taddeo explained the process for animal control when dogs get away from their owners/yards. She stated the first time the dog is picked up the owner receives a verbal warning, the second time is a written warning, the third time is a fine; the fines go up for each consecutive occurrence to \$300. If the dog owner does not pay, the case will be brought to the Wrentham District Court. She stated that when dogs are found, they are picked up for the public's safety. She recommended citizens call the Animal Control Department if they find a loose dog.

► ***Franklin Food Pantry.*** ► Mr. Hellen stated the Franklin Food Pantry has purchased property in Franklin and will be moving to this new location in the future. This is a needed resource in the community. ► Ms. Lynn Calling, Executive Director, and Ms. Tina Powderly, Chair Board of Directors, addressed the Town Council. Ms. Powderly thanked the Town Council for giving them the opportunity to present an update about the Franklin Food Pantry. She stated they have been busier than usual responding to COVID-19. They continue to serve the community in the safest way they can. They have been able to respond to the increased need due to the response and generosity of the community; they appreciate the community's support. ► Ms. Calling stated the community has been very supportive and generous during this time to purchase more food. She stated that prior to COVID-19, approximately nine new individuals/families would come to the Pantry to sign up for services in one month. From March 18 to May 18, they have seen 82 new individuals/families come to the Pantry of which 60 percent have shopped with the Pantry more than once. They expect to see the need for their

services to grow. She reviewed the new drive-through procedures for the Pantry and the days/times for this service. She thanked the police officers for their help with traffic and deliveries. On an average week, they hand out about 5,000 pounds of food. She thanked Health Director Cathleen Liberty for her help in putting together new operating procedures for the Pantry as they respond to the growing needs in the community. She reviewed the new building and location which they hope to open in summer 2021. They will be launching a capital campaign in a few months, and they are looking for volunteers. She reviewed some upcoming events. She stated that they are having conversations about participating in the community gardens this year. ► Town Council members thanked the presenters for all the work they do for the community and asked questions. ► The presenters responded to questions and stated the Greater Boston Food Bank is their greatest supporter of food. They discussed the need for hygiene supplies and the items they are able to provide in their bags. Ms. Amy Cataldo was recognized as critical member of the team.

► **SAFE Coalition.** ► Ms. Jennifer Knight-Levine, Executive Director, and Mr. James Derick, President, addressed the Town Council and provided an update of the SAFE Coalition. Mr. Knight-Levine narrated a slideshow presentation. She stated that the Coalition started in 2015. They cover nine towns and focus on providing support to those impacted by substance abuse disorder. She reviewed the history of the Coalition and stated that it came together as a result of the number of lives lost from the opioid epidemic. They determined this was more than just as a focus on opioids. Now they provide support to those who are actively using and those who are impacted by all substances. She discussed the physical office space in Norfolk and their open house. She discussed the offerings and services provided by the Coalition including benefits and employment help, Section 35 care information and guidance, grief counselor and chaplain, Narcan training, counseling, education resources, support line, support group meetings, adolescent smoking/vaping cessation program, and professional development. She reviewed the Coalition's partnership with Fire and Police. She noted that on average per month they receive 35 new requests for services. She reviewed the Coalition's upcoming events and programs; they are using online, phone, and Zoom platforms due to COVID-19. She stated funding is by donations and grants; the SAFE Coalition currently does not have any paid staff. ► Mr. Derick discussed that his family was impacted with substance abuse disorder. He thanked the work of the Coalition's staff, the Coalition's partners, and the Franklin community. He stated connection is the root of what people need when they are in crisis. ► Town Council members thanked the presenters for the great work they do in the community.

► **Metacomet Emergency Communication Center (MECC).** ► Mr. Hellen stated Mr. Chandler had asked for this presentation. Last week the regional dispatch center had its one-year anniversary. The staff have done a great job; this is a separate entity unto itself. The four MECC communities are Franklin, Norfolk, Plainville and Wrentham. He noted that the Mendon/Millville regional dispatch center is going to be merged with the MECC which will produce savings to the taxpayers of Franklin. ► Executive Director Gary Primo, Deputy Director Darrell True, and Acting Communications Manager Nicole Connor, were in attendance at the Zoom meeting. ► Mr. Primo narrated a slideshow presentation. He reviewed the history of the MECC and stated they broke ground in 2017 after approximately 10 years of planning. He showed and described pictures of the development of the state-of-the-art facility. On May 6, 2019, the MECC went live. Over 38,000 Franklin Police calls have been logged, and over 4,500 Franklin Fire calls have been logged. He reviewed statistics of the calls logged for Norfolk, Plainville, and Wrentham. He stated the MECC processed over 24,000 911 calls, 60,000 business calls, and over 24,000 other calls. He stated they have had meetings with Millville and Mendon to merge the dispatch centers. ► Town Council members thanked the presenters for the great job they do, asked questions, and agreed the professionalism of the staff at the facility is outstanding. ► Mr. Primo stated that the police call volume for Franklin seems to be about the same, although the fire calls seem to be increasing. ► Mr. Ture recognized the other departments that make this a successful project including the staff of DPW, IT, Animal Control, Facilities and others that make this a success. ► Mr. Hellen thanked the other departments for the support they provide to the MECC and noted the large commitment Franklin makes to the

MECC. He thanked Mr. Primo and Mr. True for their hard work. ►Chair Mercer reviewed the money saved for Franklin by this regionalization. He thanked everyone for their time and effort put into this project.

SUBCOMMITTEE REPORTS:

- a. **Capital Budget Subcommittee.** ►None.
- b. **Budget Subcommittee.** ►Mr. Kelly stated that it was discussed at the meeting that budgets are going to be even tighter than expected; state revenue, sales tax, and local receipts are down due to COVID-19. Every department should be prepared to cut their budgets as much as they can. The budget that is approved in the upcoming weeks will be a temporary budget; the budget will be looked at again around September/October. At this time, the budget is based on the numbers they have available.
- c. **Economic Development Subcommittee.** ►None.

LEGISLATION FOR ACTION:

Note: Two-Thirds Vote requires six votes; Majority Vote requires majority of members present and voting.

- a. **Resolution 20-27: Cell Tower Easement (Motion to Approve Resolution 20-27 – 2/3 Majority Roll Call Vote).** ►Mr. Jones read the resolution. ►**MOTION to Approve** Resolution 20-27: Cell Tower Easement by **Kelly. SECOND** by **Hamblen. Discussion:** Mr. Hellen stated this is a housekeeping item. The Town has been working to get all public safety equipment off of private property; the COVID crisis delayed that process. Eventually, access to this tower will not be needed. However, the easement continues to allow public access for public safety in perpetuity. The subordination is required in order for the estate of Shirley French to open the tower up for additional commercial use. ►**ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegri-YES.** ►**VOTE: Yes-8, No-0, Absent-1.**

Mr. Bissanti recused himself.

- b. **Zoning Bylaw Amendment 20-853: Zoning Map Changes on or Near Pleasant, Chestnut, and Brook Streets - Second Reading (Motion to Adopt Zoning Bylaw Amendment 20-853 - Majority Roll Call Vote).** ►Mr. Jones read the zoning bylaw amendment. ►**MOTION to Adopt** Zoning Bylaw Amendment 20-853: Zoning Map Changes on or Near Pleasant, Chestnut, and Brook Streets by **Kelly. SECOND** by **Hamblen. Discussion:** Mr. Hellen stated this is the final vote on this lot line clean up. It was approved unanimously at the EDC, Planning Board, and the previous Town Council meeting. ►**ROLL CALL VOTE: Chandler-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegri-YES.** ►**VOTE: Yes-7, No-0, Absent-1.**

Mr. Bissanti re-entered the meeting.

- c. **Zoning Bylaw Amendment 20-854: Changes to §185-40. Water Resource District - Second Reading (Motion to Adopt Zoning Bylaw Amendment 20-854 - Majority Roll Call Vote).** ►Mr. Jones read the zoning bylaw amendment. ►**MOTION to Adopt** Zoning Bylaw Amendment 20-854: Changes to §185-40. Water Resource District by **Kelly. SECOND** by **Hamblen. Discussion:** Mr. Hellen stated this is the same as the previous resolution. This is required by MassDEP. It was approved unanimously at the EDC, Planning Board, and the previous Town Council meeting. ►**ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegri-YES.** ►**VOTE: Yes-8, No-0, Absent-1.**
- d. **Resolution 20-28: Ratification of the Memorandum of Agreement between the Franklin Police Sergeants Union employees and the Town of Franklin (Motion to approve Resolution 20-28 - Majority**

Roll Call Vote). ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 20-28: Ratification of the Memorandum of Agreement between the Franklin Police Sergeants Union employees and the Town of Franklin by **Kelly. SECOND** by **Hamblen. Discussion:** Mr. Hellen stated this is a follow up from an executive session a few weeks ago. This vote is to ratify the agreement. ► Sergeant Brian Johnson reviewed his tenure with the Franklin Police Department since 1993 including his union negotiations experience. He stated the past union negotiations were very professional and he thanked Human Resources Director Karen Bratt for her work. He stated this is a fair and responsible agreement. ► **ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegrini-YES.** ► **VOTE: Yes-8, No-0, Absent-1.**

TOWN ADMINISTRATOR’S REPORT: ► Mr. Hellen stated that tomorrow at 8:30 AM the Senior Center coffees will restart virtually. Information is available on the website regarding the agenda and Zoom access. ► **Coronavirus Update.** ► Mr. Hellen stated that the governor has allowed cities and towns to reopen certain portions of athletic fields. In Franklin, they will be reopened as soon as they can be next week. Dacey, DelCarte, King Street, and all town forest parking lots will be open on Monday. He noted the playground facilities are an exception; they are working with administration and Board of Health for those reopening dates. The dog park will reopen on Monday. Required signage will be installed. Citizens should wear masks and stay 6 ft. apart. He thanked the Chief of Police, Board of Health Director, Ryan Jettte, Brutus Cantoreggi, and Carlos Rebelo for the preparations and work done for these reopenings. He stated information/resources about the governor’s reopening plan are on the Town website. He stated that Chair Board of Health Bridget Sweet is holding an informational meeting this week; details are available on the website. He stated he is in process of getting the Board of Health members public email accounts. He discussed the reopening of the Library and the Town departments and services. He noted that some staff will continue remote access. The municipal building will be adhering to the 25 percent of occupancy rule. He stated that the 10-person gathering limit is still in effect. Phase II of the reopening includes a 25-person gathering limit. They are working towards holding meetings in the Council Chambers. ► **FY21 Budget Update.** ► Mr. Hellen stated the budget will be released tomorrow. He thanked the finance team and staff for putting together the FY21 budget. Finance Committee hearings start next week. All the agendas will be posted on the budget site. He encouraged all citizens to be engaged in the budget process.

FUTURE AGENDA ITEMS: None.

COUNCIL COMMENTS: ► Mr. Chandler thanked the veterans for attending the Zoom meeting tonight and for their work in the community. He expressed disappointment in not having the Memorial Day Parade this year. ► Mr. Earls expressed his condolences to the Dellorco family for the loss of their loved one. ► Ms. Hamblen expressed condolences to the Dellorco family. She thanked all those who gave presentations tonight. She thanked the Downtown Partnership and volunteers who planted flowers in the downtown area last week; it looks great. She reminded the community that fires are not allowed on Town property. She thanked the Franklin Police Department for addressing a very tense situation. ► Ms. Pellegrini stated tonight’s presentations were wonderful. She thanked everyone for the well wishes she received when she was in the hospital. ► Mr. Kelly gave condolences to the Arcaro, Dellorco, and Colella families for their losses. He expressed appreciation and honor for Franklin being a Purple Heart Community. He noted that it is sad there will be no Memorial Day Parade this year. He discussed the Memorial Day recorded program that is being put together to be shown on Franklin TV; he thanked all those involved in putting together this great tribute to veterans. He thanked all veterans for their service to this country. ► Mr. Jones stated agreement with all that Mr. Kelly said. He gave condolences to the Dellorco family. He thanked those who gave presentations tonight. He congratulated his wife who is a nurse for being noted in the Boston Globe as a salute to nurses; he thanked all nurses for helping citizens during COVID-19. ► Chair Mercer stated that he echoed all Town Council members’ comments and thanked all those who provided presentations tonight. He will look forward to getting

back to the Council Chambers. He gave condolences to the Arcaro, Dellorco, and Colella families. He gave appreciation for all veterans and those currently in service.

EXECUTIVE SESSION: None.

ADJOURN: ► MOTION to Adjourn by Kelly. SECOND by Hamblen. No Discussion. ► ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegri-YES. ► VOTE: Yes-8, No-0, Absent-1. ► Meeting adjourned at 9:46 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
June 3, 2020**

As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, this meeting will be conducted as a Remote/Virtual Town Council meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

A meeting of the Town Council was held on Wednesday, June 3, 2020 as a **Remote Access Virtual Zoom Meeting**. Councilors present: Andrew Bissanti, Brian Chandler, Robert Dellorco, Eamon McCarthy Earls, Melanie Hamblen, Glenn Jones, Matthew Kelly, Thomas Mercer; Deborah Pellegrini. Councilors absent: None. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Mark Cerel, Town Attorney; Chrissy Whelton, Assistant to the Town Administrator.

CALL TO ORDER: ► Chair Mercer called the **Remote Access Virtual Zoom Meeting** to order at 7:00 PM. ► Chair Mercer called for a moment of silence and all recited the Pledge of Allegiance.

ANNOUNCEMENTS: ► Chair Mercer stated this meeting is being conducted remotely consistent with Governor Baker's executive order of March 12, 2020, regarding the current state of emergency in the Commonwealth due to the outbreak of the COVID-19 virus. In order to mitigate the transmission of the COVID-19 virus, we have been advised and directed by the Commonwealth to suspend public gatherings and as such the governor's order suspends the requirements of the open meeting law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely. He stated that this meeting will feature public comment. He noted the availability of the posted call-in number and Zoom meeting link provided on the agenda for the public to join and participate in the meeting. He reviewed that all supporting meeting materials that have been provided to the Town Council are available on the Town's website unless otherwise noted. He reviewed the remote meeting ground rules. He announced this **Remote Access Virtual Zoom 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: ► *April 22, 2020*. ► **MOTION** to **Approve** the **April 22, 2020** meeting minutes by **Dellorco**. **SECOND** by **Kelly**. **No Discussion**. **ROLL CALL VOTE:** **Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegrini-YES**. ► **VOTE:** Yes-9, No-0, Absent-0.

PROCLAMATIONS/RECOGNITIONS: None.

APPOINTMENTS: ► **Annual Reappointments**. ► Mr. Hellen stated the provided list includes all responses received for reappointments. There are a few members who have not responded yet; those will be taken up at the July 22, 2020, meeting. ► Mr. Jones read the Appointed Committee Members June 2020 list. ► **MOTION** to **Ratify** the Annual Appointments to the boards and commissions as presented by **Kelly**. **SECOND** by **Dellorco**. **No Discussion**. **ROLL CALL VOTE:** **Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegrini-YES**. ► **VOTE:** Yes-9, No-0, Absent-0.

HEARINGS: None.

LICENSE TRANSACTIONS: ► *La Cantina Winery - Farmer-Winery, Farmer's Market License.* ► Mr. Jones read the license transaction. ► **MOTION to Approve** the issuance of a Farmer-Winery, Farmer's Market License to Robert Vozzella, La Cantina Winery Company by **Dellorco. SECOND** by **Kelly.**
Discussion: ► Mr. Hellen stated this license transaction is required by the State in order for Mr. Vozzella to sell his homemade wine made in Franklin at the Farmer's Market. **ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegri-YES.** ► **VOTE: Yes-9, No-0, Absent-0.**

PRESENTATIONS/DISCUSSIONS: ► *Franklin's State Legislative Delegation - Senate President Karen Spilka, Representative Jeff Roy, Senator Rebecca Rausch.* ► Senate President Karen Spilka thanked everyone in Franklin for doing a great job during these difficult times. She gave a general fiscal picture of the Commonwealth. She stated that COVID-19 has presented a public health crisis for the State. Activities that generate State revenue have been at a standstill, but needs for services have been increasing. Unemployment went from 2.8 percent to over 15 percent in 2.5 months. The State has borrowed money to meet obligations. She stated that it is not known how bad it is going to be, but they are thinking a \$5 billion to \$7 billion drop in tax revenues. They are trying to avoid any budget cuts in FY20. It is not good news for FY21 as there are factors that make it uncertain regarding how the pandemic will play out such as a second surge. Hopefully, they will be on target for Phase II reopening, and they can get the economy back in gear. She stated that the availability and flexibility of funding from the federal government is not known. She discussed the Hero's Act and corona virus relief funds from the federal government. She urged the Town of Franklin to write a letter to the administration to urge the delegation to fight for funds. She stated that she realizes the towns and cities need to know about their funding, and she is looking into a local aid resolution. ► Representative Jeff Roy stated that local aid is one of the top priorities for every member of the House and Senate; they will push for as much local aid as they can deliver. He thanked the people of Franklin for a peaceful event held on Franklin's Town Common yesterday. He stated that the SNETT trail tunnel is under construction and will be done by this summer. The Franklin State Forest parking lot construction is underway as part of the FY20 budget. He is happy they were able to get money for the community to fight substance abuse. He discussed that of the \$10.6 million set up to help manufacturers produce PPE, the Contollo plant manufacturing PPE in Franklin was awarded \$1.84 million; the company is trying to create 100 new jobs for the community. He noted that the representatives are conducting virtual office hours. He highlighted legislation to allow restaurants that have been closed to do outdoor dining when the State enters the next reopening phase. This bill allows local communities to grant liquor licenses for outdoor service of alcohol. Legislation regarding a vote-by-mail option is also under consideration. He discussed a special programming event to be carried on Franklin TV on Monday, June 9th at 6 PM regarding confronting the challenges of COVID-19. ► Senator Rebecca Rausch stated that last night's event on the Town Common was incredible. She stated that her office has been fielding a number of calls and concerns about unemployment, small businesses trying to find loans, and stages of reopening. She stated they have been holding virtual office hours. She discussed a bill passed in early April allowing town meeting delays, some budget relief, and flexibility to operate on a month-to-month basis. She reviewed a bill focused on education which waived MCAS requirements for this year, modifications for graduating seniors, and budget flexibility for school districts. ► Mr. Hellen thanked the presenters for their leadership. He stated he was glad to hear that their top priority was local aid. He stated cuts to local aid are essentially cutting off the life line on public safety on the local level during this pandemic. He discussed Franklin's budget and the cuts that they are making; they are downplaying their revenues by at least \$1 million. At some point this will cut into the service level of those working to keep the community safe. He noted that the Town of Franklin has had the second lowest infection rate of any community with population over 35,000. He said he will be sending a letter to advocate for local aid. ► Town Council members thanked the officials for attending the meeting. They asked questions including how the layoffs for teachers will work and if early retirement will be offered, will they be willing to

spearhead a chicken processing plant in MA for local farmers, and the pick-your-own business for small farmers will help with the survival of small businesses. ► Ms. Hamblen stated that during the pandemic to keep her staff mentally healthy, her business said that they will not take cash; she stated they have been treated poorly by customers when not taking cash. She was wondering if it would be possible to allow small businesses to say that they will not take cash. ► Senate President Spilka stated that should be addressed.

Citizens' Comments: ► Mr. James Fiske asked Senator Rausch about the Community Immunity Act that she is sponsoring and stated that his Mennonite community would be flagged as high risk. People around us would fear us. His community is terrified. They are being thrown into the limelight as a threat because of their religion. He stated that her bill perpetuates hate, and he asked her to retract this bill. ► Senator Rausch said this is a difficult time for many folks, and there is a lot of hate running around these days. The Community Immunity Act is an infectious disease prevention proposal. In the middle of a pandemic, she maintains her support for her bill. The bill does not change the immunization requirements for religious exemptions. If the Community Immunity Act is passed, there still will be a religious exemption for individuals regarding immunizations. ► Mr. Fiske stated there is still an aspect of the bill with wording that would force him to say against his religious beliefs that what he is doing would be considered child endangerment. ► Chair Mercer suggested Mr. Fiske contact Senator Rausch's office for further discussion.

► John asked why a permit was not pulled for the large 1,000-plus gathering in the Town Common and why a police and fire detail was not hired for this. He stated that as someone who was there, there was not much social distancing. As such, will this allow the restaurants to open at full capacity? He noted that he made posts to two Town Council members' social media and they were removed. He asked why his comments were not responded to. He asked how the legislators were handling the comments made by Attorney General Maura Healey regarding letting America burn and it will grow back as forests do. ► Mr. Hellen stated that law enforcement was at the event. He stated that the right to assembly for a protest does not require a permit; it is a constitutional right. ► Ms. Dashee Madeira discussed Senator Rausch's Community Immunity Act and stated that some children are not able to be vaccinated due to health risks. She stated the wording in the bill implies that those who do not vaccinate their children are willingly putting other people at risk. She stated the form will go to the Department of Public Health and it will state that a person is endangering their children and the rest of the community. She asked who would be held responsible if something happened to her children because of a vaccine. ► Senator Rausch said a hearing was held on this bill on December 3, 2019; she has received multiple emails of support about this legislation. She has done her best to talk about this offline. This is a piece of legislation that had a public hearing. ► Whitney asked Senator Rausch that with all the financial difficulties for the State of Massachusetts, how does she envision the Community Immunity Act being funded. ► Ms. Rausch stated that the data sets that they have with immunizations and immunity are incomplete; they are missing components of the data. So, they really do not actually know what the states immunization rate is. She stated that the State has a vaccine trust fund that operates at a surplus; this funding will come from that fund. She stated this bill will alleviate the burden put on educators and day care providers. ► Monica asked questioned Senator Rausch about the Community Immunity Act and stated that she is a practicing physician in Franklin. Providers will be fearful and they will turn away children. What are the protections in place for the physicians to do their job; some patients cannot have a vaccine. ► Senator Rausch said that healthcare organizations have publicly supported the bill. A doctor can provide the information in the exemption form. ► Sean asked that as large gathering such as the one held last night do not require a permit, then going forward there will be no permits required for any future gatherings or peaceful assemblies. ► Mr. Hellen said there is a permitting process for events, concerts, and gatherings, but in the case of it being done last night, it was not as if the Town had the right to said no. Mr. Hellen talked about the permitting process and stated inquiries should be made to his office or the police department.

► Brianna asked Senator Rausch if a fast-track COVID-19 vaccine becomes available, should it be mandated. ► Senator Rausch stated that she would defer to public health experts on matters of public health. ► Stephen stated that as a senior citizen, he is concerned about the spread of COVID-19; he asked the Town Administrator why social distancing was not adhered to at the event last night consisting of approximately

1,500 people. He recommended that the next time such an event is held, it should not be at the Town Common, but at a venue large enough for said event. ► Mr. Hellen said that they will look into this. ► Jess questioned Senator Rausch about the Community Immunity Act and asked if she was planning to hold another hearing post-COVID-19 as there is more interest about the bill now. ► Senator Rausch said the legislative process is the legislative process and it occurred in December. At this point, comments from constituents are best sent to their state representatives. ► Katie said she represents one of the 30,000 people in Massachusetts with disabilities in group homes. There is a higher infection rate of COVID-19 in group homes. She stated that Senator Rausch is on the Disabilities Committee and is not responding to the needs of group homes such as essential items and PPE for staff. ► Senator Rausch said the governor is in charge of the reopening plan and PPE in all state-run facilities. She said she is deeply committed to transparency. ► Joe Evans, lifelong Franklin resident and small business owner, said that he is all for protests, but the governor's order said meetings over 10 were not allowed; therefore, he cannot protest. However, Franklin allowed a large gathering of 100s of people not wearing masks and not social distancing. Many of the protestors were the same people who chastised others for not staying home and not wearing masks. He stated that Town Council member Ms. Hamblen raised the issue of being very concerned about COVID-19 and not wanting to accept cash at her business; however, she was at the large gathering of people last night who were not social distancing. He said it seems like there is a different set of rules for some people. He stated that a small business in Town was contacted for a COVID violation on the same day as the large gathering of people on the Town Common occurred. ► Mr. Hellen stated that he would check with the Board of Health staff to get back in touch with Mr. Evan. ► Abraham asked if there is a plan to extend the legislative session. ► Senate President Spilka said at this point in time, not yet. She discussed the bill that will allow restaurants to serve alcohol outside. Currently, there is an executive order; the licensing authority of each municipality should start the permitting process.

► ***Franklin Police Department – Chief T.J. Lynch.*** ► Chief Lynch stated that over the last eight days many members of community have asked the Franklin Police Department (FPD) about the use of force, personnel training, and current policies. He said the majority of inquiries are from residents who want to know what the FPD has done in an effort to ensure safety and uphold the civil rights of residents and those who visit Franklin. He thought this meeting would be a good venue to answer the questions. He stated the FPD denounced the actions and inactions of the members of the MN police department that resulted in the death of George Floyd. He stated he was proud of his police department staff. He discussed the President's Task Force on 21st Century Policing, a 65-page report created under President Obama in December 2014. The executive summary states that trust between law enforcement agencies and people they serve is key. The task force identified best practices and recommendations organized around six pillars. He reported that many of the recommendations in the final report were already being used in Massachusetts. He made it a priority in the FPD to implement these recommendations. He reviewed each of the pillars and stated this review should provide answers to many of the questions he has received recently. The pillars include: 1. building trust and legitimacy. He described the use of force data from the FPD and said it is published on the police website. He stated there have been zero complaints about the excessive use of force; 2. police and oversight including bias training to minimize bias. They have established policies for disturbances, and he discussed the mutual aid pact between communities. He discussed the experience of the crowd-control unit; 3. technology and social media and use of the Internet to communicate with the community. He noted that therapy dog Ben Franklin keeps lines of communication open. He stated that all officers have tasers which have reduced injuries to both subjects and officers. He discussed that the FPD does not have a body camera program. He noted that the costs are great for this program, and he would not like to lose officers to get body cameras when there are no complaints about excessive use of force; 4. community policing and crime prevention. He reviewed some of the events FPD does for community involvement. He noted they have a full-time social worker in the police department. He discussed the benefits of education and advanced degrees for police officers; 5. de-escalation training; and 6. officer wellness. He reviewed programs and treatments as officer

wellness is critical especially when dealing with stressful situations. He reviewed the 4 on/4 off 10-hour shift schedule which improves the work/home life balance. ► Town Council members asked questions and thanked Chief Lynch for his presentation. Appreciation was expressed for all the information that is available on the website. It was noted that many of the officers are involved in the community including coaching children's sports which adds to community trust. ► Chief Lynch said FPD has been working regularly with the Board of Health and Health Director Cathleen Liberty regarding restaurants opening with outdoor seating. He noted most people have abided by the governor's guidelines. ► Ms. Joannie McGee, one of the organizers of yesterday's vigil, thanked the Police Chief for all they do and thanked his officers for knelling in solidarity with them. She appreciates their service to the community. ► John asked Ms. Hamblin about her concern regarding handling cash; however, she was out in a crowd of 1,500 and may have been exposed to the COVID-19 virus. ► Ms. Hamblen said it was a difficult thing to decide to do. She wore a mask, said what she had to say, and left. Not accepting cash at her business is to make sure her staff stays mentally healthy; it is not that she is afraid of it, they are. She felt like she stayed safe at the event.

► ***Community Preservation Act (CPA).*** ► Mr. Hellen stated this is the second or third conversation about this. At the discussion in April, many were in support of putting this on the November ballot. Then the COVID-19 situation occurred. At the last meeting it was requested to put this item on as a discussion item at this meeting. He stated the deadline is August to put this item on the November ballot. ► Mr. Kelly asked if there was a conversation about the percentage on the CPA and if the Town Council members could take a vote about the percentage. ► Mr. Hellen said the town attorney drafted a model ballot question; they had assumed the two exemptions for residents and plugged in 3 percent to get the debate started. Three percent is the amount needed to get the State's matching funds. ► Mr. Kelly said the issue is that Massachusetts has gone from 2.8 percent to 15 percent unemployment. He is trying to get this past; however, putting it on the ballot at 3 percent instead of 1.5 percent, which can be changed later, they will face opposition from people who cannot afford to do this. He is not in favor of 3 percent; he is in favor of CPA. ► Mr. Bissanti echoed Mr. Kelly's remarks. He expressed concern that an ad hoc committee is needed to discuss CPA and provide an introduction to residents about CPA as it must be on the ballot by August; more education for the residents is needed. ► Mr. Dellorco agreed with Mr. Kelly and Mr. Bissanti that 3 percent is a little high. He is in favor of the bill and agrees residents need to be educated. ► Mr. Chandler stated he spoke in favor of this at the last meeting; if Town Council members want the percentage lower, he will support that. ► Ms. Pellegrini stated she is very in favor of the CPA; she thinks a special meeting is needed on this topic. Then people will call in to discuss it and see what they think. She stated that 3 percent is not a lot and it will give so much back to the community. ► Mr. Jones agreed that they need to continue to educate residents and get their input. He agreed they should not be looking at 3 percent; 1.5 percent seems reasonable. ► Mr. Hellen stated that the Town Council cannot form an ad hoc subcommittee. If the Town Council were to put this on the ballot, they can say what this is and provide the facts, but a third-party campaign organization would have to take over to educate the public as a campaign issue. However, a forum could be held or a special meeting to discuss this. He noted that there is going to be a high turnout in Franklin for the November election. He reviewed the average surcharge and what it would cost the average homeowner. ► Chair Mercer said that based upon the comments heard, it was the consensus to hold a forum and get some citizen input. He will work with the town administrator to determine the right time to have a CPA forum.

► ***Annual Financial Audit Presentation.*** ► Mr. Scott McIntire, Mr. Zackary Fentross, and Ms. Jennifer Reddington, all of Melanson Heath, addressed the Town Council. Mr. McIntire gave a brief review of the Melanson Heath staff working on this audit. ► Mr. Fentross reviewed highlights from the financial statements and discussed the Independent Auditors' Report (page 1). He stated that the Town has received a clean opinion which means there are no exceptions; it is the best opinion that can be received from an independent audit firm. This is the same opinion the Town has received in prior years. He noted and reviewed the Statement of Net Position (page 14), with focus on the governmental activities' column. He

noted the Net Pension Liability with a balance of approximately \$48 million which is approximately \$7 million increase from the prior year; he reviewed the reasons for the increase in this account. He reviewed the net OPEB liability with a balance of approximately \$68.6 million. This is a decrease from the prior year. He discussed these items in relation to COVID-19. He noted page 16 and focused on the General Fund. He stated that this page does not include any long-term liabilities or long-term assets. He stated the unassigned fund balance of \$11.721 million was a decrease over last year. This is 9.3 percent of the Town's annual budget which is a good financial position for a bond rating agency. He noted information on the General Fund (page 20) which highlighted the slight decrease in the unassigned fund balance. In total, from revenues and transfers in, to expenditures and transfers out, there was a variance of approximately \$3.4 million. He stated total revenues came in higher than anticipated for the Town in FY19 with expenditures coming in at less than what the Town was anticipating. He reviewed the use of Free Cash. He noted that bond rating agencies like to see the use of Free Cash for one-time expenditures which is what the Town has done. The Town is in a good and solid financial position. The Town did not receive a management letter this year which puts the Town of Franklin in a high category. ► Mr. Hellen thanked the presenters and the Town's Finance Team. He stated the challenge in this COVID era is to maintain this high level. ► Town Council members thanked the presenters for their report.

SUBCOMMITTEE REPORTS:

- a. **Capital Budget Subcommittee.** ► None.
- b. **Budget Subcommittee.** ► None.
- c. **Economic Development Subcommittee.** ► None.

LEGISLATION FOR ACTION:

Note: Two-Thirds Vote requires six votes; Majority Vote requires majority of members present and voting.

- a. ***Resolution 20-29: Appropriation of Cable Funds in Support of PEG Service and Programming per M.G.L Ch.44, §53F3/4 (Motion to Approve Resolution 20-29 - Majority Roll Call Vote).*** ► Mr. Jones read the resolution. ► **MOTION to Approve Resolution 20-29: Appropriation of Cable Funds in Support of PEG Service and Programming per M.G.L Ch.44, §53F3/4 by Dellorco. SECOND by Kelly. Discussion:** Mr. Hellen stated this is a quarterly vote to deposit the money. ► **ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegrini-YES.** ► **VOTE: Yes-9, No-0, Absent-0.**
- b. ***Resolution 20-30: Gift Acceptance - Franklin Fire Department (Motion to approve Resolution 20-30-Majority Roll Call Vote).*** ► Mr. Jones read the resolution. ► **MOTION to Approve Resolution 20-30: Gift Acceptance - Franklin Fire Department by Dellorco. SECOND by Kelly. Discussion:** ► Fire Chief McLaughlin stated this antique/historical 1949 vehicle will be very good for the Franklin Fire Department; this will help pass on tradition to the younger firefighters. It will be left at headquarters on the ramp for the community to see. They are very grateful for this donation. ► Mr. Hellen thanked all those involved in the effort for this donation. ► **ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegrini-YES.** ► **VOTE: Yes-9, No-0, Absent-0.**

TOWN ADMINISTRATOR'S REPORT: ► ***Coronavirus Update.*** ► Mr. Hellen stated the curbside café at the Senior Center is open. He stated the governor has allowed the revival of camps and recreational programs outside in the summer. The Town of Franklin is aiming for a July 13th start. He discussed that Recreation Director Ryan Jette has been preparing for this. He stated that the Town is already working on the licensing application process for restaurants for outdoor seating. He suggested a motion be made for the Town Administrator to be the licensing authority. Mr. Cerel recommended a formal resolution should be made; he

discussed the governor's regulations and process. Chair Mercer agreed a motion should be made to allow the Town Administrator the authority to grant these permits until the next Town Council meeting.

MOTION to Allow the Town Administrator to have the authority to grant temporary expansion alcohol licenses, entertainment licenses and on premise consumption food, entertainment, and alcohol licenses by **Kelly. SECOND** by **Dellorco. No discussion. ►ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegrini-YES. ►VOTE: Yes-9, No-0, Absent-0.**

► **FY21 Budget Update.** ► Mr. Hellen said there were three nights of budget meetings. The Finance Committee meeting is scheduled for tomorrow night. The Town Council budget hearings are on June 17th and June 18th.

FUTURE AGENDA ITEMS: None.

COUNCIL COMMENTS: ► Ms. Pellegrini thanked Mr. Hellen for the updates he provides for the residents of Franklin. ► Mr. Kelly thanked Chris Flynn from Franklin TV for putting together the Memorial Day tribute program. He congratulated firefighter Stephen Geer on his retirement. He said it was encouraging and touching to see the group that came together on the Town Common last night. He thanked all who attended for adhering to social distancing and wearing masks. He quoted Martin Luther King. ► Ms. Hamblen thanked the Board of Health and the Franklin Police Department. She stated that there have been recommendations for U-pick businesses and Famer's Markets to not accept cash. She thanked the people who peacefully knelt for nine minutes last night. ► Mr. Chandler thanked everyone for their participation at tonight's meeting. ► Mr. Bissanti said he has seen so much democracy in action this week. He thanked the people of Franklin. ► Mr. Jones stated this is great democracy in action. He thanked everyone for being peaceful and making their voices heard last night. He noted the first successful manned flight into space this weekend after 9.5 years. ► Mr. Dellorco thanked everyone for last night and being peaceful. He congratulated the Class of 2020. ► Chair Mercer thanked the Town Council members; he stated these are difficult times and he applauded their efforts and giving their time for the constituents.

EXECUTIVE SESSION: None.

ADJOURN: ►MOTION to Adjourn by **Kelly. SECOND** by **Dellorco. No Discussion. ►ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Earls-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegrini-YES. ►VOTE: Yes-9, No-0, Absent-0. Meeting adjourned at 10:38 PM.**

Respectfully submitted,

Judith Lizardi
Recording Secretary

FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
June 17, 2020

A meeting of the Town Council was held on Wednesday, June 17, 2020, at Franklin High School Football Field, Pisini Stadium, Oak Street, Franklin, MA. Councilors present: Andrew Bissanti, Brian Chandler, Robert Dellorco, Eamon McCarthy Earls, Melanie Hamblen, Glenn Jones, Matthew Kelly, Thomas Mercer; Deborah Pellegrini. Councilors absent: None. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Mark Cerel, Town Attorney; Chrissy Whelton, Assistant to the Town Administrator.

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

ANNOUNCEMENTS: ► Chair Mercer stated this 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.

Chair Mercer gave remarks regarding the choosing of the location for this meeting. He discussed that based on the budget challenges, the entire Town Council supports looking at an override as an option to solve the projected shortfalls. He stated the Town Council is committed to ensuring that the citizens of the community know what it will take to continue to provide the education and municipal services that all in Franklin have come to rely on. He noted that Franklin has had the second lowest COVID-19 infection rate for all communities with over 30,000 population. He thanked Town staff and community members for all they have done over the past four months to help the community stay safe. He reviewed the budget hearing process.

HEARINGS: 7:10pm. ► *FY 2021 Budget Hearing.*

► Mr. Jones read each *Town of Franklin Operating Budget FY 2021 Voting Document* line item.

► Hold on Line Item 123: Town Administrator. ■ Chair Mercer stated he held this item in order to introduce the staff in the Town Administrator's office: Mark Cerel, Town Attorney; Chrissy Whelton, Assistant to the Town Administrator; Alecia Alleyne, Administrative Assistant; Anne Marie Tracey, Marketing and Communication Specialist. He noted the Town Administrator's budget has been reduced over the past two years as the office has been restructured. He thanked all those in the office for a job well done during the COVID-19 crisis. ■ Ms. Pellegrini asked Ms. Tracey what she has been doing during the past year. ■ Mr. Hellen stated this is a new position that has been added with the School Department. Ms. Tracey has helped to bolster the outreach and social media for the Town. He said there is \$10,000 for marketing expenses. He stated that he anticipated the market analysis and business development study being completed sooner. It will give a blueprint to go forward on how to brand the community and how to do outreach to attract more commercial business. He is hopeful the study will be presented in July to the Town Council. He explained that there is value in Ms. Tracey's work through outreach presentations and social media. A big reason she was hired was to do more business development and marketing. ■ Ms. Tracey stated that for the past 10.5 months the majority of her work has been relationship building with people she needed to get to know and learning about needs in the Town. She has done website work and

social media work for both Town and Schools to serve the community in ways they expect in 2020. She stated that she has done lots of graphic work for various departments. She has been doing research on where the Town needs to go and develop a plan to move Franklin in the right direction. ■Mr. Jones stated he had put forth the need to hire for this position; this position supports the whole community to improve communication.

► Hold on Line Item 141: Board of Assessors. ■Ms. Pellegrini asked about the increase in this budget. ■Mr. Hellen stated the main change is a staffing model change. An employee in the department retired last year; instead of replacing that job, they hired a full-time assessor. He explained the importance of appraisers and noted that more revenue will be made for the whole Town based on that position.

► Hold on Line Item 152: Human Resources. ■Mr. Chandler stated everyone is looking to find ways to save money. He asked what the Town pays for employee benefits for health insurance. ■Ms. Karen Bratt, Human Resources Director, said that for the most common HMO plan it is about \$7,100 for individual, \$18,000 for family. Mr. Chandler asked if the Town could pay a stipend to get people to not use the Town's health insurance plan. Ms. Bratt said this has been considered. The Town has not decided to do that yet, but it is something that could be considered. ■Mr. Dellorco reviewed how Massport handles reimbursements for people who do not take the insurance plan.

► Hold on Line Item 192: Public Property & Buildings. ■Chair Mercer noted all the disinfecting efforts done by the Facilities Department to keep employees and first responders safe during this pandemic crisis. He noted the recommendation to reduce the Facilities budget by approximately \$541,000 this year. He asked what impact this reduction will have on the department for Town facilities and the schools. ■Mr. Michael D'Angelo, Director of Public Facilities, stated they had to look at the reality of the COVID crisis. He stated the budget reduction would reduce Library and Senior Center cleaning, money was taken out of Davis Thayer School with the expectation that it may not open, outside contractors such as electrical and plumbing were cut, and the water budget for watering the fields was cut. ■Chair Mercer asked what it would be like if they had to cut further into the budget related to schools and Town buildings. ■Mr. D'Angelo stated if further cuts are needed, he does not recommend cuts to custodial because of the current crisis; they are needed to clean, sanitize, and keep people and Town staff safe. Every dollar cut in maintenance will cost three more dollars in the future when something must be fixed. ■Mr. Kelly discussed the sanitizing machines that Mr. D'Angelo purchased in November before the COVID crisis and thanked him for his proactiveness. ■Mr. Jones thanked Mr. D'Angelo and his staff for all they have done to keep everyone safe during this COVID crisis. ■Mr. Dellorco agreed with Mr. Kelly and Mr. Jones and stated he appreciated the work of Mr. D'Angelo and his staff. ■Mr. Chandler confirmed \$82,000 was cut from the Davis Thayer School budget. ■Mr. Richard Ciccone, 185 Chestnut Street, asked if in this budget the finances for the outside HVAC company working in the schools and the electrical contractor Jasco are reflected. ■Mr. Hellen stated those services will be reduced in this budget by \$23,525. Those line items were cut by more than 50 percent. ■Mr. Ciccone asked what those two companies were paid last year. ■Mr. Hellen stated that every contractor cannot be cut. The staff cannot absorb all the work the contractors have done for 1.3 million sq. ft. of buildings. ■Chair Mercer requested that Mr. Hellen provide the amount paid last year and the amount in this year's budget for HVAC and Jasco at tomorrow night's meeting.

► Hold on Line Item 210: Police. ■Chair Mercer thanked the Police Chief and all officers for the work they have done during the COVID crisis. ■Police Chief Thomas Lynch stated that in the current budget there is no additional staff or programs being added. He reviewed the current staffing and work schedule rotation of the officers. He provided an overview of the changes made in the department including the

new shift schedule to save overtime hours. He reviewed the MECC Dispatch Center and the department's therapy dog Ben Franklin. He reviewed some grants received by the Police Department. ■Mr. Dellorco confirmed there were 52 officers. ■Chief Lynch stated that based on the average number of police officers in towns with similar populations, Franklin should have about six more officers. ■Mr. Chandler asked about the line items for meeting and conferences for \$18,000 and stipends for \$22,000. ■Chief Lynch stated the title should be changed for this expense line; it is money used to pay tuition for training. He explained the increase in stipends.

► Hold on Line Item 220: Fire. ■Chair Mercer thanked Chief McLaughlin for a great first year on the job. He asked the Chief to discuss the reforms and changes in the Fire Department and how this budget will meet the current and future needs of the community. ■Fire Chief James McLaughlin stated they did a restructuring of the Fire Department which included four new staff members. He stated they got out of Civil Service. They increased rescue billing effective April 1, 2020. The department received the ISO rating of 2; they are working toward a rating of 1. He discussed some of the initiatives they have worked on. They have formed a voluntary grant committee to seek out available grants. He stated there are 52 members of the Fire Department staff with one administrative assistant. He stated that his department has done a great job during the COVID crisis. ■Chair Mercer commended the Chief and the Fire Department staff. ■Mr. Kelly asked about rescue billing. ■Chief McLaughlin stated they increased their rates in April; they are at the average of the surrounding communities. As of today, they are over \$100,000 more than at this time last year. He said at this point in time, based on the run volume, he does not see a need for another ambulance. ■Mr. Chandler asked about the line item of meetings and conferences for \$40,000. ■Chief McLaughlin explained this was for training and recertification fees. ■Mr. Dellorco asked if they were at the correct staffing based on the town's population. ■Chief McLaughlin stated that with the four new officers, they are about at the right number. ■Ms. Hamblen asked for clarification regarding the four new hires to be hired in January. ■Chief McLaughlin explained that they could go for three full years with salary and benefits covered. ■Mr. Jones complimented the fire, paramedics, and police for how they have been working and the efficiencies they have made.

► Hold on Line Item 225: Regional Dispatch. ■Mr. Hellen stated this past year Franklin became part of a regional dispatch center. Franklin is currently in a district with Norfolk, Plainville, and Wrentham. The State 911 Department reached out to the MECC to discuss the addition of Mendon and Millville. He discussed a four-year grant program. He explained that for years one and two, there will not be any assessment costs. He stated that with some of the savings through the program they are going to create a stabilization fund to put aside the funds to cover the full costs beginning 2025. He stated that he expects that on July 1, 2020, the State will award a grant to Franklin which will save \$1.2 million. ■Mr. Dellorco asked how is the response time. ■Mr. Hellen stated it has improved quite a bit.

► Hold on Line Item 300: Franklin Public Schools. ■Chair Mercer thanked the School Department, School Committee, superintendent, and her staff for their heroic work over the past four months to transition to a remote learning environment so quickly. He explained the Town Council's role in the School Department budget and noted that the Town Council does not have any line item control on the School Department's budget. He asked about a facilities analysis study of all of the schools regarding space capacity. ■Superintendent of Schools Sara Ahern stated the facilities analysis study was initiated regarding the closing of Davis Thayer School. It looks at all of the facilities in Franklin Public Schools. The study is underway and a final report is in process. Some preliminary findings were presented in early May. No final recommendations are available at this time regarding if Davis Thayer will be closed in the fall. ■Chair Mercer stated enrollment in Franklin Public Schools has been on a decline for a decade for a drop of 1,173 students to date since 2008. A 2020 study showed a projection of an additional drop of 649

students by 2026/2027. He stated Keller Sullivan School is only 59 percent full. By 2030 it will be only half full. He asked how the school district is addressing this trend. ■Dr. Ahern said enrollment has decreased. The decrease is going to be felt more significantly at the high school. She said they anticipate they will look at enrollment across all schools that the School Committee will make considerations based on the study results. She agreed that enrollment needs a long-term focus. She stated this situation is being experienced in many Massachusetts communities as birth rates are down. ■Chair Mercer stated that COVID-19 poses many questions. He noted it is a School Committee decision to close Davis Thayer. He noted Town Council members have received many emails from residents about Davis Thayer. He stated that around \$1 million could be saved if Davis Thayer were closed. Regarding enrollment, he stated there are six elementary schools in Franklin with currently 540 open seats. If Davis Thayer is removed and those pupils are put into another school, there would still be 254 open seats in Franklin's elementary schools. There are three middle schools. Currently, there are 921 open seats in middle schools. He asked if we should be looking at closing Davis Thayer and maybe another school rather than reducing programs. He asked if students will be back in the classrooms or doing remote learning in the fall. ■Dr. Ahern said she is waiting for guidance from the State for planning for the fall; the health data is going to drive this. She expects updated information during the summer; possibly there will be some kind of hybrid model for having a staggered schedule. She is hopeful to be back in some capacity in the fall; there will be a new normal. She discussed the possibility of a second wave of COVID and said they are making plans for remote learning, as well. ■Chair Mercer asked that when local aid is determined in the fall, what other cuts may have to be made. ■Dr. Ahern stated that non-professional personnel cuts have already been made and explained that making cuts during the school year is difficult. They are having further discussions based on the possibility of a 10 percent decrease in State aid. ■Chair Mercer asked Dr. Ahern to explain what is a reduction in force notice. ■Dr. Ahern said there is a statutory date of June 15th to put out such notices in order to achieve the budget number; they have hopes to be able to recall and reappoint those educators. ■Mr. Jones stated that he is an educator. He stated that teachers are not overpaid. It is one of the hardest jobs in this community. He commends educators for the work they have put into the remote learning. He has received emails from residents about a disproportionate cut to the arts programs. He asked about the 103 people who have been let go at this point. He would hate to see the arts programs go away. He asked about the unfunded mandates. ■Dr. Ahern stated that this is the first budget and they are anticipating talking about further reductions. The decisions were not made lightly. It does feel disproportionate because they are only part way through building the FY21 budget. She stated that they are working on quantifying the unfunded mandates at this time. One example of an unfunded mandate is substance abuse prevention and screening which the school counselors and nurses are doing; this takes time away from the staff that they were previously using to do something else. ■Mr. Chandler stated he has been asked many times about the closing of Davis Thayer and asked if it would save \$2.5 million. ■Dr. Ahern said they have not fleshed out the exact money savings for such a closing. She questioned what the impact of those reductions would be for the students regarding the instructional coaches and personalized learning that would be lost. ■Ms. Hamblen asked about the cost of out-of-district transportation. ■Dr. Ahern's staff member stated that the cost for 85 students to be transported out of district is about \$1.3 million; this is a contracted service which is in the budget and is mandated. ■Ms. Pellegrini stated that closing a school happens. Davis Thayer has 227 students; those students could be moved to Keller Sullivan School without any redistricting. She is disappointed the analysis report is not ready at this time. Closing David Thayer would save \$1.5 million; this savings would make the budget process easier. She stated that they do not want to see salaries have a freeze. ■Mr. Kelly asked about the completion of the report. The report was supposed to be done in April. What is the recommendation that Dr. Ahern has seen in the drafts? He asked why the principal left a few months ago, but a principal search was just started. ■Dr. Ahern said it was difficult to work remotely to provide the information for the study to the architect. She said she wants the report to be accurate and thorough. There are components of the

report she would like to see more fully developed. It is coming along. Part of the report has been paid for. A hard deadline for the report has not been given. She said there is data in the early reports that represent consolidating schools. She stated that any layoffs would be something to review and address to make a determination. An interim principal is being searched for at this time; she said it is not a full search. She said there were delays in many things that they have done due to COVID-19. ■Mr. Kelly noted that 103 teachers were eliminated. He stated that music seems to be targeted and asked why not athletics or the administration. ■Dr. Ahern said she knows that it seems like music has been targeted, but she tried to already explain this. She discussed COVID-19 and the virus droplets related to singing which relate to the chorus regarding health and safety. She is looking at athletic adjustments. In terms of administration, there is a misconception that this was not part of the reduction. She stated that laying off 103 non-professional status teachers was to buy time. She laid off 1.5 people in her office. She said they are planning to recall a lot of the teachers who were laid off. She said that fee increases for athletics is not one of the current recommendations. ■Mr. Kelly asked why Dr. Ahern did not talk about redistricting especially if a school is going to close. He noted previous budget cuts and asked if Dr. Ahern and her administration were willing to not take a raise to save teaching positions. ■Dr. Ahern said redistricting can be very disruptive. She said her raise is still to be determined between her and the School Committee. ■Mr. Earls asked when would the laid off teachers be notified about rehiring. He asked about special education requirements. ■Dr. Ahern said they are working on the first round of people to bring back and will know probably next week. They want to bring back the people they know they need. ■Mr. Bissanti said he does not understand what is taking so long for the architect's review; answers are needed. That building cannot house children. Difficult decisions need to be made. ■Mr. Dellorco stated agreement with Mr. Kelly and said if we have to redistrict and close the school, it should be done all at once. ■Chair Mercer stated that regarding unfunded mandates, the State is talking about maybe mandating that the School Department provide PPE for each student for each day. He asked where this money would come from and noted that COVID-19 is adding so much to an already difficult budget. He applauded Dr. Ahern's efforts. ■Dr. Ahern said that it is thought that the State would say the students would bring their own PPE and the schools would provide backups. The schools would have to provide PPE for faculty and staff. The cost would be about \$500 per student resulting in \$2.5 million for Franklin. She noted there is CARES funding. ■Ms. Deborah Ryan, 4 Symmes Road, discussed the importance of the music program and music related activities. She noted students have shared how important the Franklin music program is to them. She said music has become a way for students to find their voice and express themselves. She requested that a core aspect of music remains and not be cut. ■Heather of Downingwood Drive said she is part of a group of 1,000 concerned voters worried and frazzled at the loss of 103 teachers and significant cuts to the music program. She explained the two meetings this group has had. She said she has spoken with Mr. Hellen, Mr. Kelly, Mr. Jeff Roy, and others. She stated that not all Town Council members had questions for fire and police departments, but had many questions for the school side. She encouraged the Town Council members to get together with residents and learn a little more about the schools. ■Mr. Timothy Keenan, 6 Winthrop Drive, stated he is a first-time member of School Committee. He has learned a lot in the past year and believes the schools need a lot more money. He said 75 percent of school districts in Massachusetts are spending more than Franklin on a per pupil basis; this is a problem worth solving. He does not like to see 103 teachers cut and the music program. He said the funding issue must be solved. ■Ms. Anne Bergen, 16 Peters Lane, stated this has been a long-term problem. She noted Norwood just had an override where 70 percent of the people voted for it; people came together in the community. She stated that we have to intervene much earlier in the lives of children to address mental health issues; this has to be done as a community. The schools need the money for this; we want our kids to be able to compete with those from all other schools.

CITIZENS COMMENTS ON BUDGET LINE ITEMS NOT HELD: None.

► Chair Mercer stated this would be a good place to stop tonight's meeting and continue the public hearing tomorrow night. He thanked everyone who attended tonight's meeting. He stated that it is important for the community to understand the issues facing the Town; we need to work together to combat this problem and deal with the issues facing us in this budget and the next few budgets.

The following line items were Held; they will be continued to tomorrow night's public hearing.

- Hold on Line Item 422: DPW-Highway.
- Hold on Line Item 422: DPW-Park & Tree.
- Hold on Line Item 422: DPW-Recycling.
- Hold on Line Item 422: DPW-Administration.
- Hold on Line Item 510: Board of Health.
- Hold on Line Item 630: Recreation.
- Hold on Line Item 710: Debt Service-Principal.
- Hold on Line Item 434: Solid Waste Budget.
- Hold on Line Item 440: Sewer.
- Hold on Line Item 450: Water Budget.

COUNCIL COMMENTS: None.

ADJOURN: ► MOTION to Adjourn by Kelly. SECOND by Hamblen. No Discussion. ► VOTE: Yes-9, No-0, Absent-0. Meeting adjourned at 10:14 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 17, 2020

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Board & Committee Appointments

I am asking the Council to ratify the appointments of the listed residents to their desired board or committee.

- **Agricultural Commission:** Charles J. (CJ) Koshivas
- **Conservation Commission:** Patrick Gallagher
- **Franklin Cultural Council:** Joni Magee, Pushpa Jangareddi

If you have any additional questions please feel free to ask.

APPOINTMENTS



Franklin Agricultural Commission

Charles J.(CJ) Koshivas

887 Lincoln Street
Franklin, MA 02038

The Franklin Agricultural Commission has recommended the appointment of Charles J. (CJ) Koshivas to serve as an associate member of the Franklin Cultural Council with a term to expire on June 30, 2023.

MOTION to ratify the appointment by the Town Administrator of Charles J.(CJ) Koshivas to serve as an associate member of the Franklin Agricultural Commission.

DATED: _____, 2020

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

A True Record Attest:

Teresa M. Burr, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You

Date Submitted: February 24, 2020

Name: Charles J Koshivas

Home Address: 887 Lincoln St.
FRANKLIN, MA 02038

Mailing Address: 887 Lincoln St.
FRANKLIN, MA 02038

Phone Number(s):

Email Address:

Current Occupation/Employer: Farmer

Narrative: Grew up and lived on a farm entire life and have managed all of Fairmount Fruit Farms operations for the past 8 years.

Board(s) / Committee(s): AGRICULTURAL COMMISSION

APPOINTMENTS



Conservation Commission

Patrick Gallagher
2 Cohasset Way
Franklin, MA 02038

The Franklin Conservation Commission has recommended the appointment of Patrick Gallagher to serve as a member of the Franklin Conservation Commission with a term to expire on June 30, 2023.

MOTION to ratify the appointment by the Town Administrator of Patrick Gallagher to serve as a member of the Franklin Conservation Commission.

DATED: _____, 2020

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

A True Record Attest:

Teresa M. Burr, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You

Date Submitted: November 19, 2019

Name: Patrick Gallagher

Home Address: 2 Cohasset Way
Franklin MA 02038

Mailing Address: 2 Cohasset Way
Franklin MA 02038

Phone Number(s):

Email Address:

Current Occupation/Employer: Attorney, Goulston & Storrs

Narrative: I am a real estate attorney with Goulston & Storrs PC, located in Boston, and have a practice that involves real estate transactions (buying, selling, financing), commercial leasing, and development. I have represented clients before planning boards and zoning boards across eastern Massachusetts, including Boston, Cambridge, Canton, Medford, and Norton. My wife, kids and I have lived in Franklin for about a year and a half now, and I'd love the chance to get more involved in the community. Happy to discuss my background further - please feel free to reach out. Thanks!

Board(s) / Committee(s): Conservation Commission
 PLANNING BOARD

PATRICK GALLAGHER

2 Cohasset Way, Franklin, Massachusetts

Commercial Real Estate Attorney with experience representing property owners, developers, landlords, tenants, condominium associations, REITs and other clients in a variety of contexts

LEGAL EXPERIENCE

MAY 2019 – PRESENT

ASSOCIATE, GOULSTON & STORRS, P.C.

My practice focuses primarily on the acquisition, disposition, leasing and development of commercial property. Representative matters include:

- Represent developer of laboratory and R&D space in negotiating leases totaling approximately 220,000 SF, and in permitting of biomanufacturing campus in Central Massachusetts.
- Represent investment management firm in purchase of multifamily projects in Georgia, Texas and Colorado.
- Represent real estate investment firm in the purchase, financing and development of hospitality, office, industrial and multifamily assets across the U.S.
- Represent real estate development venture in acquisition of air rights and permitting of mixed-use residential and hotel development in Downtown Boston.
- Represent REIT in acquisition of office portfolio in Waltham, MA.
- Represent development firm in permitting of multifamily project in Medford, MA.

AUGUST 2016 – MAY 2019

ASSOCIATE, DAIN, TORPY, LE RAY, WIEST & GARNER, P.C.

Represented landlords and tenants in office, lab, and retail lease transactions; represented developers before various City of Boston planning and development agencies; and represented litigants involved in real estate disputes at all levels of the Massachusetts court system.

PRIOR PROFESSIONAL EXPERIENCE

OCTOBER 2012 – AUGUST 2013

EDITOR & BUREAU CHIEF, FAIRFIELD COUNTY (CT) BUSINESS JOURNAL

MARCH 2012 – OCTOBER 2012

EDITOR, DIGITAL CONTENT, WESTFAIR BUSINESS PUBLICATIONS (PUBLISHER OF FAIRFIELD COUNTY BUSINESS JOURNAL & WESTCHESTER COUNTY BUSINESS JOURNAL)

JUNE 2011 – MARCH 2012

REPORTER, WESTCHESTER COUNTY BUSINESS JOURNAL

EDUCATION

MAY 2016

BOSTON COLLEGE LAW SCHOOL, J.D.

Lecturer in Law, "Environmental Law & Policy," Boston College Morrissey College of Arts & Sciences; National Environmental Law Moot Court

MAY 2011

BOSTON COLLEGE, B.A.

Boston College Men's Varsity Rowing; The Heights Independent Student Newspaper (Assoc. News Editor & Senior Staff Writer); BC bOp! Jazz ensemble

ADMISSIONS

- Commonwealth of Massachusetts (admitted: 2016)
- United States District Court for the District of Massachusetts (admitted: 2016)

ACTIVITIES & AFFILIATIONS

- Urban Land Institute (ULI), Member of Young Leaders Group and volunteer with ULI's Urban Plan program, in which real estate professionals mentor and coach high school, college, and graduate students involved in ULI-sponsored urban design program.
- Boston Bar Association, Real Estate Section Steering Committee
- Commercial Real Estate Development Association of Massachusetts (NAIOP), Member
- Real Estate Bar Association of Massachusetts (REBA), Member

APPOINTMENTS



Franklin Cultural Council

Joni Magee
36 Palomino Drive
Franklin, MA 02038

The Franklin Cultural Council has recommended the appointment of Joni Magee to serve as a member of the Franklin Cultural Council with a term to expire on June 30, 2023.

MOTION to ratify the appointment by the Town Administrator of Joni Magee to serve as member of the Franklin Cultural Council.

DATED: _____, 2020

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

A True Record Attest:

Teresa M. Burr, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You

Date Submitted: November 3, 2019

Name: Joni Magee

Home Address: 36 Palomino Drive
Franklin MA 02038

Mailing Address:

Phone Number(s):

Email Address:

Current Occupation/Employer: Education Consultant & Adjunct Professor

Narrative: I am a former member of the Franklin Cultural Council and look forward to serving again. My education, personal background and professional experiences focus on equity, linguistic and cultural diversity within communities. My schedule is such that I have day time as well as evening availability for committee work and community building.

Board(s) / Committee(s): CULTURAL DISTRICT COMMITTEE
 Franklin Cultural Council

Joni M. Magee
36 Palomino Drive Franklin, MA 02038

Specialization: educational equity, curriculum & instruction; English/multilingual learners; coach; professional development; technical assistance; instructional collaboration and leadership

Selected Instructional Leadership:

Educational Consultant Independent Practice Franklin, MA (January 1999 – present)
Develop and conduct professional development workshops based on district/programs/schools around curriculum development, professional learning networks, coaching and instructional leadership.
Design and facilitate professional development workshops based on district/programs/schools around the intersectionality of multilingual/multicultural and special education.
Design learning modules focused on equity issues for culturally and linguistically diverse students/families for administrators, teachers, specialists, providers and various stakeholders.
Foster collaborative conversations among professional networks addressing current research and best practices in the teaching & learning.
Provide technical assistance to districts/programs/schools/collaboratives/higher education/professional associations specific to educational equity for language learners and their families, intersectionality of multilingual/multicultural education and special needs, social and emotional learning, culturally responsive and relevant teaching, sheltered English curriculum design and implementation, and program consultation focused on academic content, language development, and macro/micro cultural considerations.

English Learner/Special Education Coordinator

Massachusetts Department of Elementary & Secondary Education – Malden, MA (August 2014 – August 2015)
Developed statewide programs, policies and initiatives that promote best practices for the education of language learners with disabilities or suspected of having disabilities.
Conducted needs assessments to determine the needs of EL students with disabilities and their families as well as the schools/districts/learning collaboratives that serve them.
Designed and implemented professional development initiatives to assist district and ESE personnel in delivering services to EL students with disabilities across the Commonwealth of Massachusetts.
Coordinated work within the Office of English Language Acquisition & Academic Achievement, Office of Special Education Planning and Policy and Massachusetts Tiered Systems of Support to implement effective programs and services for EL students with disabilities and their families as well as stakeholders.

Provided technical assistance to local education agencies/school districts/collaboratives with regard to state and federal requirements for equity and educational services for EL students with disabilities.
Conducted ongoing data analysis of EL students with disabilities to inform state policies and services.

Rethinking Equity for English Language Learners (RETELL) Education Specialist

Massachusetts Department of Elementary & Secondary Education – Malden, MA (August 2013 – August 2014)
Assisted in development and implementation of policies and initiatives for EL programs throughout the Commonwealth of Massachusetts consistent with the Office of Civil Rights & Department of Justice lenses.
Provided technical assistance and professional development opportunities to increase the capacity of local educational agencies to serve ELs around equity, academic content, language development and culture.

Magee, Joni

Facilitated in the development, implementation, instruction and evaluation of RETELL professional development courses for all required teachers and administrators as mandated by RETELL legislation. Supported district school leaders and OELAAA staff by providing ongoing support, updates and other technical assistance to ensure all required teachers and administrators are provided with the necessary tools to meet all requirements under RETELL legislation.

Collaborated in professional development training and curriculum development related to RETELL, World-Class Instructional Design and Assessment (WIDA) and state Curriculum Frameworks for teachers and administrators throughout the Commonwealth of Massachusetts.

Selected K-12 Experience:

English Learner Educator Sprague Elementary School – Wellesley, MA (August 2015 – June 2018)

Planned, organized, and provided English language development instruction aligned to Massachusetts Curriculum Frameworks and WIDA Standards for K-5 students.

Developed and delivered lessons utilizing appropriate differentiated techniques and strategies that develop each student's ability to read, write, speak, and listen across content areas at levels that allow English learners to meaningfully access the district's instructional program.

Administered academic and language assessments for the purpose of evaluating student's progress in meeting academic learning targets and progress in language acquisition. Maintained complete and accurate records of student's progress and evidence of growth and progress.

Provided a nurturing, supportive, and positive learning environment with high expectations that encourage student responsibility, enhance motivation, clearly communicate classroom routines, and incorporate challenging instructional strategies.

Attended professional English Language Acquisition and special education team meetings as well as served on building and district leadership committees.

Middle School EL Teacher Milford Public Schools - Milford, MA (October 2007 – December 2011)

Provided research-based best practices instruction to culturally & linguistically diverse students with/without exceptionalities across the academic content areas and English proficiency levels.

Facilitated district-wide professional workshops relative to Sheltered Instruction Observation & Protocol, Response to Intervention, professional learning community initiatives and special education study groups.

Designed Sheltered English Immersion academic content curriculum embedded with targeted English language acquisition features based on WIDA, Common Core Standards, and scientifically research based best practices and student need and learning style.

Administered and analyzed assessment data to inform instruction, provided targeted interventions and conducted progress monitoring to improve student learning.

Served as a home-family-community liaison for culturally and linguistically diverse students & families.

Participated in community-based adult education English-as-a-Second language outreach programs.

District EL Teacher Attleboro Public Schools - Attleboro, MA (January 2005 – October 2007)

Facilitated professional development around EL instructional strategies & bilingual special education.

Collaborated with district teachers, specialists, and site administrators relative to EL services per MA *English Language Proficiency Benchmark Outcomes* and MA Department of Education policies.

Provided district-wide EL program screening, instruction, curriculum development, assessments, and school-home-community outreach services.

Utilized context-embedded instruction, scaffolding, and culturally responsive teaching to ensure student success across elementary grade spans and English proficiency levels.

Magee, Joni

Coordinated and taught district-wide English language arts & math state assessments (MCAS) test preparation and analyzed program data to inform instructional practices.

Translated for Spanish speaking families during conferences and identified cultural brokers to provide services for the district's culturally & linguistically diverse families.

Selected Higher Education Experience:

Lecturer Lasell University Newton, MA (September 2015 – present)

Teach graduate and undergraduate education students in teacher preparation programs focused on equity, special needs, Sheltered English Instruction, social emotional learning, curriculum design, instructional practices, assessment, and culturally responsive & relevant pedagogy.

Develop and facilitate high-quality teacher preparation courses relative to the teaching and learning of PreK-12 students consistent with MA DESE Teacher Preparation Standards and Lasell University School of Humanities, Education, Justice and Social Sciences Standards.

Collaborate with Program Associate Professor of Education, Program Director of Education, and Graduate Program Coordinator to develop and enhance programs/initiatives around bilingual special education, teacher diversity pathways, and professional development educational equity opportunities.

Facilitate courses such as ELSP702: *Removing Barriers for Bilingual Students*, ED308: *Responsive Teaching in Secondary Schools*, ED418: *Integrated Instruction in Elementary Schools*, ED309: *Sheltered English Immersion* and SPED711: *Learners with Special Needs*.

Lecturer Boston University Wheelock School of Education Boston, MA (July 2018 – present)

Teach graduate courses to education students in a teacher preparation program focused on educational equity, Sheltered English Instruction and culturally responsive & relevant pedagogy in TL520: *Sheltered English Immersion for Elementary School* and TL525: *Sheltered English Immersion in Middle and High Schools*.

Teacher Candidate Practicum Program Supervisor (January 2020 – present)

Provide candidates with consistent guidance, support and high-quality feedback during field-based experiences that improves their practice.

Use MA DESE Candidate Assessment of Performance as outlined in these guidelines to assess and document evidence of candidate readiness for the licensure role.

Conduct at observations of the candidate; review information from all observations; support the Supervising Practitioner in conducting observations.

Review the student teacher's lesson plans in conjunction with established instructional objectives and the Massachusetts Curriculum Frameworks.

Lecturer George Washington University Washington, DC (January 2013 – June 2014)

Facilitated the professional development of a graduate level cohort of educators relative to the assessment of culturally and linguistic diverse students with and without exceptionalities.

Developed curriculum, content, assessments to support a master's level course in service to culturally and linguistic diverse students with and without exceptionalities.

Conducted research and disseminated information relative to special education matters and the education of culturally and linguistically diverse communities within American public school systems.

Taught SPED6276: *Academic and Psychosocial Assessment of Culturally and Linguistically Diverse Students*

Project Director George Washington University Washington, DC (January 2012 – August 2012)

Magee, Joni

Managed and evaluated all aspects of the ACCESS grant through ongoing program administration and implementation, as well as, the collection and analysis of data.
Served as a liaison between The George Washington University (GWU) ACCESS Program and the District of Columbia Public Schools (DCPS) ACCESS Cohort and various partnership stakeholders.
Assisted & supported the DCPS cohort's classroom teachers, instructional coaches and master educators relative to feedback, practicum, coursework, professional development, and internship experiences
Identified and disseminated resources to build leadership capacity within DCPS relative to the education of culturally & linguistically diverse students with/without exceptionalities and their families
Conducted & presented research on issues specific to bilingual special education, educational equity and teacher leadership development.
Provided program administrative tasks such as managing the grant's budget, supervising staff and addressing logistical and student-related issues.

Selected Professional Publications:

Co-authored Council for Chief School State Officers (CCSSO): *English Language Learners with Disabilities: A Call for Additional Research and Policy Guidance* (2016)
Co-authored Massachusetts Department of Elementary & Secondary Education *Students with Limited & Interrupted Formal Education Definition, Identification and Placement Guidance Document* (2015)

Selected Professional Association Presentations:

Co- presenter Massachusetts Teachers of Speakers of Other Languages Virtual Open House 2020 "English/Multilingual Learners with Disabilities: Teaching and Learning Remotely"
Co-presenter National Association of Bilingual Educators 2019 Conference "Conceptualizing a Bilingual Special Graduate Certificate"
Co-presenter Council for Exceptional Children 2019 Conference "Bilingual Special Education: Cultural & Linguistic IEP Considerations, MTSS and Assistive Technology" strand
Presenter Massachusetts Teachers of Speakers of Other Languages 2019 Conference "Developing Effective Language Acquisition & Special Education Professional Learning Communities"
Presenter La Cosecha 2018 Conference "Developing Effective Dual Language & Special Education Professional Learning Communities"

Professional Licensure:

Massachusetts Elementary Education (1-6), Professional	Certificate
381024Massachusetts English as a Second Language (PreK-12), Professional	Certificate 381024
Massachusetts Sheltered English Instruction Teacher	Endorsed
Massachusetts Supervisor/Director - Non-Core (ESL)	Pending
Massachusetts Moderate Disabilities (PreK-12), Professional	Pending

Selected Professional Trainer of Teachers:

Massachusetts DESE RETELL SEI Teacher & Administrator
Massachusetts Next Generation ESL MCU
MABE Dual Language Learners with Disabilities Professional Learning Community Facilitator

Selected Professional Advisory Committees:

Coalition for Equity, Diversity & Disability (CEDD) – Founding Member

Magee, Joni

English Learner Success Forum (ELSF) – English Learner Review Expert/English Language Arts Team Coach

Multistate Association of Bilingual Speakers (MABE) - Dual Language Special Education Network

Massachusetts Association of Speakers of Other Languages (MATSOL) – ESL Curriculum, Special Education, IHE

Massachusetts Council for the Social Studies (MCSS)

Council for Exceptional Children (CEC)

Degrees:

C.A.G.S. ***Special Education for Culturally & Linguistically Diverse Students***

The George Washington University, Washington, DC

M.Ed. ***Curriculum & Instruction – Elementary Education & TESL Certificate***

Boston College, Chestnut Hill, Massachusetts

B.A. ***Paralegal Studies***

Suffolk University, Boston, Massachusetts

APPOINTMENTS



Franklin Cultural Council

Pushpa Jangareddi

34 Lost Horse Tail
Franklin, MA 02038

The Franklin Cultural Council has recommended the appointment of Pushpa Jangareddi to serve as a member of the Franklin Cultural Council with a term to expire on June 30, 2023.

MOTION to ratify the appointment by the Town Administrator of Pushpa Jangareddi to serve as a member of the Franklin Cultural Council.

DATED: _____, 2020

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

A True Record Attest:

Teresa M. Burr, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You

Date Submitted: July 8, 2020

Name: Pushpa Latha Jangareddi

Home Address: 34 Lost Horse Trail
Franklin

Mailing Address: 34 Lost Horse Trail
FRANKLIN, MA 02038

Phone Number(s):

Email Address:

Current Occupation/Employer: Business owner

Narrative: I can contribute 4 hrs a month and more as per the need. I have a Masters degree in Information Technology from Brandeis University. Past volunteer experience at a non profit organization. Chaired the banking program for over 5 years at Benjamin Franklin Charter school. Have experience in managing an IT solutions firm.

Board(s) / Committee(s): Franklin Cultural Council



Town of Franklin Market Study

Funding provided by:
Direct Local Technical Assistance
Planning for MetroFuture Technical Assistance
Town of Franklin

Prepared for
Town of Franklin
355 East Central Street
Franklin, MA 02038



Prepared by
Metropolitan Area
Planning Council
60 Temple Place, 6th Floor
Boston, Massachusetts 02111
www.mapc.org

Acknowledgements

This document was produced with input from the Town of Franklin residents, the Franklin Downtown Partnership, the Franklin Cultural District Committee, and Town Staff.

Professional technical assistance was provided by the Metropolitan Area Planning Council: Raul Gonzalez, Senior Planner, Annis Sengupta, Assistant Director of Arts & Culture, Jenn Kaplan, Economic Development Planner, Alyssa Kogan, Regional Planning Data Analyst, and Iolando Spinola, Community Engagement Specialist.

This project was undertaken with funds from Direct Local Technical Assistance. MAPC wishes to express our thanks to the Governor and the members of the Legislature for their continued support and funding of this program.

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Appendices

Appendix I: Cultural District Asset List

Appendix II: Notes from Franklin Business Roundtable

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Appendix IV: Economic Development Survey Results

I. Summary of Recommendations

The Town of Franklin, its community partners, and the Metropolitan Area Planning Council, through research, outreach, and analysis, have worked to create the following Market Study. Within this study, the input of residents, businesses, and students and staff from Dean College were incorporated. The three focus areas of the study were Downtown Franklin, the Mixed Business Innovation District, and the Crossing, as well as the Franklin Cultural District.

Research included demographic, housing, transportation, and business data, with consumer spending habits, and market potential, and expenditures incorporated within the study. Additionally, the Town of Franklin Market Study held multiple community engagement sessions, with a town-wide open house, a Business Roundtable, a Dean College Roundtable consisting of students and staff, and a town-wide survey, in addition to the Cultural District Roundtable already mentioned. Furthermore, a town Economic Development Survey was provided, with over 700 responses.

Through research, interviews, and public outreach, a list of eleven recommendations were created in ranked order. These recommendations build upon the strengths of Franklin's history, its arts and culture community, its active boards and committees, its inspiring college, and its distinctive neighborhood businesses. A full breakdown these recommendations can be found at the end of the study. The recommendations are as follows:

1. Business Attraction and Expansion

- a. Create "Franklin Business Guide" (using the [Dedham Business Guide](#) as inspiration) to help small businesses and prospective developers to navigate the municipal process.
- b. The guide should have an introduction, key contacts, office hours, ABCC licensing process/fees, building permitting information, business certificate and establishment licensing information, the site plan review, variances and the design review process.
- c. The guide should inform potential businesses of pre-application meeting between town staff as well as Technical Review Meeting dates.
- d. Post a list of types of businesses that are permitted, do well, and are attractive for Franklin.
- e. Create a list of supportive resources for businesses, including SBDC classes, ABCC links, and the role of town departments in the process.
- f. Post sample business plans, budgeting mechanisms, and financial plans and include templates, when possible.
- g. Provide resources for home-based businesses, mobile businesses, co-working spaces, and brick-and-mortar businesses.
- h. Provide categorized links and resources for different business types, including licensing, permits, and procedures.
- i. Create quality of life information sheets on livability and amenities in the community.
- j. Upload updated guides to town website, Facebook and Twitter pages and create print versions as well.

2. Digital Marketing

Town Website

- a. Update the Town website to make it easier to locate information. This includes streamlining detail about economic development and including information about the unique qualities about Franklin that makes it an excellent town for businesses.
- b. Expand 'clickable' content on town website and move away from wordy documents and PDFs.
- c. The website should include a municipal profile that provides important community information such as demographics, business mix, commercial space costs, available community incentives, and tax rates to help potential investors.
- d. Develop a database of available retail/office spaces and opportunity sites for development and place on Town website.
- e. Place this plan on the town website in a highly visible location as a marketing tool to attract businesses and retailers that hold potential in Franklin.

Social Media

- f. Promote local businesses, restaurants, and stores through the town Facebook and/or Twitter page.
- g. Highlight the Business of the Month on the Town Blog as well as the Facebook and Twitter pages.
- h. Have local businesses submit an application form where they describe why their company should be considered the Small Business of the Month. They should use the attributes considered valuable to the Town (i.e., Staying Power, Company Growth, Innovation, Involvement, and Response to Adversity).

Other forms of digital marketing

- i. Create a digital and print out version of informational maps, update them annually, and have them available at prominent locations throughout town for customers who are not sure exactly what they can get at every business.
- j. Create description and links for each of Franklin's business districts, with list of businesses (or maps), and information and contacts for the respective business associations.
- k. Create a centralized database of local businesses and artists and offer individualized site selection assistance including demographic reports to assist businesses in their customer and workforce profile needs.
- l. Coordinate community calendars and house in one site, to be shared amongst the Franklin Downtown Partnership, the Franklin Cultural District, Franklin Matters, and other partners.
- m. Make information about business training resources accessible to residents and businesses.

3. Promoting Existing Cultural, Open Space, and Recreation Amenities

- a. Continue to identify opportunities for additional multi-purpose trails and bike facilities.
- b. Develop and publish a map – available online and in print– to highlight the many historic and open space amenities in Franklin. To further capture visitor spending, highlight local eating, lodging and retail establishments on the map to capture more spending locally.
- c. The New England Trunkline Trail begins in Franklin and is popular to bicyclists, cross-country skiers, and hikers. Extending it to Union Street/Cottage Street could attract more people to Downtown.
- d. Study feasibility and benefits of hosting larger regional sports tournaments, particularly during the shoulder seasons (fall and spring), perhaps in conjunction with Dean College.

- e. Identify local partners and seek funding (including grants) to create a local bike share program for people to see and experience Franklin's many amenities.

4. Planning Processes, Incentives, and Marketing

Marketing

- a. Create a comprehensive marketing strategy that highlights Franklin's high quality of life, retail and recreation amenities, school system, and access to Boston and Providence. Promote Franklin as a place that is open for business and that the town is more than residential.
- b. Establish a community brand and marketing program. The town should use its successes of the recent past, and accolades it receives from others (if they are not more than 5 years old), create key marketing messages and materials to make a unique selling proposition for the Town.
- c. Identify and recruit regional stores that may be interested in opening in Franklin and create a list of stores nearby *that are desirable*, visit those stores, hand them marketing materials, and discuss the possibility of their opening another location in Franklin.
- d. Send staff to local Trade Shows and conferences, such as the International Conference of Shopping Centers (ICSC), or the eTail Conference in Boston, which is a business conference held globally for e-commerce professionals. Discussions include "Retail Disruption and the Future Of eCommerce" and "Digital Transformation: How To Turn Your Company Into A Digital Master".
- e. Create a marketing campaign targeted at commuter rail passengers, particularly those who park their vehicles at or near Franklin and travel to points west. For example, a promotion that offers discounts at local businesses for a limited amount of time to those who can show their commuter rail pass when they are making a purchase, this can be done in conjunction with the current Franklin Downtown Partnership discounts.

Incentives

- f. Consider incentives for development which provides underground parking, historic preservation, streetscape, open space, or other on or off-site public improvements.
- g. Consider the creation of additional Economic Opportunity Areas within the three focus areas in order to incentivize investment (TIF's etc.)

Processes

- h. Review creating district-based plans for Franklin Center (building off the previous Franklin Center plan), The Crossing, and the Mixed Business Innovation District.
- i. Work with the Franklin Downtown Partnership to update the Vacant Storefront Registration form for property owners, including property type, location, square footage, and owner/agent contact information in order to help market properties.
- j. Update the long-range town-wide Master Plan, which was created in 2013. And just like the 2013 Master Plan, continue to include measuring the achievement/inaction of goals and recommendations in the plan, addressing issues that have emerged since 2013, public engagement, implementation, and leveraging existing documents.

5. Review of Zoning, Permitting Procedures, and Regulatory Laws

- a. Form a transparent, streamlined, and responsive business permitting process which will greatly improve Franklin's competitiveness in attracting new businesses.

- b. Continue to provide services to assist existing and new businesses with their permitting process, including assistance with other departments and agencies, as well as other regulatory bodies, of which the Technical Review Committee serves as an asset.
- c. In appropriate target areas, establish basic requirements for uses, site planning, and design, so that projects which meet those Town requirements can obtain approvals through a streamlined permitting process.
- d. Within the town department goal-setting process, have each town board and department review its regulatory programs that affect business development, including town regulations and the processes by which both state and town regulations are administered.
- e. Substitute reliance on special permits or town council approval to control use and dimension by identifying a design review process which is based on specific area goals, and an approval process which is more comprehensive as well as predictable.
- f. Consider expedited review processes for projects that meet certain performance metrics and review administrative approvals for applications that fall below a certain scale/size threshold.
- g. Continue to work with new development and infrastructure projects to minimize temporary construction impacts so that patronage of nearby existing businesses is not negatively impacted, or, whenever possible, to inform neighboring businesses of scheduled major impacts.

6. Multi-Modal Transportation System Expansion

- a. Develop and adopt a Complete Streets policy that requires street design and construction to accommodate all users including cars, transit, bicyclists and pedestrians.
- b. Improve downtown circulation and mobility: Find new and innovative ways to alleviate parking restraints and encourage other forms of transportation, such as a pedestrian connection from Dean College to Franklin Center entertainment venues.
- c. Work with GATRA to improve the Franklin Area Bus line to have a fifteen minute to half hour schedule, with a more circular pattern around Franklin Center.
- d. Identify funding to conduct a parking study to improve convenience and accessibility of parking through parking management strategies.
- e. Pursue funding for parking garage on commuter rail parking lot. However, study parking issue for near term remedies before launching parking structure effort – inventory spaces, identify who is occupying spaces, and assess management alternatives such as organized off-site employee parking (perhaps with shuttle service), sharing of parking lots; try to keep any new parking off the main commercial streets, behind buildings.
- f. Promote shared parking so that parking facility serves multiple destinations, much like what is happening in Franklin Center. Provide examples of Shared Use Parking Agreements to local businesses (One can be found at: http://www.mapc.org/wp-content/uploads/2017/10/PortlandMetro_SharedParkingModelAgreement.pdf).
- g. Repair existing crosswalks (particularly near the intersection of School and Union as well as on Maple Street) and add additional crosswalks where needed most to ensure pedestrian safety.
- h. Ensure sidewalks are in good condition, both within the Franklin Center (which generally received high marks from respondents), but also along north parts of Franklin, including the other economic districts (Conditions vary along these corridors).
- i. Survey residents (including students) to understand why they may or may not use sidewalks and if so, how they use them.
- j. Conduct an inventory physical conditions of sidewalks.
- k. Provide incentives for businesses to shovel snow from their sidewalks.

- l. Create a Franklin Bike Plan and secure funds for provision of bike parking, bike racks, and bike lane markings.
- m. Identify priority locations for the placement of bike racks in Franklin Center to encourage cyclists to stop at local businesses.

7. Public Realm Attraction

- a. Create a guide for cultural district arts and culture planning that will include indicators, establish baseline conditions, and identify opportunities to coordinate private and public data collection efforts to streamline ongoing assessment of progress toward downtown district arts and culture planning goals.
- b. Improve wayfinding signage to better guide visitors to Franklin's existing commercial districts and their many amenities. New signage could complete these routes for both drivers and pedestrians promoting access to businesses and shops as well as parks and points of interest.
- c. Increase beautification projects for Franklin, including planters and landscaping at appropriate commercial districts.
- d. Consider adopting a set of design guidelines for the Mixed Business Innovation District to encourage the building design desired by participants at the public meetings.
- e. Identify current uses in the Mixed Business Innovation District, and work with property owners to coordinate on areas of mutual benefit for the district.
- f. Partnering with Dean College, organize cleanups of town districts, arts and beatification projects, and litter along roadways.
- g. Work with local arts groups to develop a public art program to not only improve the streetscape environment, but to attract people to districts, including alternating lamp post banners for different events/seasons.
- h. Develop an arts competition, perhaps at one of the various town events, for new public art to be displayed. Promote having art displayed in vacant spaces.
- i. Create a town palette to be used for signage and standardized materials.
- j. Utilize town resources, such as town hall or the Franklin Public Library, for community outreach.
- k. When retail vacancies arise, work with property owners to provide the space for "pop up" galleries and events, or to allow artwork to be displayed until the space is filled.
- l. Meet with Dean College (quarterly, if possible) to discuss opportunities to make the town more enticing to students and staff.

8. Town Commercial District Improvements

- a. Promote Franklin Center, the Mixed Business Innovation District, and The Crossing as pedestrian-oriented social, cultural, and entertainment centers of town, not only because of the economic benefits from the districts themselves, but also for the benefits to town-wide economic development efforts without homogenizing the districts.
- b. Promote design/façade improvements, through incentives, as a chief mean of identifying businesses in the commercial districts.
- c. Develop a plan to updated cohesive urban design standard for commercial areas (and has been successful in Franklin Center), including public streetscape, lighting, façade improvement, open space, and building standards, without burdening businesses with restrictive zoning bylaws.
- d. Identify, implement, and support programs that promote rehabilitation of significant buildings.

- e. Promote businesses that serve local needs and contribute to the uniqueness of the commercial areas.
- f. Promote the adoption of a street tree-planting program, as well as a commemorative tree planting program, where trees can be planted to honor a person, significant life event, or other idea.
- g. Identify funding to further develop target area plans for each of the commercial districts to encourage appropriate development, placemaking and marketing recommendations suitable to the unique characteristics of each.
- h. When elevating each district, however, the Town must be mindful of not being restrictive in creating zoning bylaws that could negatively affect current or potential businesses.
- i. Work with current owners of local businesses (particularly in Franklin Center) interested in opening another shop or restaurant to identify potential spaces connect them to resources (training, funding), etc.
- j. Activate all currently vacant sites within the Mixed Business Innovation District by defining it as a desirable and active job center, with arts, entertainment, and business incubator opportunities.
- k. Provide businesses located within Priority Development Area sites more information about the initiatives and business expansion opportunities and how to assist property owners with filling empty or underutilized spaces.
- l. Consider seeking State assistance through the Mass Development Site Readiness Program to prepare vacant sites for active uses.

9. Franklin Industrial Areas

- a. Work with local businesses in the Forge Park, Grove Street, and Franklin Industrial Park areas to create a business committee and assist in their program development.
- b. Meet with business committee to inform them of Economic Opportunity Areas, Priority Development Sites, and Tax Increment Financing opportunities.
- c. Invest in signage for the entrance to industrial parks.
- d. Provide businesses located within Economic Opportunity Areas and Priority Development Sites more information about the initiatives and business expansion opportunities and how to assist property owners with filling empty or underutilized spaces.
- e. Work with local business to identify the most pertinent skills to meet local industry needs and direct jobseekers to the available instructional resource or workforce training.
- f. Promote diverse sets of industrial uses within the industrial parks.
- g. Promote use of vacant commercial or industrial spaces for small business incubators and art studios.
- h. Review eligibility in applying for the state's Massachusetts Manufacturing Innovation Initiative (M2I2) and Technology Research & Development and Innovation funds.

10. Business and Consumer Outreach

- a. Create a Town Business Survey to gauge the economic health of local businesses.
- b. Work to refine questions and expand awareness of the survey, preferably every year.
- c. Invest in marketing and outreach prior to the release of the survey.
- d. Share general results of the survey with roundtables, business associations, partner organizations, and the community through the monthly newsletter and website.
- e. Use the results of the survey to prioritize retention/expansion visits for the year.

- f. Work with respective roundtables about industry-specific findings from the survey to determine annual economic development goals and recommendations.
- g. Use survey results to gauge business health/satisfaction in order to be more predictive than reactive to changing business climates.

11. Tourism and Event Attractions

- a. Continue to support, but increase marketing, of festivals including the Harvest Festival and the Strawberry Stroll, that bring thousands of visitors to Franklin.
- b. Develop additional events to bring local and regional visitors to Franklin in the peak summer months, for example, Friday Night Concerts on the Common, Food Truck events, and Music & Arts Festivals.
- c. Work to increase the number of visitors to Franklin during the shoulder seasons (spring and autumn) through improved program development, such as formulating a Franklin Restaurant Week with local businesses.
- d. Use survey results to gauge business health/satisfaction in order to be more predictive than reactive to changing business climates.
- e. Look to attract additional downtown anchor establishments that will draw larger numbers of people to Franklin Center during the day and evening to increase foot traffic in and support smaller establishments nearby.

II. Study Timeline & Activities

The Town of Franklin is a community of approximately 34,000 residents, and is a historic, beautiful town with an excellent sense of community, with well-maintained open space, a high-quality college, attractive residential neighborhoods, a downtown that is the heart of entertainment and culture for Franklin, unique and active business corridors, and a wealth of commercial and industrial businesses. Franklin is best known for the Franklin Public Library, America's first public library, housing in a bookcase the original books Benjamin Franklin donated to the Town.

In June 2019, MAPC awarded the Town of Franklin a technical assistance grant to create a Market Analysis and Market Position Summary (Market Study). Additionally, Franklin provided funding for key components of the study. Bryan Taberner, Director of Planning, acted as the local point of contact. He helped coordinate meetings, helped with community engagement activities and outreach initiatives, and assisted in the analysis of the data and community feedback. He and the Franklin Downtown Partnership, the Franklin Department of Planning and Community Development, the Franklin Cultural District Council, and Dean College played key roles in supporting MAPC in this effort.

Together, over seven months, MAPC and town partners developed the Market Study for three key areas in town, Franklin Center, The Crossing, and the Mixed-Business Innovation District and the town's commercial economic development goals and priorities for the immediate future.

Engagement activities included meetings with town staff and partners, an economic development survey, a business roundtable, an arts and culture roundtable, a Dean College students and staff roundtable, and a public open house event. These allowed community members to share insights and feedback with the town. Community members' ideas and statements are documented in this report, and they form the foundation of the analysis and other elements of the Market Study.

The community survey collected over 700 responses. About 25 people participated in the open house and each of the roundtables. Those who did had in-depth conversations and gave some comprehensive feedback. Thanks to the public participation, this plan reflects the values community members hope will guide the town into the future.

The Effects of COVID-19 on the Study

It is important to note that the framing of this study, as well as the various business analysis and roundtable discussions, were done in the period leading up to the COVID-19 pandemic. It is quite possible that many of the assumptions, recommendations, and data points will not reflect the aftermath of the affects of the virus, quarantine, and shuttering (and subsequent reopening) of businesses.

Additionally, although most of the demographic information has remained the same, there may be instances where business size and consumer behavior may shift. The references and recommendations take this into account and have remained the same from the pre-COVID-19 time. The success of Franklin depends in large part on a healthy business community, and hopefully this project can be a source of assistance and a snapshot of Franklin business health pre-COVID.

III. Market Study Context

A preliminary market assessment was undertaken as a component of the Market Study. The purpose of the assessment was to identify the potential for supportable industrial, commercial and office development in the study area and to better inform future planning decisions and development opportunities.

It is important to note that this preliminary assessment of market opportunities is not a prediction of what will occur on the site. It is a representation of what may be possible should policies and market interest align given current data, trends and projections for future household growth, spending potential and employment within and around the Town of Franklin over the next 5 to 10 years.

Planning Efforts in the Study Area

Much has happened over the last two decades to create a more attractive, pedestrian friendly and vibrant Downtown Commercial District. The area's business community has benefited from substantial public and private investments. Below are some of the more important Planning efforts related to these changes

2002-2003 Franklin Center Plan. Starting roughly 20 years ago the Town of Franklin made revitalization of its Downtown a top priority. During 2002 and 2003 the Town performed visioning activities and created a concept plan for revitalization of Franklin center; this plan has guided the Town forward for over 15 years. The Town's Franklin Center Plan was developed to provide the Town's officials and partnering businesses and nonprofit organizations with a basic structure to envision, and create, a vibrant and unique commercial district. The Plan identified areas of improvement needed in order to dramatically change and revitalize Downtown Franklin. The following nine key concepts were identified:

- Streetscape Improvements
- Parking Improvements & Pedestrian Connections
- Public Places
- Circulation Strategies & Traffic Calming Measures

- Mixed Use
- Architecture, Facades & Historic Preservation
- Cultural Uses
- Image & Identity; and,
- Promoting Franklin Center

One of the key strategies from the Franklin Center Plan was the creation of the Franklin Downtown Partnership.

2013 Master Plan. In 2010, the Town Council formed the Master Plan Committee to update Franklin's 1997 Master Plan. Some of the goals identified in the Master Plan include supporting artists and the arts, adopting smart growth principles, improving energy efficiency, and making the town more walkable, bikeable, and transit oriented. The goals below from Franklin's 2013 Master Plan emphasize the importance of the Downtown's revitalization and the success of the Town's business community:

- Work to revitalize Franklin's Downtown core and adjacent neighborhoods.
- Adopt strategies that will support the Town of Franklin's small business community, promote higher levels of commercial investment, and increase related property tax yields.
- Support and strengthen the Town of Franklin's business retention and attraction initiatives, activities and strategies.
- Continue to implement the Town's Franklin Center Plan, including implementation of strategies and improvements in the areas of circulation, traffic calming, streetscape improvements, parking, pedestrian connections, and encouragement of mixed-use development.

Franklin Downtown Partnership. The mission of the Franklin Downtown Partnership is to stimulate economic development in downtown in order to create a positive impact throughout the area and to be a pro-active organization that brings residents, business owners and community leaders together, encourages cooperation, and builds leadership for the purpose of revitalizing downtown Franklin.

The Partnership sees Franklin's downtown as the heart of the community: a center of civic and cultural activities, government services, commercial businesses, and diversified housing. All of the Partnership's activities are designed to foster greater vitality in the downtown commercial district and to serve as a vehicle for public policy discourse. The Partnership implements an annual work plan aimed at stimulating economic activity, supporting local businesses, increasing public events, and the continuous revitalization of the downtown area.

Franklin Cultural District Committee. In June 2017 Franklin Town Council passed Resolution 17-45 endorsing state-sponsored cultural district goals, and the establishment of the Franklin Cultural District Committee. During 2018 the newly created Committee developed and refined Franklin Cultural District's goals, which are a blend of the State's Cultural District Initiative (CDI) goals, previous planning initiatives (2002 Franklin Center Plan & Franklin's 2013 Master Plan) and additional input from Partners and the general public.

The State's CDI goals are as follows: to attract artists and cultural enterprises, encourage business and job development, establish the district as a tourist destination, preserve and reuse historic buildings, enhance property values, and foster local cultural development. By the time Franklin Cultural District became a State sponsored Cultural District, the area was already becoming the focal point for arts and culture in the south MetroWest region. The Cultural District designation serves to draw additional attention to the area

and assist in creating needed economic activity that will strengthen the Town's ongoing revitalization efforts.

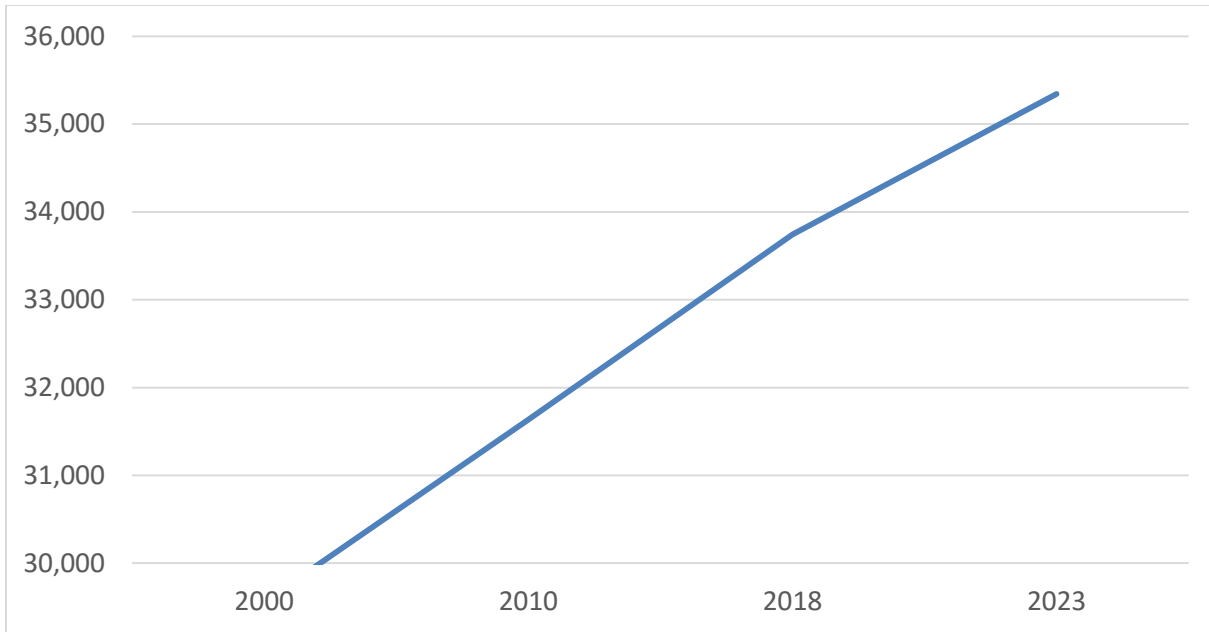
IV. Residential Analysis

Population

According to the American Community Survey, along with MAPC's projections, in 2019, the population of Franklin was 34,174, with 11,770 households. The average household size in Franklin is 2.83 people, this is compared to the state average of 2.5 people per household. The median age for Franklin is 39.3, slightly below the state average of 40.2. The total daytime population, that is, the number of people who are present in an area during normal business hours, including workers, stood at 31,662. This includes 16,265 workers and 15,397 residents.

Between 2000 and 2018, Franklin's population grew by 14% and is projected to grow another 4.65% between 2018 and 2023. The largest percentage growth is projected to occur within the population age 65 and over at 2.7% growth, followed by 1.7% growth in the population age 25-44.

Figure 1: Population Growth: 2000-2023

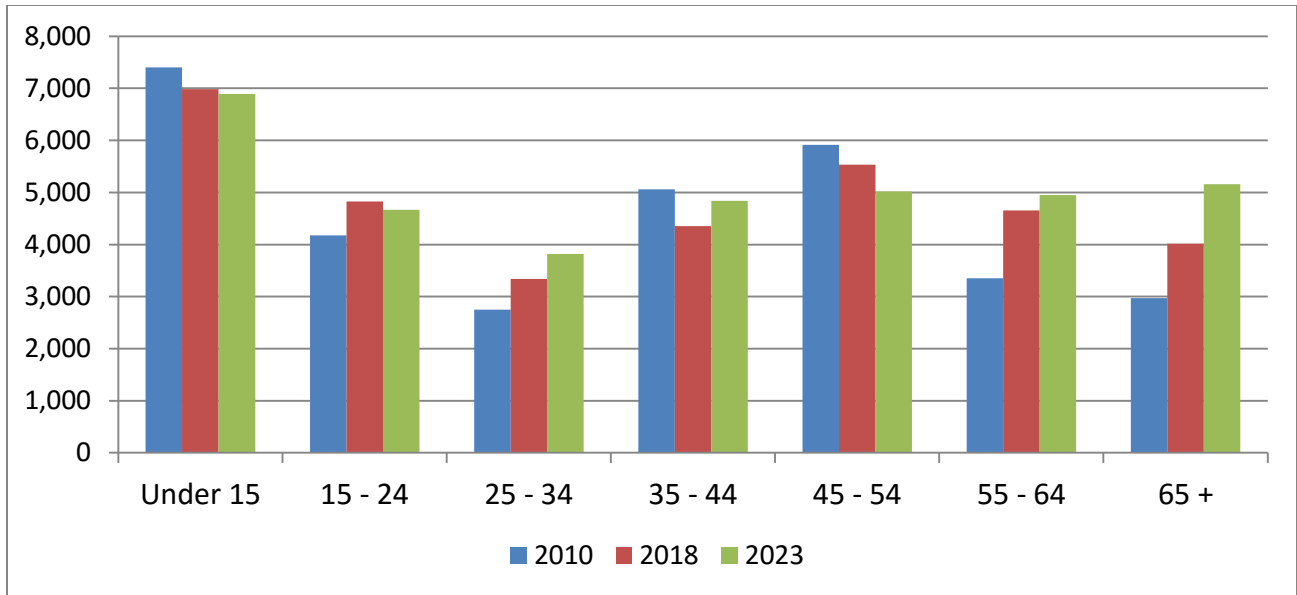


Source: US Census, American Community Survey

Generationally, Franklin's two largest cohorts are currently split between Generation Z at 28% and Generation X at 24%, with Baby Boomers at 21%. As shown in Figure 2 on the next page, the Town of Franklin is projected to grow by over 1,600 residents between 2018 and 2023. Most of the growth between 2010 and 2023 is projected to be seniors (+41%) and those between the ages of 55 and 64 (+30%).

Housing preferences for these Baby Boomers, Millennials, and Generation Z in many ways align. Both are increasingly interested in residing dense pedestrian-oriented environments that offer many amenities and transportation options. The Town of Franklin certainly has the potential to provide many of these options and has been doing so through its most recent construction of housing units.

Figure 2: Change by Age: 2010-2023



	2010	2018	2023	Change 2010-2023	% Change 2010-2023
Under 15	7,403	6,985	6,892	(511)	-7%
15 - 24	4,176	4,825	4,665	489	12%
25 - 34	2,752	3,341	3,817	1,065	39%
35 - 44	5,062	4,353	4,842	(220)	-4%
45 - 54	5,916	5,534	5,019	(897)	-15%
55 - 64	3,353	4,657	4,948	1,595	48%
65 +	2,974	4,015	5,160	2,186	74%
Total	31,635	33,709	35,342	3,707	12%

Housing

The median household income for Franklin is \$122,849 in 2019, increasing from \$107,029 in 2018. However, the median home value in 2019 is slightly below half a million at \$494,732, an increase of \$24,190 within one year, when the 2018 median home value was \$470,542. Franklin is projected to have its median household income increase to \$141,598 in 2024, an increase of \$18,749. The median home value, however, is projected to increase to \$530,978 by 2023, which is an increase of over \$60,000 in the same time period. Franklin homeowners spend about 19.7% of their income on mortgage and spend an average of \$19,714 on mortgage and basics a year.

In 2000, the number of owner-occupied housing units was 80%. That number is projected to decrease to 77% in 2023. In terms of single-family housing, half of the 2010 housing units building permits the Town of Franklin had issued were for single-family homes. In 2019, single-family housing permits were less than 7% of all housing permits. Additionally, within the same period of time, apartment building permits had increased from just one unit in 2010, to 259 in 2019.

Within the ten-year period, the number of housing unit permits issued for apartments stood at 555, or about 51% of all building permits. This was followed distantly by single-family units, at almost 21%. The combined number of condominium housing unit building permits numbered at 299, or about 28% of all housing unit permits within the past decade.

Table 1: Housing Unit Building Permits Issued by Fiscal Year

Year	Building Unit Type							Fiscal Year Totals
	Single Family	Apartments	Condos - Single Fam	Condos - Duplex	Condos - Triplex	Condos - Fourplex	Condo - Other	
2010	36	1	-	8	-	16	1	62
2011	13	-	-	8	3	4	15	43
2012	20	8	-	8	-	-	-	36
2013	35	-	-	14	-	8	14	71
2014	21	-	-	6	-	8	-	35
2015	18	-	2	16	6	4	-	46
2016	22	280	12	-	3	4	-	321
2017	20	7	12	-	-	-	-	39
2018	17	-	18	2	36	-	5	78
2019	22	259	8	-	45	7	6	347
Totals	224	555	52	62	93	51	41	1,078

Source: Town of Franklin, Department of Community Development

Given existing inventory and demographic changes there has been a potential to support additional housing units, particularly multi-family units, in the Town of Franklin within the past decade. MAPC’s housing projections represent how changing trends in births, deaths, migration, and housing occupancy might result in higher population growth and greater housing demand. In order to assess the market potential for housing within a community, MAPC staff compare these projections with the number of units that have actually been permitted over the past ten years to understand how supply is aligning with demand. Because markets cross municipal boundaries, it is important to look at residential supply and demand across multiple communities.

A community may actually experience more or less market demand if surrounding communities are either not producing enough or producing significantly more housing than the demand projections indicate. For example, if a community adjacent to Franklin is producing very limited housing, Franklin may capture more of the regional market demand and thereby lower the individual demand within that adjacent community.

Additionally, some existing single family housing is likely to be freed up by older generations who are looking to downsize however, so there may not be a need to actually construct this much new single family housing if existing units are being freed up to meet the market demand. There is unlikely to be a significant amount of single-family housing developed near the Franklin Center Commuter Rail station. However, single family alternatives could be feasible and may offer a nice transition between existing single-family residential neighborhoods and more dense multi-family development. In particular, Downtown Franklin may be able to support between family alternatives that could serve families looking for a little more space than a unit in a multi-family building might offer, combined with convenient access to public transit.

V. Retail, Food Service, & Spending Analysis

Trade Area

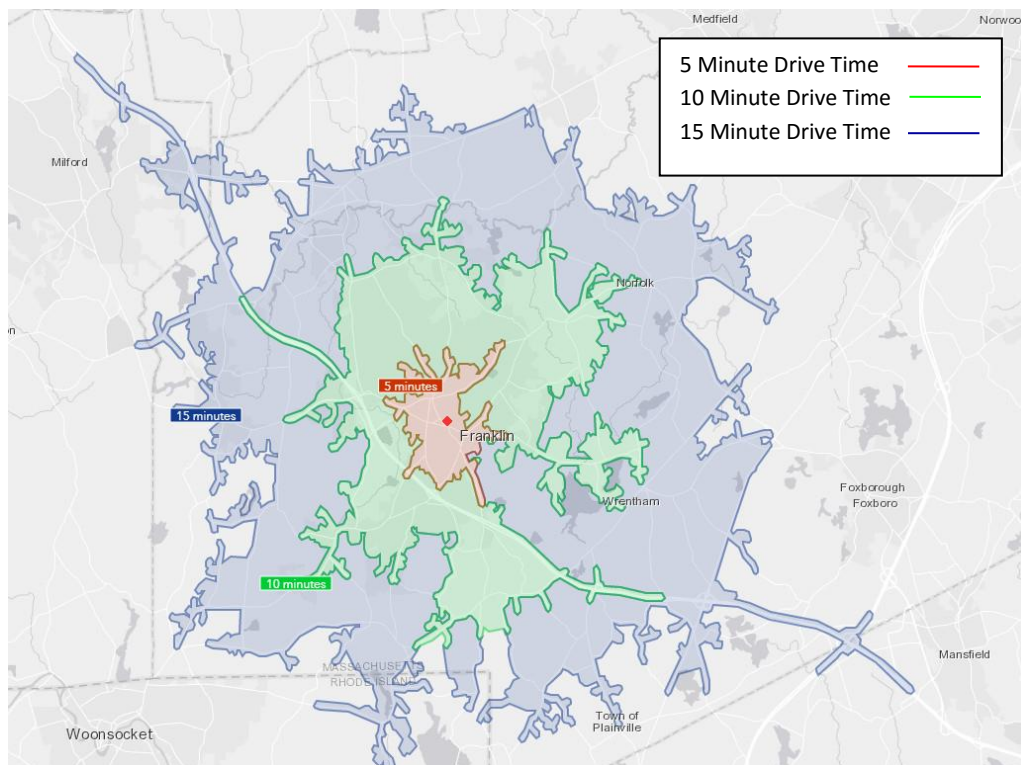
In order to estimate the amount of *additional* retail and food services businesses the town can support it is important to first identify a trade area. The trade area is the geographic area from which a retail establishment generates sales. There are many factors to consider when determining a primary trade area including the distance and time that people may be willing to travel in order to reach a destination, any physical or geographic barriers as well as regional competition. For the Franklin study area, MAPC selected the Franklin Center commuter rail station and looked at three drive times to define the trade area.

The ten-minute drive time is the primary market as it is reasonable to assume that people would be willing to travel this distance in order to attain goods and services within the study area. For comparison and to account for a more local and regional draw, MAPC staff also considered a secondary trade area of a fifteen-minute drive time and a local trade area of a five-minute drive time.

When considering a fifteen-minute drive time (or secondary trade area), the ability to support additional retail establishments downtown substantially decreases due to their being more businesses within the trade area, which reduces residential spending power. Instead, increasing the amount of residential within the local trade area would help to bolster retail market opportunities.

Drive times are displayed in the following map.

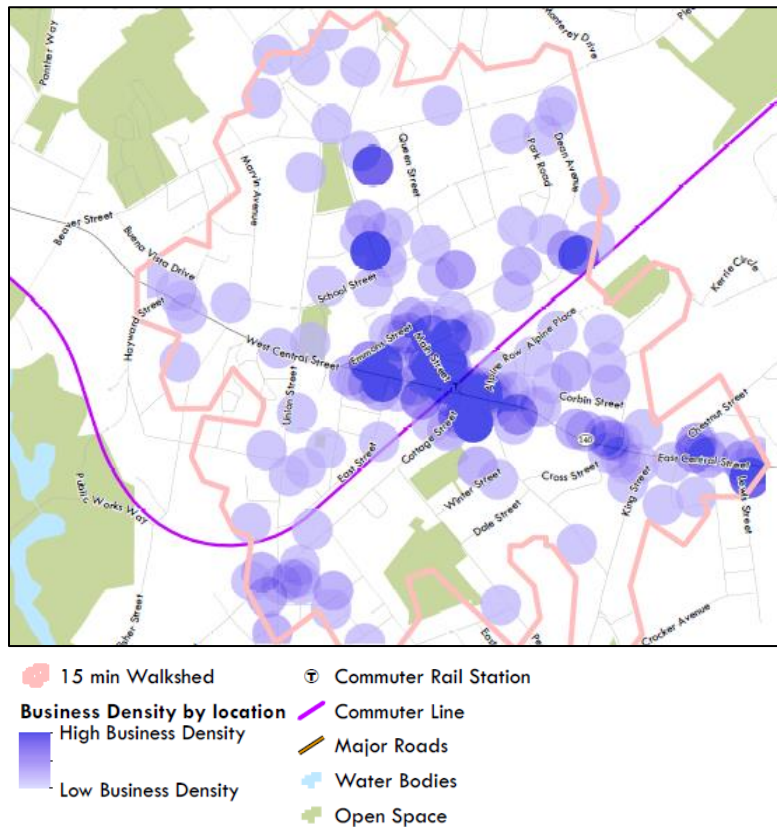
Figure 3: Retail Trade Area, Drive Times



Source: ESRI Business Analyst

On the next page is the approximate fifteen-minute walk time (times may vary) from the Franklin Center Commuter rail station, with the highest density of businesses near the station, with more along East Central Street.

Figure 4: Business Density in Franklin Center



The population of five-minute drive time, which is also the fifteen to twenty-minute walk time, includes the local market in Franklin Center, where about 6,688 people live, including many Dean College students. The per capita income in the area is \$38,930, above the national per capita income of \$32,621, but below the state per capita income of \$41,794. The population within a ten-minute drive almost quadruples to 23,011, with individuals making \$56,085. People within a fifteen-minute drive, which stretches into Norfolk, Bellingham, and Woonsocket, made around \$51,785.

Table 2: 2019 Trade Area Demographics

	LOCAL 5 MINUTE DRIVE	PRIMARY-REGIONAL 10 MINUTE DRIVE	SECONDARY-REGIONAL 15 MINUTE DRIVE
Population	6,688	23,011	41,546
Number of Households	2,480	7,914	14,590
Median Household Disposable Income	\$60,895	\$99,425	\$91,002
Per Capita Income	\$38,930	\$56,085	\$51,785

Source: ESRI Business Analyst

Retail Opportunity Gap Analysis

MAPC staff analyzed ESRI Business Analyst data within the defined trade areas in order to conduct a retail gap analysis. A retail opportunity or gap analysis looks at the overall demand for retail goods and services within a designated trade area based on the spending potential of the households (demand), and the actual sales for those goods and services within the market area (supply). The difference between the demand and supply is called the retail “gap.” If the demand exceeds the supply, there is “leakage,” meaning that residents must travel outside the area to purchase those goods. In such cases, there is an opportunity to capture some of this spending within the market area to support new retail investment. When there is greater supply than demand, there is a “surplus,” meaning consumers from outside the market area are coming in to purchase these good and services. In such cases, there is limited or no opportunity for additional retail development. Thus, the retail gap analysis provides a snapshot of potential opportunities for retailers to locate within an area.

Below in Table 3 is a summary of the retail opportunity gap analysis by industry group and trade area. Figures in red are negative numbers that indicate there is a surplus of sales within the trade area. Figures in green are positive numbers that indicate a retail gap or leakage and represent potential opportunities for more retail in the area.

Table 3: Retail Opportunity Gap Analysis

Industry Summary	NAICS	LOCAL TRADE AREA	PRIMARY TRADE AREA	SECONDARY TRADE AREA
		5 minute drive time	10 minute drive time	15 minute drive time
Total Retail Trade and Food & Drink		-\$35,479,615	\$164,106,042	\$4,054,859
Total Retail		-\$24,039,314	\$153,914,603	-\$94,455
Total Food & Drink		-\$11,440,301	\$10,191,439	\$4,149,314
Downtown and Mixed-Use Oriented Industry Groups				
Furniture & Home Furnishings Stores	442	-\$5,043,413	-\$224,244	-\$3,394,434
Electronics & Appliance Stores	443	-\$765,310	-\$15,414,210	-\$14,955,398
Building Materials, Garden Equip. & Supply	444	\$2,317,744	\$21,578,737	-\$35,183,255
Food & Beverage Stores	445	-\$12,907,084	\$13,879,568	\$66,422,005
Health and Personal Care	446, 4461	-\$5,515,938	\$9,251,091	-\$32,277,472
Clothing & Clothing Accessories	448	-\$3,627,179	\$12,308,892	-\$83,563,720
Sporting Goods, Hobby, Book and Music Stores	451	-\$7,602,877	\$7,307,871	\$15,367,568
Miscellaneous Store Retailers	453	\$2,492,134	\$5,670,381	-\$95,422,949
Food Services & Drinking Places	722	-\$11,440,301	\$10,191,439	\$4,149,314

Source: ESRI Business Analyst

Table 3 above indicates that that local and secondary trade areas present fairly limited opportunities for additional retail. The local walking area is likely over-retailed and in need of additional residential spending power in order to increase the market potential for additional retail stores.

Potential Supportable Retail

MAPC staff uses a conservative capture rate to analyze the retail gap and understand the potential for additional establishments. This capture rate acknowledges that any single retail district will never be able to re-capture the full amount of retail leakage. Competition from regional shopping areas, as well as other local districts and online shopping will always draw business away from the study area. When analyzing the market potential within the trade areas, MAPC uses a 15% capture rate. Using this methodology, the market within each of the trade areas could likely support the industries detailed below.

It is important to note that the data below is not a prediction for what will occur within the study area, rather it is an opportunity or estimate of retail space that could be supported based on the gap analysis figure, average sales per square foot of different store types, average store sizes in downtown areas, and an estimated spending capture within each trade area.

As highlighted in the bullets below and in Table 3, Franklin's experiences leakages (green figures in the table) and surpluses (red) in the following:

- **The town is strongest in furniture stores, health and personal care stores, as well as electronics and appliance stores.** Although there is a gap within the five to ten-minute drive time, local health store demands are met mostly by the location of five pharmacies in in town, with many more being located within the 15-minute drive. Additionally, Franklin boasts at least two furniture stores, Classic and Simon's. The town is also well represented in the consolidating physical electronics stores.
- **Franklin is underserved in food and beverage stores and food service and drinking places, although not locally.** Although food stores generate a leakage of \$66 million within the secondary trade area, they produce a local surplus of \$12.9 million. There is a local surplus of restaurants, however, there is a leakage of drinking places for all three trade areas. Franklin already has many different types of commuters passing by, and these businesses may be able to catch consumers if they are given a reason to stop by.
- **The local Franklin market is generally overserved.** Locally Franklin currently experiences a surplus of restaurants, food and beverage stores, and hobby supply stores.
- **The town has the most potential in miscellaneous store retailers when it comes to the local and secondary trade area.** Establishments in this sector include stores with unique characteristics like florists, used merchandise stores, and pet and pet supply stores as well as other store retailers. Given that these businesses are varied under this catchall, some businesses may do better than others.

It is important to note that there are many factors that influence whether or not a retail store or restaurant may want to locate in a particular area. Some of the additional factors that impact the decision to locate a new retail establishment include:

- Availability and quality of the retail space

- Size of the spaces available
- Location of the space- is this a place where many people are passing by?
- Foot traffic
- Rents and terms
- Parking- is it available nearby or within a short walk?
- Product or service price points
- Marketing
- Business plan and acumen
- Zoning and other regulatory obstacles
- Permitting and inspection processes

Although the potential exists for a limited amount of more retail, based on the numbers, the amount captured may be less, dependent on the above factors.

Consumer Spending Habits

Along with the likelihood of demand within the three trade areas in Franklin, consumer spending habits for apparel display a higher than average purchasing pattern than the nation as a whole, according to ESRI's US Market Potential Index, a database that measures the likely demand for a product or service for the area. ESRI's U.S. Consumer Spending data is based on a combination of the latest consumer expenditure surveys from the Bureau of Labor Statistics. The Spending Potential Index (SPI) measures Franklin's spending in comparison to the U.S. average of 100. That is, if Franklin spends twice the national average, its SPI will be at 200. Furthermore, if there is half as much spending potential in Franklin compared to the country, it will have an SPI of 50.

There is a relative likelihood of the adults or households in the specified trade areas to exhibit certain consumer behavior compared to the U.S. Women's clothing, children's clothing and shoe sales were above the U.S. average for all three trade areas, showing the potential for these types of businesses to do well within the area.

However, competition with online retailers paints an uncertain future for the apparel industry, not only in Franklin, but in the MAPC region and the nation as a whole. Traditional retailers, without their own brands, or without a focus on e-commerce or a dedication to specialty products that are not carried by online retailers, have been seeing a significant decline nationwide. These uses also typically require large tracts of land and locations proximate to major highways that provide direct regional access, with few options. Some potential may exist for smaller retailers; however, additional residential densities, along with transportation infrastructure improvements, would be required to support these establishments.

Table 4- Trade Area Spending Habits and Retail Market Potential

Product/Consumer Behavior	Franklin Adults Compared to the Nation					
	Local Area (5 Minute Drive)		Primary Area (10 Minute Drive)		Secondary Area (15 Minute Drive)	
	Avg No of Adults	SPI	Avg No of Adults	SPI	Avg No of Adults	SPI
Population 18+	5,453	-	21,775	-	53,188	-
Bought any men's clothing in last 12 months	2,560	99	11,057	107	27,234	108

Bought any women's clothing in last 12 months	2,429	104	10,005	107	24,121	106
Bought clothing for child <13 years in last 6 months	1,476	102	6,202	107	14,731	104
Bought any shoes in last 12 months	2,950	103	12,598	110	30,391	109
Homes had any home improvement in last 12 months	648	91	3,416	122	8,519	125
Usually buy based on quality - not price	1,042	101	4,233	102	10,290	102
Price is usually more important than brand name	1,419	95	5,506	92	13,363	92

Source: ESRI US Market Potential Index

Regarding consumer behavior, adults within the three trade areas are more likely than the national average to buy items based on quality instead of price, although a larger percentage of adults in the areas view price as more important than the brand name. They also are more likely to buy items on credit and show greater interest to buy items that are environmentally friendly and/or support a charity, when compared to the rest of the country. They are also more likely to purchase organic food compared to the rest of the country. The trade areas are more than twice as likely to subscribe to fiber optic than the rest of the country. They were far more likely to own stock, take foreign trips, and spend more than \$1,000 per month on credit card expenditures.

On the other hand, adults in the trade areas were less likely than average to spend more than \$20 at convenience stores within the last month. The trade areas were far less likely than the national average to buy cigarettes at convenience store, only own a cell phone (no landline telephone), drink cola, and spend money at a convenience store.

Restaurant Market Potential

The trade area market potential for restaurants displayed higher than average beer/ale consumption for adults within all three trade areas. Moreover, there was a higher than average number of adults who went to a bar/pub/nightclub within the last year. People within the trade area are also more likely to dine at a family restaurant or steakhouse within the last six months. Along with the higher potential for leakage in the food and beverage service industry, this could spur potential growth in the gastropub sector. The trade area experiences a lower than average number who went to fast food restaurants.

Table 5- Trade Area Restaurant Market Potential

Product/Consumer Behavior	Franklin Adults Compared to the Nation					
	Local Area (5 Minute Drive)		Primary Area (10 Minute Drive)		Secondary Area (15 Minute Drive)	
	Avg No of Adults	SPI	Avg No of Adults	SPI	Avg No of Adults	SPI
Drank beer/ale in last 6 months	2,459	107	10,305	112	25,368	113
Went to a bar/night club in last 12 months	1,080	115	4,492	120	10,840	118
Dined out in last 12 months	2,970	105	13,450	119	32,706	118

Went to family restaurant in last 6 months	4,127	101	17,340	106	42,638	107
Went to family restaurant: 4+ times a month	1,431	99	6,297	109	15,306	108
Went to fast food/drive-in restaurant in last 6 months	4,929	97	19,976	102	48,600	100
Went to fast food/drive-in restaurant 9+ times/mo	2,087	100	8,692	101	20,868	101
Went to fine dining restaurant last month	709	124	3,589	157	8,708	156
Went to fine dining restaurant 3+ times last month	245	144	1,095	161	2,575	155

Spending habits at restaurants for the trade area located within a fifteen-minute drive time from Downtown Franklin varied compared to the national average. About 16% of adults went to fine dining restaurants within the last month, almost 5% went to a fine dining restaurant more than three times within the last month. By and large, the three areas saw average to above average spending habits in various restaurant types, with fine dining ranking higher than the rest of the nation. Restaurants that were frequently visited include places similar to The Cheesecake Factory, Dunkin', Panera Bread and Chipotle.

Recreation Expenditures

Table 6- Trade Area Spending Potential Index on Recreation

Recreational Activity	Local Area SPI	Avg \$ Spent	Primary Area SPI	Avg \$ Spent	Secondary Area SPI	Avg \$ Spent
Camp Fees	182	\$122.13	252	\$168.55	308	\$206.31
Winter Sports Equipment	157	\$8.51	200	\$10.84	208	\$11.29
Recreational Vehicles and Fees	136	\$217.04	196	\$313.70	221	\$352.85
Fees for Recreational Lessons	138	\$198.11	201	\$288.63	205	\$293.33
Stamp & Coin Collecting	143	\$6.10	187	\$8.02	197	\$8.44
Tickets to Theatre/Operas/Concerts	137	\$103.43	190	\$143.21	195	\$147.11
Docking and Landing Fees for Boats and Planes	125	\$11.89	192	\$18.31	200	\$19.06
Membership Fees for Social/Recreation/Civic Clubs	132	\$311.23	188	\$445.57	193	\$455.89
Entertainment/Recreation Fees and Admissions	129	\$923.67	187	\$1,335.51	189	\$1,351.75

The above tables show recreation expenditures, which is the average amount of total yearly expenditures of activities for households. People within the three trade areas were more than likely to have more disposable income and spend more money than the rest of the country. Compared to the national average, people within the secondary trade area were three times as likely to spend money on camp fees. Additionally, other outdoor recreation activities, such as purchasing recreational vehicles, winter sports equipment purchases, and docking fees ranked considerably higher than the rest of the country.

VI. Business Analysis

Largest Employers

MAPC staff also analyzed data on the largest employers to determine which industries are the most represented amongst this group. Below in Table 7 are the 12 employers in Franklin that employ more than 100 people. This data includes both full-time, part-time, and seasonal employees. As the table demonstrates, the largest employers consist of the Town of Franklin along with manufacturing and dairy processing.

Franklin's twelve largest employers represent a number of different industries including wholesale trade, transportation and warehousing, retail trade, and manufacturing, along with the Dean College. Amongst these largest employers, there is no real concentration within one particular industry.

Table 7: Franklin Largest Employers

Rank	Employer	Nature of Business	Number of Employees
1	Town of Franklin	Government	1,972
2	Dell/EMC Corporation	Computer Storage/Manufacturing	1,562
3	Garellick Farms	Dairy	600
4	Tegra Medical	Precision Grinding Medical	387
5	Thermo Fisher Scientific	Scientific Instruments & Equipment	350
6	Dean College	College	339
7	Alpha Grainger	Manufacturing	160
8	Shaw's Supermarket	Supermarket	156
9	Cold Chain Technologies	Healthcare Packaging	153
10	Stop & Shop Supermarket	Supermarket	150
11	Big Y Supermarket	Supermarket	135
12	BJ's Wholesale	Retailer	120
		Total	6,084

Source: MA Department of Labor and Workforce Development and Town of Franklin

Largest Industries

The largest industries in Franklin, by number of employees, are manufacturing, retail trade, and educational services. Franklin is well known for its manufacturing sector, particularly at Forge Park and Franklin Industrial Park, and about 20% of jobs in Town being within this trade. Retailers were the second largest industry at 1,805, with food and beverage stores in particular employing about 648 people.

Additionally, the retail industry has the highest number of individual businesses, with food and beverage stores and general merchandise stores being the most numerous. Dean College and other educational services employed about 10% of the total workforce.

Table 8: Industries by Number of Employees and Firms

Industry	Business Number	Business Percent	Employee Number	Employee Percent
Manufacturing	70	5.7%	3,133	19.2%
Retail Trade	151	12.3%	1,805	11.1%
Educational Services	51	4.2%	1,610	9.9%
Accommodation & Food Services	68	5.6%	1,560	9.6%
Wholesale Trade	59	4.8%	1,200	7.4%
Finance & Insurance	51	4.2%	1,109	6.8%
Health Care & Social Assistance	87	7.1%	1,044	6.4%
Professional, Scientific & Tech Services	134	10.9%	1,007	6.2%
Other Services	138	11.3%	954	5.9%
Construction	122	10.0%	666	4.1%
Real Estate, Rental & Leasing	51	4.2%	470	2.9%
Public Administration	35	2.9%	434	2.7%
Arts, Entertainment & Recreation	24	2.0%	395	2.4%
Admin, Waste Management, & Remediation	46	3.8%	274	1.7%
Information	33	2.7%	272	1.7%
Transportation & Warehousing	24	2.0%	270	1.7%
Management of Companies & Enterprises	1	0.1%	53	0.3%
Utilities	2	0.2%	25	0.2%
Agriculture, Forestry, Fishing & Hunting	3	0.2%	5	0.0%
Unclassified Establishments	75	6.1%	3	0.0%
Total	1,225	100.0%	16,289	100.0%

Source: MA Department of Labor and Workforce Development

Transportation

About 78% of Franklin residents drove alone to work, 6.8% public transportation, 4.7% carpooled, 2.5% walked to work, and, statistically 0.0% biked to work. Although two commuter rails stations are located in Franklin, during the Business Roundtable, many people stated that the commuter rail was infrequent and expensive for commuting to and from Franklin. Additionally, more than a quarter of Franklin residents spent more than 45 minutes a day to travel to work and are considered extreme commuters.

Table 9: Where Franklin Residents Work in 2017 (All Jobs)

	Count	Share
All County Subdivisions	17,482	100.0%
Franklin (Norfolk, MA)	2,249	12.9%
Boston (Suffolk, MA)	1,775	10.2%
Framingham (Middlesex, MA)	653	3.7%
Milford (Worcester, MA)	524	3.0%
Norwood (Norfolk, MA)	380	2.2%
Hopkinton (Middlesex, MA)	360	2.1%
Marlborough (Middlesex, MA)	320	1.8%
Foxborough (Norfolk, MA)	316	1.8%
Providence (Providence, RI)	315	1.8%
Worcester (Worcester, MA)	312	1.8%
All Other Locations	10,278	58.8%

Source: Longitudinal Employer-Household Dynamics, 2017

Most Franklin residents travel outside of town to get to work, with only 12.9% of 17,842 Franklin residents working in town. Most residents traveled outside of town to go to work, with the City of Boston, at about 40-plus miles away, being where one in ten Franklin residents traveled to work. Boston was followed by Framingham and Milford to round out the top three, with Providence and Worcester rounding out the top ten. Outside the top ten, each remaining municipality received less than 2% of residents, although combined they formed where the majority of Franklin residents traveled to work.

Table 10: Where Franklin Workers Live in 2017 (All Jobs)		
	Count	Share
All County Subdivisions	15,944	100.0%
Franklin (Norfolk, MA)	2,249	14.1%
Woonsocket (Providence, RI)	713	4.5%
Bellingham (Norfolk, MA)	636	4.0%
Milford (Worcester, MA)	420	2.6%
Attleboro (Bristol, MA)	384	2.4%
Boston (Suffolk, MA)	352	2.2%
North Attleborough (Bristol, MA)	335	2.1%
Blackstone (Worcester, MA)	292	1.8%
Wrentham (Norfolk, MA)	289	1.8%
Cumberland (Providence, RI)	272	1.7%
All Other Locations	10,002	62.7%

Source: Longitudinal Employer-Household Dynamics, 2017

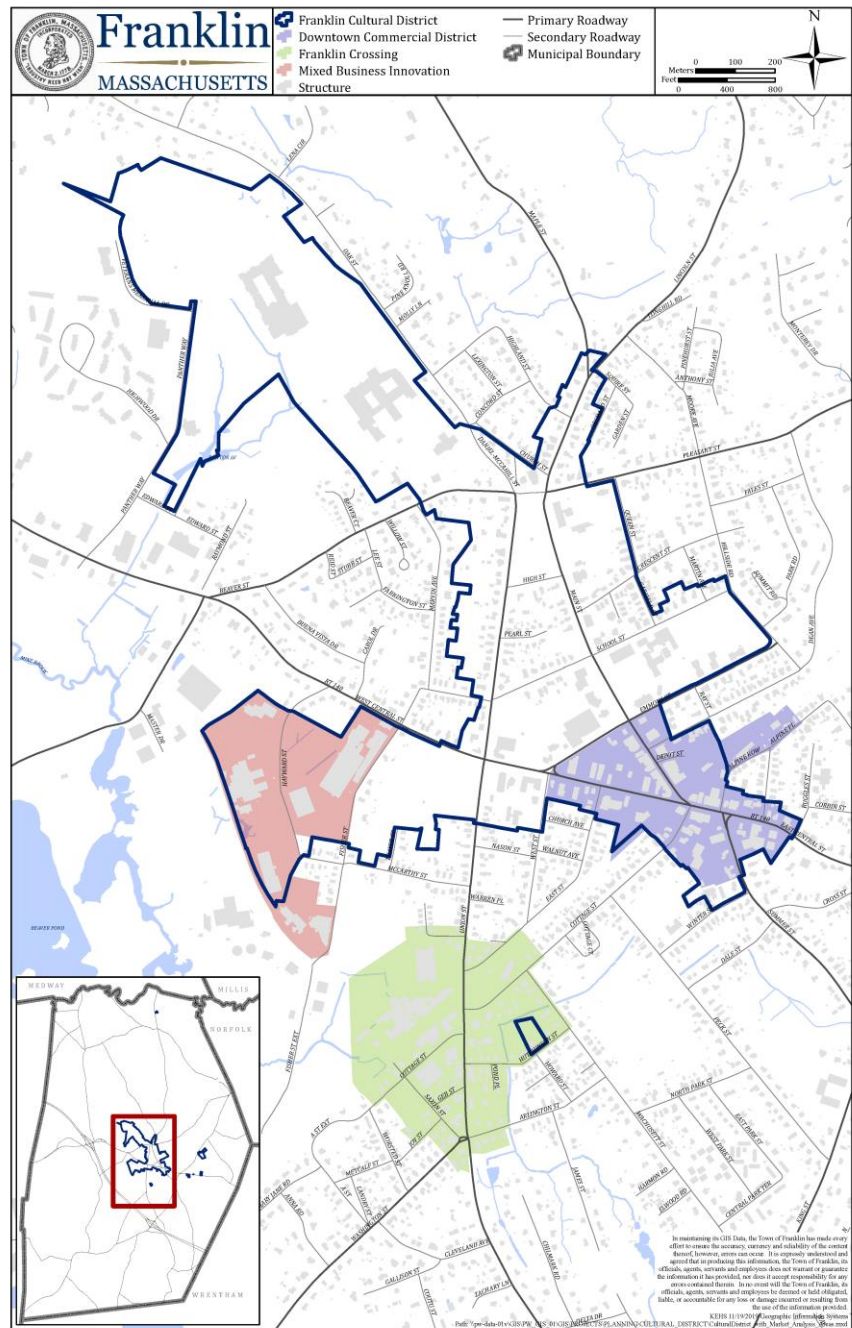
About 14% of the 15,944 Franklin workers live in Franklin. This is followed by nearby Woonsocket, Rhode Island and Bellingham, Massachusetts. The top ten municipalities that Franklin workers came from were generally from nearby municipalities, with Boston being a notable exception at 2.2%. Almost two-thirds of Franklin workers, however, did not come from these ten municipalities, but from many other municipalities.

VII. Franklin Cultural District

The Franklin Cultural District (FCD) represents a partnership among key arts and culture anchors in Franklin working toward strengthening the geography of the district as a walkable arts and culture destination for residents, workers and visitors. The area of the FCD encompasses properties within all three business districts included in the study area for this market analysis.

The Downtown Commercial District and the Mixed Business Innovation District are both situated within the cultural district almost in their entirety. One parcel in the Franklin Crossing business district – Franklin Community Access Television – is also included in the Franklin Cultural District.

This overlapping of boundaries among the cultural district and business districts was one driving factor for an in-depth analysis of the cultural district as part of this market analysis. Another factor is the importance of the arts and culture anchors that comprise the district’s leadership committee to the economic vitality of downtown Franklin.



The goals of the Franklin Cultural District for FY2020 include two items with direct relevance to this work. Goal 4, “Advocate for redevelopment of industrial properties within the Town's new Mixed Business

Franklin Cultural District FY 2020 Goals

1. Develop FCD's Long-term Marketing Plan, including further refinement of the cultural district brand, enhancement of social media resources, and development of Wayfinding Signage.
2. Continue to strengthen FCD's Partnership, and increase the number of collaborative projects.
3. Survey FCD Partners regarding the impact from collaborative marketing activities, as well as lessons learned and suggestions for the future.
4. Advocate for redevelopment of industrial properties within the Town's new Mixed Business Innovation District, which is the southwest corner of FCD.
5. Conduct a substantial economic development research, analysis and planning project - *Foundational Market Analysis & Market Position Summary for Franklin Center and Surrounding Neighborhoods*.

Figure 5 – Franklin Cultural District and Economic Corridors

Innovation District,” and Goal 5, “Conduct a substantial economic development research, analysis and planning project - *Foundational Market Analysis & Market Position Summary for Franklin Center and Surrounding Neighborhoods*,” are directly aligned with the purposes of this market analysis. A full list of the goals for the cultural district in FY2020 are included below.

VIII. Arts & Culture Assets in Franklin

Franklin is rich in arts and culture assets and the Franklin Cultural District partnership strengthens these assets by structuring opportunities for coordinating and working towards shared goals. The map of the Franklin Cultural District highlights many of the key arts and culture assets in Franklin. As part of this market analysis, MAPC also analyzed creative economy activity captured in InfoUSA data from 2016. This analysis illuminates that the areas of Franklin that recorded concentrated creative economic activity in 2016 are largely within the cultural district boundaries. See figure 6.

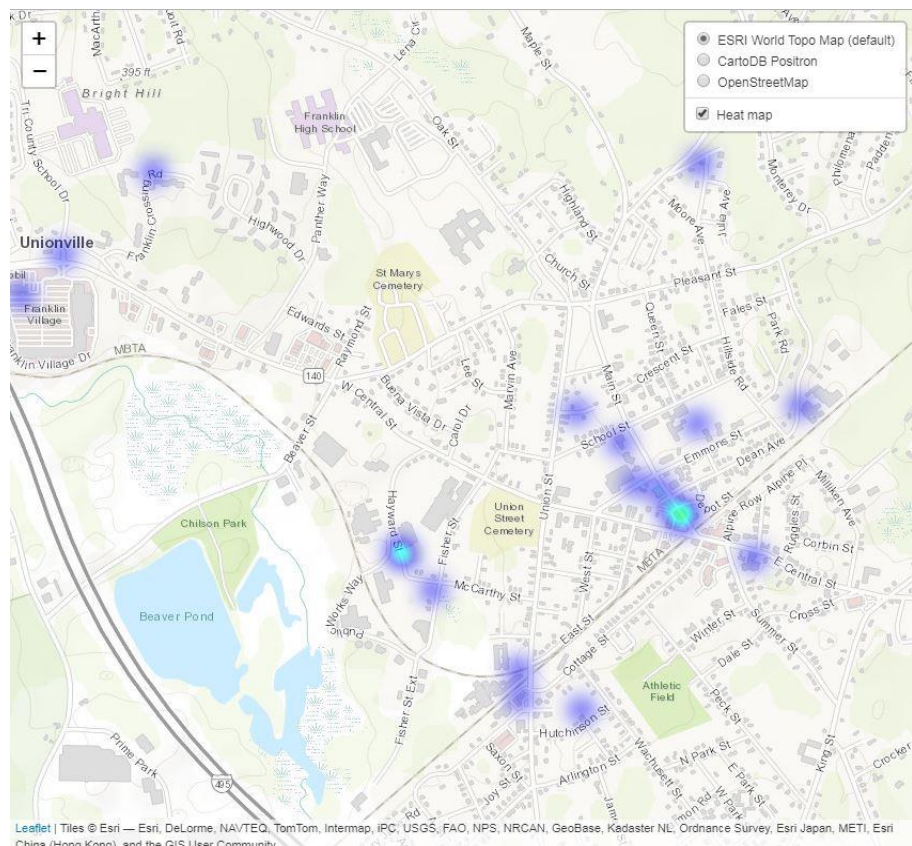


Figure 6- Arts & Culture assets in Franklin

A complete list of arts and culture assets compiled from the 2018 Franklin Cultural District asset map, the New England Foundation for the Arts Creative Ground database, the Franklin Cultural Council grantee lists from 2016, 2018, and 2019, and the 2016 creative economy data from InfoGroupUSA is included in Appendix I.

Arts & Culture Organizations

Community-based arts and culture organizations are an important set of arts and culture assets in Franklin and a source of opportunity to improve coordination and collaboration.

Franklin Cultural District Committee (FCDC). The Franklin Cultural District Committee is a town-appointed seven-member committee tasked with attracting artists and cultural enterprises, encouraging business and job development, establishing the district as a tourist destination, preserving and reusing historic buildings, enhancing property values, and fostering local cultural development. In addition to managing the Cultural District, the FCDC has also established formal partnerships with many of the anchor arts and culture assets in town. Also, in addition to regular committee meetings, the FCDC coordinates quarterly Cultural District Partners meetings within the FCD.

Franklin Historical Commission (FHC). The Franklin Historical Commission is a seven-member committee appointed by the Town for the preservation, protection, and development of the historic and

archaeological assets of Franklin. The commission is responsible for a variety of tasks related to this mission including operating and maintaining the Franklin Historical Museum, which is a Franklin Cultural District partner and located within the district. The FHC is an important asset in supporting the district's goal of preserving and reusing historic buildings, holds multiple programs throughout the year, and regularly participate in annual festivals within the Cultural District.

Franklin Cultural Council (FCC). The Franklin Cultural Council is the municipally appointed entity that connects the resources of the state arts agency, the Massachusetts Cultural Council, to the local needs and priorities of Franklin. The Cultural Council is tasked with administering a bi-annual survey of local priorities, administering and distributing annual grants for arts, science and the humanities for local benefit, and serving as community leaders regarding arts and culture in Franklin. In addition to the tasks listed above, the Franklin Cultural Council is a partner of the Franklin Cultural District and has initiated public arts activities and fundraisers, including the 2014 ladybug project, described below. Additionally, the 2018 and 2019 Art Week Cultural Connections and Community Arts Advocacy Day.

Franklin Art Association (FAA). The Franklin Art Association is a non-profit, membership-based organization established in 1971 to promote the visual arts and preserve fine arts traditions through exhibitions, classes, lectures, and sponsored activities. Residence in Franklin is not required for membership, which is open to all. As an organization focused on the visual arts, the FAA helps connect the cultural district to visual artists in Franklin and the surrounding region. The association does not have a permanent location and holds its meetings in the Franklin Senior Center, and partners with exhibition spaces within and outside of Franklin for their Fine Art Showcases and other events.

Strengths

Walkability. Franklin residents appreciate the streetscape, clusters of cultural assets in a condensed area, and walkability of Franklin. These assets distinguish Franklin from the surrounding towns and are the backbone of the cultural district. The walkability of the district and the proximity among three centers of current and potential cultural activity – the Downtown Commercial district, the Mixed Business Innovation District and the educational and civic cluster around Franklin High School – was recognized by the Massachusetts Cultural Council in its approval of the district boundaries. The design features of Main Street from its intersection with Central Street to Dean Avenue is emblematic of design for walkability. Buildings meet the sidewalk, storefronts feature large windows where displays can draw the eye. Entrances are frequent and curb cuts are few and far between. A mix of wall-mounted and blade signs provide variation along the façade and lighting is scaled to illuminate the pedestrian realm. Street trees, curb bump-outs and trash cans provide additional pedestrian amenities.

Character and Identity. Franklin residents, business owners, and organizations appreciate the investment in the streetscape, open space resources, and promotion of a strong community character and identity in the public realm. The walkability of Franklin's downtown and its beautification efforts have contributed to the creation and success of the Franklin Cultural District. Painted ladybug statues commissioned in 2014 to commemorate the success of Franklin second graders working through the Massachusetts legislative process in 1974 to have the ladybug recognized as the state bug represent one of the projects recognized for their contribution to the downtown.

Education. The Franklin Cultural District offers a wide range of education opportunities, from general education from early childhood through adulthood to specialized education in a range of artistic disciplines. General education institutions and organizations are the largest set of arts and culture assets in Franklin, and they form the backbone of the artistic and cultural strengths of the town. The use of public arts to commemorate an important moment in the history of Franklin Public Schools through ladybug statues highlights the importance of the education system as an arts and culture asset in Franklin. The K-12 public school system offers families a robust arts education based on the Massachusetts Arts Curriculum Framework. This curriculum is supplemented with arts and culture enrichment funded through the Franklin Cultural Council. In 2019, about two-thirds of Franklin Cultural Council grants were awarded to local artists and organizations. Of these local grants nearly three-quarters were awarded to the school district or individual schools to support arts and culture enrichment. Additionally, the Franklin Arts Academy has a rich academic program that fosters the link between critical and creative thinking through academic rigor, high expectations, and interdisciplinary connections with the Arts.

Performing Arts. With a Black Box theater, a performing arts program in the public school system and Dean College’s Visual and Performing Arts Division located within the Cultural District, it is clear that Franklin supports robust activity in the performing arts. Franklin offers opportunities for all levels of performing arts education throughout the lifespan and across artistic disciplines. Music and dance are strongly represented among education offerings, performance groups, and performance venues. The musical community is particularly strong in Franklin with fifteen musical programs or performance groups identified in the asset analysis, as well as the multiple dance groups, (within The Black Box, each of the public schools, Franklin School of Performing Arts, Patty Eisenhower’s and Encore)

Pandora Carlucci likes the opportunity for education that supports arts and culture. “There are a variety of places to learn including Dean College, Franklin School of Performing Arts, Encore, Lifelong Learning Institute, The Drummers’ Studio, and more... There is great education available in fine arts and visual arts; this is a great strength for the Cultural District.” (Cultural District Roundtable)

Culinary Arts. Restaurants and bars in downtown Franklin enhance the performing arts in the Franklin Cultural District by supporting the area as a walkable destination. In addition to providing places to eat, drink and socialize, a number of local bars and cafes function as performance venues as well, including the Cake Bar, Teddy Gallagher’s, Intermissions, and the Uptowne Pub. Restaurants and bars in the Cultural District primarily offer casual dining options. The more upscale 3 Restaurant, a favorite destination for local residents, is located outside the Franklin Cultural District and at a distance from the town’s performing arts activity clusters.

Visual Media and Telecommunications. In addition to its strength as a destination for the performing arts, Franklin also has a cluster of assets related to visual media and

Mary Olsson likes all the changes that have happened from what the Downtown Partnership has done. “It used to be just a street; the Downtown Partnership brought in all the beautification and the growth including a theater and a number of restaurants.” (Cultural District Roundtable)

telecommunications including photographers, television and radio stations, digital media production companies, advertising companies, and graphic designers and illustrators, as well as a small community of

visual artists. Supporting the growth of this asset cluster could build resources to help improve the visibility of the cultural district, help showcase the arts and culture of Franklin, and support further growth of visual arts in Franklin.

Fiber Arts. Franklin is home to a number of assets connected to textiles and fiber arts. In particular the Franklin Mill Store and Emma’s Quilt Cupboard (within FCD) provide a range of retail products and services (including sewing machine repair at Emma’s Quilt Cupboard) as well as classes and events related to quilting, knitting, and sewing.

First Public Library in the United States. Franklin is named after Founding Father Benjamin Franklin, who donated 116 books to the town. His books are currently on display at the Franklin Public Library, a Greek-temple style building with impressive columns and murals, and, of course, an extensive number of books.

Opportunities - District Wide

Walkability. Streetscape improvements have ensured that the Franklin Cultural District has pedestrian amenities like sidewalks, lighting, and plantings. However, many of the district’s parcels continue to privilege automobiles through a discontinuous street-wall and large swaths of parking with frequent and wide curb-cuts to accommodate vehicular traffic. This is particularly true along West Central Street traveling westerly from the railroad bridge. As the Mixed Business Innovation District is developed, this stretch of roadway has the potential to become a pedestrian connector to new activities and amenities in the southwest corner of the cultural district. Walkability improvements to West Central Street and the Mixed Business Innovation District should create a stronger and more continuous streetwall, reduce the scale and number of curb-cuts, encourage pedestrian-scaled lighting, and increase the number of pedestrian-oriented commercial and cultural amenities.



Figure 7: View up West Central Street showing discontinuous streetwall.



Figure 8: View up Main Street showing continuous streetwall.

Active Ground Floor Uses. Participants in the Cultural District Roundtable identified a need to increase pedestrian activity in the cultural district. Participants in the Open House preferred active uses for the Downtown Commercial district with an emphasis on cafés, specialty retail, specialty food stores, and restaurants. This preference was echoed in the Cultural District Roundtable. Lisa Piana said they have been working on this for a while. She stated that people want to come to downtown and physically buy things like gifts. That would help the walkability of people coming to the downtown area. For instance, after people go to the post office there are great services and businesses, but people want to be able to buy a gift in Franklin. They would like a card store, a bookshop, or a place to hang out.

Signage. Participants in the Cultural District roundtable expressed appreciation for the visual character promoted by existing sign guidelines in town and also advocated for a loosening of restrictions in the Downtown Commercial District areas of the cultural district to allow for more varied signage and signs that support cultural anchor businesses like Intermission Café, which is located off the street and can be difficult to find with signs that conform to current guidelines. Encouraging artistic and varied signage can add visual interest and build the identity of this corner of the cultural district as a creative destination. The blurring of the line between art and signage through façade and signage designs, murals, and a mix of wall-mount and blade signs add to the texture of the pedestrian realm and improve pedestrian wayfinding.

In Beverly, Massachusetts, the managing partner for the Beverly Arts District is the Beverly Main Streets organization. By partnering with local artists and creatives, Beverly Main Streets has been able to use their façade improvement program to build visual interest and artistic elements into the public realm through creative commercial signage (see sidebar).

Innovation and Collaboration. A challenge identified by participants in the Cultural District Roundtable is finding resources to try out new ways of working together and to incentivize innovation.

Steve Sherlock noted, “In terms of investment, there are some natural partnerships available within the organizations... There are people around the table, but each business thinks what is in it for me. If there were some joint pool money, or seed money for collaborative projects, that would help such events.”

Another area of interest among Cultural District partners is increasing spaces that create opportunities for collaboration and gathering. Ideas for co-working spaces, shared creative work spaces, maker-spaces, and test kitchens during the Roundtable. This interest was echoed in feedback from the Open House. Arts and crafts spaces, cafés for gathering, co-working spaces, and shared commercial kitchens were most frequently identified as preferred uses for the Mixed-Business-Innovation District.

Visual Arts Exhibition Space. The Franklin Cultural District lacks space for exhibition of visual arts, and the Franklin Art

Beverly Arts District: Artistic Signage Promotes Visual Interest

Steez Design, led by Montserrat College of Art alum Andy Bablo, has been a driving force behind increasing artistic signage throughout the district. The quality of his and his partners’ work has eased enforcement of sign restrictions within the district and allowed for a blurring of the line between murals and commercial signage to the benefit of the district.



Above: Mingo Gallery signage, Steez Design; Below: Cityside Diner mural, Mariah Leah.



Association frequently stage their annual showcases outside of town. Establishing a gallery space in the cultural district would help provide a home for the visual arts alongside the strong performing arts anchors. Galleries can be stand-alone exhibition spaces or they can be combined with commercial uses or non-profit cultural spaces. The Mingo Gallery in Beverly, Massachusetts is both a gallery and a framing store in the Beverly Arts District, and it features both local and international artists. The Zullo Gallery in Medfield is a non-profit volunteer-run organization created by the Medfield Arts Council in 1988 to exhibit a wide variety of professional art. It has expanded to include classes, events and a live music program.

Dean College. Partnerships and collaboration with Dean College offer opportunities for the Cultural District to achieve its goals. Dean College has been an extremely important partner for the Town (for example, hosting monthly FDP meetings). Roundtable participants highlighted that downtown Franklin offers few nightlife and entertainment destinations to meet the needs and interests of Dean College students. This observation was echoed by Mark Arentsen, Dean of the Joan Phelps Palladino School of Dance and the School of the Arts, who said Dean College tries to provide programs for the students because they cannot go anywhere else; the options are either out of the students' price range or the businesses are closed. It would be nice to have late dining or a coffee shop staying open past 8 PM. He stated he thinks there is opportunity for that in the downtown. Montserrat College of Art's intentional integration with the Beverly Arts District has helped to strengthen and enhance that cultural district (see sidebar).

College Connections: Montserrat College of Art

Montserrat College of Art, located within the boundaries of the Beverly Arts District, is a core partner with Beverly Main Streets and the City of Beverly for planning and implementing the district. In 2010, the College recognized the importance of embracing and integrating with its surroundings to its long-term stability and success. This led the College to consolidate its Cabot Street presence into a single building, to expand programming in its Cabot Street gallery, to establish Winter Street as a path to the district and highlighting the district's amenities to its students.



Above: "Constellation" in Frame 301 Gallery on Cabot Street, Steez Design.
Below: 248 Cabot Street, Juliette Lynch for the Boston Globe.



IX. Franklin Public Outreach

The Town of Franklin Market Study held multiple community engagement sessions, with a town-wide open house, a Business Roundtable, a Dean College Roundtable consisting of students and staff, and a town-wide survey, in addition to the Cultural District Roundtable already mentioned. Each event averaged about 25 people from town. Furthermore, each event had a presentation from MAPC elaborating on the demographics and business profile for Franklin, as well as information on each business district.

Franklin Open House

Town of Franklin staff and the Metropolitan Area Planning Council (MAPC) held an Open House public meeting on October 17, 2019 to engage the community and receive input for this study. Numerous residents and business owners attended the meeting, where the following goals were presented:

- Present to the community the economic development strategy process thus far.
- Identify and map strategic areas for redevelopment, both town-wide and within the individual economic corridors.
- Prioritization of town economic development issues.
- Select the preferred public space uses in Town.

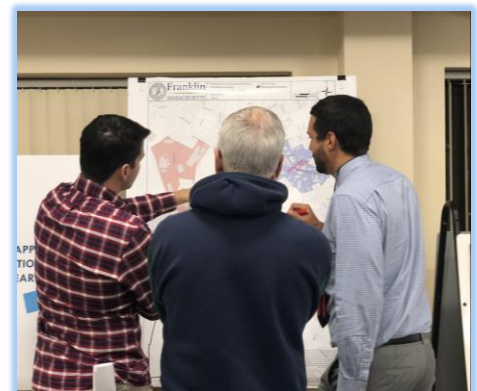


Participants at the event were actively engaged in the process - many staying up to two hours - and remained to discuss the plan with other attendees, Town officials, and MAPC staff.

The big takeaways from the evening were that there was widespread support for concentrating development in the existing economic corridors, including the desire for arts and culture space within the Mixed Business Innovation district. There was also significant support to adding to the restaurant mix in town, providing food truck options, and around additional recreational options and programming (festivals, special events, etc). Gas stations and fast food restaurants were not desired.

Table 9: Public Use Space Preference Exercise

Preference Type	Positive Reaction	Negative Reaction
Food Trucks	19	0
Seating Areas	18	1
Festival Lighting	18	0
Outdoor Performance Space	17	0



Street Festivals	17	1
Public Art	16	0
Small Park Areas	14	0
Athletic Events	12	13
Better Store Signage	12	0
Wayfinding Signs	11	4
Public Restrooms	5	8
Outdoor cafes (written in suggestion)	3	0



By far, people’s favorite destination is the Franklin Public Library, followed by Del Carte and the Common. Furthermore, when asked what they think the town will need to help local businesses in the next 10 years, there were various responses, from addressing parking, to adding density downtown, to pursuing affordable professional office space in the Town. When asked what they thought the town would need to support arts and culture in the Franklin Cultural District, the largest response was to bring in food trucks, as well as adding more meeting spaces for art groups.

Business Roundtable

On November 14th, 2019, at Dean College Campus Center, the Town, Dean College, and MAPC held a business roundtable, with representatives from wineries, insurance agencies, and realtors, to name a few. As mentioned, MAPC presented some of the initial findings of the market study, and asked participants to engage in a discussion around the following questions.

1. What do you like about Franklin’s downtown? How does the downtown positively affect your business?
2. How could the Town improve its services/processes? Are there opportunities for the Town to change certain processes or regulations to attract desired economic development?
3. Where should the town prioritize its economic development investments and what kind of economic development do you want to see in Franklin?
4. Can and should the Town do more targeted marketing to specific businesses or developers?
5. Do you find that businesses in Franklin do well in comparison to neighboring communities? Why or why not?
6. What is your vision for Franklin’s downtown, The Crossing area and the Mixed Business Innovation District? How could they be improved?

Notes from the discussion can be found in Appendix II. Highlights from the Business Roundtable include participants stating the downtown is a good selling point from the college’s perspective; aesthetically, it looks beautiful and the changed traffic pattern is very good. They also believe that commuter rail station is very unique although greatly underrepresented, and that parking is limited. Additionally, participants stated the importance of the industrial base to Franklin, given that it has great facilities and is well located.

Overall, participants agreed that the diversity of businesses types, sizes, and efforts provide a lot of personality and the downtown area is walkable and beautiful. They also had great remarks on the public library and Dean College as well as the Town committees, which are well organized and effective.

Dean College Roundtable

On December 5th, 2019, also at Dean College, the Town, Dean College, and MAPC held the Dean College Economic Development Roundtable, which involved the participation of college staff and students. The Roundtable was organized around the following questions:

1. Are there businesses in Franklin that you visit often?
2. How often do you use services or shops in Franklin?
3. How do you most frequently get to shopping and service areas?
4. Approximately how many times a month do you stay in Franklin for dining/entertainment purposes in the evening or on weekends?
5. What types of businesses you would like to see that are not here now?
6. What would make you visit/shop more often in Franklin?
7. In one word, how would you describe Franklin?
8. What would you change, keep or eliminate in Town?

Notes from the roundtable, along with a preference survey, can be found in Appendix III. Strengths identified were that Dean College brings in a younger, more diverse population to Franklin. College students find Franklin Center to be clean, safe, and its shops to be welcoming. Harvest Festival is seen as a boon for Franklin and bringing in younger crowds. Dean College roundtable participants also feel that the Franklin meets their needs in grocery stores, pharmacies, and hairdressers. Local stores that are frequented by students include Little Shop of Olive Oils, Elizabeth's Bagels, and The Cake Bar.

Participants stated that the town could and should utilize its green spaces for students, particularly the Town Common could be used for more outdoor events and food trucks. They also stated there is a disconnect between local businesses and the student population's needs, and that pizza shops seem to be the only types of restaurants that thrive in town. There is little knowledge about what the town has to offer the student population.

Students generally frequented chains such as Starbucks, Dunkin Donuts, and pharmacies, and that there is a lack of entertainment in town outside of Dean College. Dean College roundtable participants generally stated that Franklin was weak in men's apparel, bookstores, independent coffee shops and clubs/bars. Dean College roundtable participants thought that Franklin Center lacked in cultural attractions, gathering places, and outdoor and nightlife activities.

Economic Development Survey

From October to December of 2019, the Town of Franklin provided a survey to residents on their opinions on town services and community values. The survey consisted of ten questions, 10 closed ended questions and 2 open ended questions, along with a few demographic questions. The survey also contained a comment box. At the close of the survey, the town received 762 responses, a substantial number for a community of about 34,000. General results of the survey can be found in Appendix IV. A summary of the survey results is below.

Question 1: Which of these community values are of the most importance to you?

A vast majority of Franklin residents valued the school system and infrastructure over the other options. A majority of respondents also stated that they sought a fiscally responsible social government, with about half supporting the desire of recreational facilities (both indoor and outdoor), and open space preservation.

Question 2: Which type of retail businesses would you like to see more of in Franklin?

A vast majority of residents prefer seeing more restaurants and drinking establishments, with little over half preferring sporting goods, hobby, and arts stores. A little under half preferred clothing and accessory stores.

Question 3: Which type of restaurants are you most interested in?

About two-thirds of respondents preferred farm to table, locally sourced restaurants, followed by outdoor seating eateries, which, in light of COVID-19, would likely be more common. Cafes and bakeries were supported by a little over a third of respondents, followed by seafood and breweries.

Question 4: What type of retail amenities would you like to see or see more of in Franklin?

Retail amenities were not as popular as restaurants, with all responses getting under half of participant support. That being said specialty markets were the most popular, followed by bookstores and women's clothing stores.

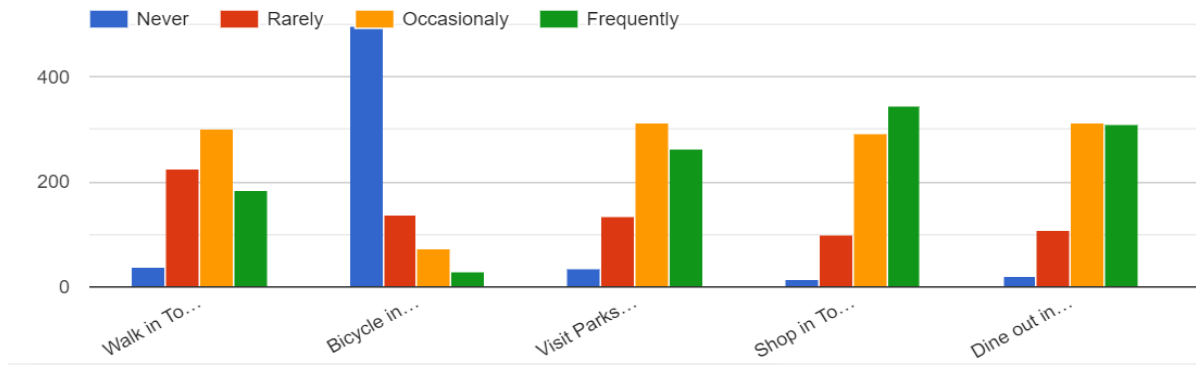
Question 5: What type of events would you support being held in Franklin?

Events were greatly supported by participants of the survey. Over three-quarters of respondents wanted food truck festivals, followed by two-thirds supporting a Franklin Restaurant Week and Friday night concerts on the Common. Additionally about 60% supported music festivals and over 50% supported beer gardens, wine tastings, and art festivals.

Question 6: How often do you... (List of responses)?

Survey participants were asked how often they walked, biked, visited parks, shopped, and dined out in town. A large proportion of respondents liked to frequently shop and dine out in town, with a majority doing so at least on occasion. Most also visited parks in town, though less frequently. Few walked in town, with a majority of respondents stating that they have never biked in town.

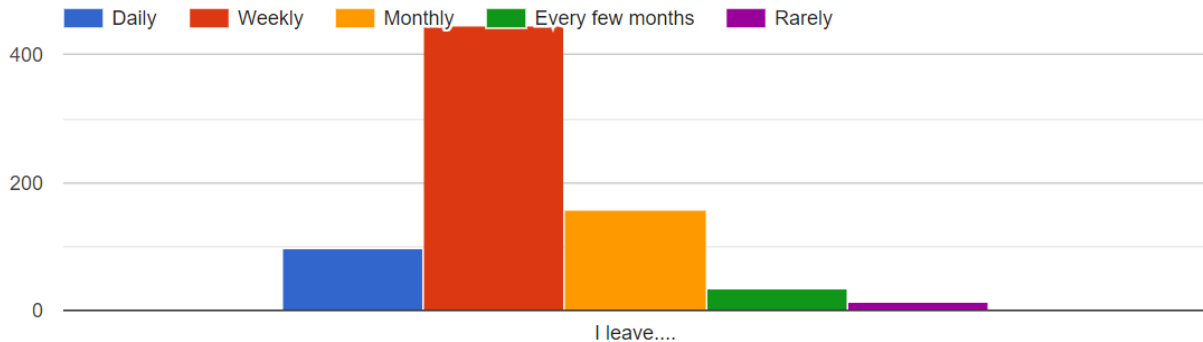
How often do you...



Question 7: How often do you leave Franklin to shop or dine in neighboring towns/regions?

Franklin residents found themselves leaving town often to fulfill their shopping needs, with over half leaving weekly to shop or dine in neighboring towns, usually Wrentham, Bellingham, and even as far out as Foxborough. About a fifth of respondents stated that they do this monthly, with about one in ten stating they do so daily.

How often do you leave Franklin to shop and/or dine in neighboring towns/regions?



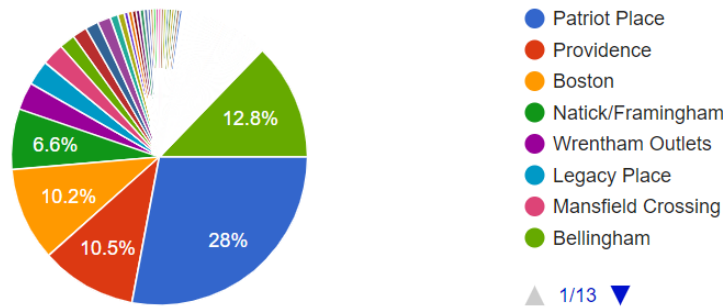
Questions 8, 9, & 10: What do you typically leave Franklin for, and where?

About three quarters of respondents stated that they left Franklin to go to restaurants outside of town. This was followed by just under two-thirds of respondents saying they left to go do specialty shopping. A little under half left to shop for their daily needs and services, with only 40 percent saying they leave town to do grocery shopping.

A quarter of respondents go to Foxborough, followed by the neighboring town of Bellingham and the larger cities of Providence and Boston. The most popular place outside of town respondents go to are the Wrentham Outlets followed by Natick/Framingham, and Patriots Place in Foxborough.

When you do leave Franklin to dine, where do you go most often?

697 responses



Question 11: What do you feel are the greatest challenges and/or most in need of change in Franklin, related to Economic Development?

Many stated that, although the Downtown is beautiful and you have a good number of people within walking distance, Downtown Franklin is filled with business that are not street-front friendly. The town should try to encourage more family and college student-friendly restaurants (basically affordable) and retail stores college students would use to keep the area active. They also stated that if places are pleasant to be more people will visit and that will bring more business.

Figure 9: Word Cloud of Town Challenges



Question 12: How would you describe your ideal Franklin in 10 years?

Many respondents pointed to a Franklin that is safe, a continued sense of community, less need to travel afar to dine or shop, excellent schools, and maintains great property values. Many also want the town to continue to be interactive, engaging for all walks of life ages, classes, and abilities. They envision Franklin continuing to be a family friendly community, while serving the needs of its student population. Some envisioned more bike paths and connectivity throughout town. Many hope to see more small businesses grow and thrive in town and to stay strong and supported by the community.

- j. Upload updated guides to town website, Facebook and Twitter pages and create print versions as well.

2. Digital Marketing

Update the Town website, social media, and blog to provide more detail about economic development activities, events, and local businesses.

Town Website

- a. Update the Town website to make it easier to locate information. This includes streamlining detail about economic development and including information about the unique qualities about Franklin that makes it an excellent town for businesses.
- b. Expand 'clickable' content on town website and move away from wordy documents and PDFs.
- c. The website should include a municipal profile that provides important community information such as demographics, business mix, commercial space costs, available community incentives, and tax rates to help potential investors.
- d. Develop a database of available retail/office spaces and opportunity sites for development and place on Town website.
- e. Place this plan on the town website in a highly visible location as a marketing tool to attract businesses and retailers that hold potential in Franklin.

Social Media

- f. Promote local businesses, restaurants, and stores through the town Facebook and/or Twitter page.
- g. Highlight the Business of the Month on the Town Blog as well as the Facebook and Twitter pages.
- h. Have local businesses submit an application form where they describe why their company should be considered the Small Business of the Month. They should use the attributes considered valuable to the Town (i.e., Staying Power, Company Growth, Innovation, Involvement, and Response to Adversity).

Other forms of digital marketing

- i. Create a digital and print out version of informational maps, update them annually, and have them available at prominent locations throughout town for customers who are not sure exactly what they can get at every business.
- j. Create description and links for each of Franklin's business districts, with list of businesses (or maps), and information and contacts for the respective business associations.
- k. Create a centralized database of local businesses and artists and offer individualized site selection assistance including demographic reports to assist businesses in their customer and workforce profile needs.
- l. Coordinate community calendars and house in one site, to be shared amongst the Franklin Downtown Partnership, the Franklin Cultural District, Franklin Matters, and other partners.
- m. Make information about business training resources accessible to residents and businesses.

3. Promoting Existing Amenities

Promote existing cultural, open space and recreation amenities and explore opportunities to create additional amenities to attract more visitors and their spending to Franklin businesses.

- a. Continue to identify opportunities for additional multi-purpose trails and bike facilities.
- b. Develop and publish a map – available online and in print– to highlight the many historic and open space amenities in Franklin. To further capture visitor spending, highlight local eating, lodging and retail establishments on the map to capture more spending locally.
- c. The New England Trunkline Trail begins in Franklin and is popular to bicyclists, cross-country skiers, and hikers. Extending it to Union Street/Cottage Street could attract more people to Downtown.
- d. Study feasibility and benefits of hosting larger regional sports tournaments, particularly during the shoulder seasons (fall and spring), perhaps in conjunction with Dean College.
- e. Identify local partners and seek funding (including grants) to create a local bike share program for people to see and experience Franklin’s many amenities.

4. Planning Processes, Incentives, and Marketing

Further planning processes, incentives, and marketing that could grow the town’s economy and promote the Town’s business friendliness.

Marketing

- a. Create a comprehensive marketing strategy that highlights Franklin’s high quality of life, retail and recreation amenities, school system, and access to Boston and Providence. Promote Franklin as a place that is open for business and that the town is more than residential.
- b. Establish a community brand and marketing program. The town should use its successes of the recent past, and accolades it receives from others (if they are not more than 5 years old), create key marketing messages and materials to make a unique selling proposition for the Town.
- c. Identify and recruit regional stores that may be interested in opening in Franklin and create a list of stores nearby *that are desirable*, visit those stores, hand them marketing materials, and discuss the possibility of their opening another location in Franklin.
- d. Send staff to local Trade Shows and conferences, such as the International Conference of Shopping Centers (ICSC), or the eTail Conference in Boston, which is a business conference held globally for e-commerce professionals. Discussions include “Retail Disruption and the Future Of eCommerce” and “Digital Transformation: How To Turn Your Company Into A Digital Master”.
- e. Create a marketing campaign targeted at commuter rail passengers, particularly those who park their vehicles at or near Franklin and travel to points west. For example, a promotion that offers discounts at local businesses for a limited amount of time to those who can show their commuter rail pass when they are making a purchase, this can be done in conjunction with the current Franklin Downtown Partnership discounts.

Incentives

- f. Consider incentives for development which provides underground parking, historic preservation, streetscape, open space, or other on or off-site public improvements.
- g. Consider the creation of additional Economic Opportunity Areas within the three focus areas in order to incentivize investment (TIF’s etc.)

Processes

- h. Review creating district-based plans for Franklin Center (building off the previous Franklin Center plan), The Crossing, and the Mixed Business Innovation District.
- i. Work with the Franklin Downtown Partnership to update the Vacant Storefront Registration form for property owners, including property type, location, square footage, and owner/agent contact information in order to help market properties.
- j. Update the long-range town-wide Master Plan, which was created in 2013. And just like the 2013 Master Plan, continue to include measuring the achievement/inaction of goals and recommendations in the plan, addressing issues that have emerged since 2013, public engagement, implementation, and leveraging existing documents.

5. Review of Zoning, Permitting Procedures, and Regulatory Laws

Continue to collaborate with relevant boards to review zoning and permitting procedures as well as regulatory laws and identify mechanisms to streamline business regulation and expedite permitting to provide regionally competitive and responsive services in a way that does not compromise quality development.

- a. Form a transparent, streamlined, and responsive business permitting process which will greatly improve Franklin's competitiveness in attracting new businesses.
- b. Continue to provide services to assist existing and new businesses with their permitting process, including assistance with other departments and agencies, as well as other regulatory bodies, of which the Technical Review Committee serves as an asset.
- c. In appropriate target areas, establish basic requirements for uses, site planning, and design, so that projects which meet those Town requirements can obtain approvals through a streamlined permitting process.
- d. Within the town department goal-setting process, have each town board and department review its regulatory programs that affect business development, including town regulations and the processes by which both state and town regulations are administered.
- e. Substitute reliance on special permits or town council approval to control use and dimension by identifying a design review process which is based on specific area goals, and an approval process which is more comprehensive as well as predictable.
- f. Consider expedited review processes for projects that meet certain performance metrics and review administrative approvals for applications that fall below a certain scale/size threshold.
- g. Continue to work with new development and infrastructure projects to minimize temporary construction impacts so that patronage of nearby existing businesses is not negatively impacted, or, whenever possible, to inform neighboring businesses of scheduled major impacts.

6. Multi-Modal Transportation System Expansion

Create a more robust, convenient, and efficient multi-modal transportation system to better connect Franklin students, residents, and businesses.

- a. Develop and adopt a Complete Streets policy that requires street design and construction to accommodate all users including cars, transit, bicyclists and pedestrians.
- b. Improve downtown circulation and mobility: Find new and innovative ways to alleviate parking restraints and encourage other forms of transportation, such as a pedestrian connection from Dean College to Franklin Center entertainment venues.

- c. Work with GATRA to improve the Franklin Area Bus line to have a fifteen minute to half hour schedule, with a more circular pattern around Franklin Center.
- d. Identify funding to conduct a parking study to improve convenience and accessibility of parking through parking management strategies.
- e. Pursue funding for parking garage on commuter rail parking lot. However, study parking issue for near term remedies before launching parking structure effort – inventory spaces, identify who is occupying spaces, and assess management alternatives such as organized off-site employee parking (perhaps with shuttle service), sharing of parking lots; try to keep any new parking off the main commercial streets, behind buildings.
- f. Promote shared parking so that parking facility serves multiple destinations, much like what is happening in Franklin Center. Provide examples of Shared Use Parking Agreements to local businesses (One can be found at: http://www.mapc.org/wp-content/uploads/2017/10/PortlandMetro_SharedParkingModelAgreement.pdf).
- g. Repair existing crosswalks (particularly near the intersection of School and Union as well as on Maple Street) and add additional crosswalks where needed most to ensure pedestrian safety.
- h. Ensure sidewalks are in good condition, both within the Franklin Center (which generally received high marks from respondents), but also along north parts of Franklin, including the other economic districts (Conditions vary along these corridors).
- i. Survey residents (including students) to understand why they may or may not use sidewalks and if so, how they use them.
- j. Conduct an inventory physical conditions of sidewalks.
- k. Provide incentives for businesses to shovel snow from their sidewalks.
- l. Create a Franklin Bike Plan and secure funds for provision of bike parking, bike racks, and bike lane markings.
- m. Identify priority locations for the placement of bike racks in Franklin Center to encourage cyclists to stop at local businesses.

7. Public Realm Attraction

Further the creation of a visually attractive public realm, including wayfinding, beautification efforts, and local art.

- a. Create a guide for cultural district arts and culture planning that will include indicators, establish baseline conditions, and identify opportunities to coordinate private and public data collection efforts to streamline ongoing assessment of progress toward downtown district arts and culture planning goals.
- b. Improve wayfinding signage to better guide visitors to Franklin's existing commercial districts and their many amenities. New signage could complete these routes for both drivers and pedestrians promoting access to businesses and shops as well as parks and points of interest.
- c. Increase beautification projects for Franklin, including planters and landscaping at appropriate commercial districts.
- d. Consider adopting a set of design guidelines for the Mixed Business Innovation District to encourage the building design desired by participants at the public meetings.
- e. Identify current uses in the Mixed Business Innovation District, and work with property owners to coordinate on areas of mutual benefit for the district.

- f. Partnering with Dean College, organize cleanups of town districts, arts and beatification projects, and litter along roadways.
- g. Work with local arts groups to develop a public art program to not only improve the streetscape environment, but to attract people to districts, including alternating lamp post banners for different events/seasons.
- h. Develop an arts competition, perhaps at one of the various town events, for new public art to be displayed. Promote having art displayed in vacant spaces.
- i. Create a town palette to be used for signage and standardized materials.
- j. Utilize town resources, such as town hall or the Franklin Public Library, for community outreach.
- k. When retail vacancies arise, work with property owners to provide the space for “pop up” galleries and events, or to allow artwork to be displayed until the space is filled.
- l. Meet with Dean College (quarterly, if possible) to discuss opportunities to make the town more enticing to students and staff.

8. Town Commercial District Improvements

Improve the character of each of the commercial districts.

- a. Promote Franklin Center, the Mixed Business Innovation District, and The Crossing as pedestrian-oriented social, cultural, and entertainment centers of town, not only because of the economic benefits from the districts themselves, but also for the benefits to town-wide economic development efforts without homogenizing the districts.
- b. Promote design/façade improvements, through incentives, as a chief mean of identifying businesses in the commercial districts.
- c. Develop a plan to updated cohesive urban design standard for commercial areas (and has been successful in Franklin Center), including public streetscape, lighting, façade improvement, open space, and building standards, without burdening businesses with restrictive zoning bylaws.
- d. Identify, implement, and support programs that promote rehabilitation of significant buildings.
- e. Promote businesses that serve local needs and contribute to the uniqueness of the commercial areas.
- f. Promote the adoption of a street tree-planting program, as well as a commemorative tree planting program, where trees can be planted to honor a person, significant life event, or other idea.
- g. Identify funding to further develop target area plans for each of the commercial districts to encourage appropriate development, placemaking and marketing recommendations suitable to the unique characteristics of each.
- h. When elevating each district, however, the Town must be mindful of not being restrictive in creating zoning bylaws that could negatively affect current or potential businesses.
- i. Work with current owners of local businesses (particularly in Franklin Center) interested in opening another shop or restaurant to identify potential spaces connect them to resources (training, funding), etc.
- j. Activate all currently vacant sites within the Mixed Business Innovation District by defining it as a desirable and active job center, with arts, entertainment, and business incubator opportunities.
- k. Provide businesses located within Priority Development Area sites more information about the initiatives and business expansion opportunities and how to assist property owners with filling empty or underutilized spaces.
- l. Consider seeking State assistance through the Mass Development Site Readiness Program to prepare vacant sites for active uses.

9. Franklin Industrial Areas

Improve conditions within the Franklin area industrial areas.

- a. Work with local businesses in the Forge Park, Grove Street, and Franklin Industrial Park areas to create a business committee and assist in their program development.
- b. Meet with business committee to inform them of Economic Opportunity Areas, Priority Development Sites, and Tax Increment Financing opportunities.
- c. Invest in signage for the entrance to industrial parks.
- d. Provide businesses located within Economic Opportunity Areas and Priority Development Sites more information about the initiatives and business expansion opportunities and how to assist property owners with filling empty or underutilized spaces.
- e. Work with local business to identify the most pertinent skills to meet local industry needs and direct jobseekers to the available instructional resource or workforce training.
- f. Promote diverse sets of industrial uses within the industrial parks.
- g. Promote use of vacant commercial or industrial spaces for small business incubators and art studios.
- h. Review eligibility in applying for the state's Massachusetts Manufacturing Innovation Initiative (M2I2) and Technology Research & Development and Innovation funds.

10. Business and Consumer Outreach

Continue to hold business and consumer roundtables and continue to implement Town Surveys

- a. Create a Town Business Survey to gauge the economic health of local businesses.
- b. Work to refine questions and expand awareness of the survey, preferably every year.
- c. Invest in marketing and outreach prior to the release of the survey.
- d. Share general results of the survey with roundtables, business associations, partner organizations, and the community through the monthly newsletter and website.
- e. Use the results of the survey to prioritize retention/expansion visits for the year.
- f. Work with respective roundtables about industry-specific findings from the survey to determine annual economic development goals and recommendations.
- g. Use survey results to gauge business health/satisfaction in order to be more predictive than reactive to changing business climates.

11. Tourism and Event Attractions

Provide additional programming at Franklin Center, the Town Common, and other areas, where appropriate, to attract more visitors to Franklin throughout the year.

- a. Continue to support, but increase marketing, of festivals including the Harvest Festival and the Strawberry Stroll, that bring thousands of visitors to Franklin.
- b. Develop additional events to bring local and regional visitors to Franklin in the peak summer months, for example, Friday Night Concerts on the Common, Food Truck events, and Music & Arts Festivals.
- c. Work to increase the number of visitors to Franklin during the shoulder seasons (spring and autumn) through improved program development, such as formulating a Franklin Restaurant Week with local businesses.
- d. Use survey results to gauge business health/satisfaction in order to be more predictive than reactive to changing business climates.

- e. Look to attract additional downtown anchor establishments that will draw larger numbers of people to Franklin Center during the day and evening to increase foot traffic in and support smaller establishments nearby.

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
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: PROPERTY ASSESSED CLEAN ENERGY (PACE) MASSACHUSETTS

CC: MARK G. CEREL, TOWN ATTORNEY; CHRISTOPHER SANDINI, FINANCE DIRECTOR; KERRI BERTONE, COLLECTOR/TREASURER; KEVIN W. DOYLE, DIRECTOR OF ASSESSING; AMY LOVE, TOWN PLANNER; CHRISSEY WHELTON, ASSISTANT TO THE TOWN ADMINISTRATOR

DATE: JULY 14, 2020

As you know on April 10, 2020 representatives from the Massachusetts Development Finance Agency (MassDevelopment) met with Town of Franklin staff to introduce the Property Assessed Clean Energy (PACE) Massachusetts program, and discuss potential benefits to property owners, and requirements of the Town.

PACE is a tax based financing mechanism that enables low-cost, long-term funding for energy improvements, such as energy-efficiency projects and renewable systems, on existing Commercial and Industrial properties in Massachusetts. To finance the improvements, a property owner agrees to a betterment assessment on their property, enabling property owners to undertake more comprehensive energy upgrades with longer payback periods (up to 20 years). At property sale the lien stays with the property and is transferred to subsequent property owners.

MassDevelopment's PACE Program Manager Wendy Lee O'Malley will be attending the July 22nd Town Council Meeting remotely to outline the PACE program and its benefits, and answer questions. MassDevelopment acts as the Lead Program Administrator for PACE Massachusetts. In order for the community to participate in PACE Massachusetts it must opt-in through passage of a Town Council Resolution.

Attached for review and consideration is Resolution 20-42, a two page PACE Massachusetts flyer, a short presentation, and a couple examples of PACE projects in other communities.

PACE is an economic development tool for Massachusetts communities that help to create a more competitive environment for attracting and retaining businesses through lower energy costs. DPCD highly recommends the Town participate in this new economic development incentive program. I look forward to discussing PACE at the July 22nd Town Council meeting.



PACE

Property Assessed Clean Energy (PACE) Massachusetts for commercial buildings is a new mechanism to finance energy improvements, such as energy-efficiency projects, renewables, and gas line extensions, on commercial and industrial properties in Massachusetts. To finance improvements, a property owner agrees to a betterment assessment on their property, which repays the financing. This approach enables owners to undertake more comprehensive energy upgrades with longer payback periods of up to 20 years. At property sale, the lien stays with the property and is transferred to subsequent property owners.

Background

Commercial Property Assessed Clean Energy was passed as part of the energy legislation signed by Governor Baker in August 2016. MassDevelopment and the Massachusetts Department of Energy Resources (DOER) will administer the PACE program.

Process and Eligibility

- Individual municipalities may opt into PACE one time by a majority vote of the city or town council or the board of selectmen, as appropriate.
- Properties eligible for financing through PACE include:
 - Commercial buildings
 - Industrial buildings
 - Multi-family buildings with five or more units
- Improvements eligible for financing through PACE must be permanently fixed to the property. Eligible improvements include:
 - Energy efficiency upgrades
 - Renewable energy
 - Extension of existing natural gas distribution to a property



Benefits

- Property owners: Advantageous, non-recourse, upfront, long-term, potentially off balance sheet financing that remains with the property if sold. Capital improvements could reduce operating costs and increase property values.
- Municipalities: Job creation, business growth, and environmental benefits associated with reducing energy consumption.
- Lenders/Mortgage holders: Improved cash flow and reduced credit risk from lower operating costs via financing that cannot be accelerated. Capital improvements could also increase collateral property value.

PACE is an economic development tool for cities and towns across Massachusetts. Energy upgrades create a more competitive environment for attracting and retaining businesses through lower energy costs. ***Email pace@massdevelopment.com with your questions.***

MassDevelopment helps cities and towns revitalize, develop, and transform. We offer financing programs and real estate technical assistance services and have the expertise to take on your most challenging projects. ***Learn more by calling 800-445-8030 or visit MassDevelopment.com.***

Main office:

99 High Street, Boston, MA 02110

Regional offices:

Devens | Fall River | Quincy | Lawrence | Springfield | Worcester



PACE Massachusetts Program Information

July 22, 2020

Town of Franklin



What is PACE?

- Property Assessed Clean Energy (PACE) is a tax-based financing mechanism that enables low-cost, long-term funding for energy improvements
- PACE financing is repaid via a betterment assessment on a property's tax bill
- PACE betterment assessments work similar to improvements for public infrastructure that benefit specific properties (i.e., sidewalk or sewer)

PACE in Massachusetts



- Commercial Property Assessed Clean Energy (PACE) was passed in H4568 and signed by Governor Baker in August 2016
 - Amendment for PACE technical correction signed August 2019
 - PACE Massachusetts will become available in Summer 2020
- MassDevelopment will act as Lead Program Administrator
- MassDevelopment will administer the PACE Massachusetts program in consultation with the Massachusetts Department of Energy Resources

Eligible Properties: Existing Buildings



<u>Property Type</u>	<u>Examples</u>
<ul style="list-style-type: none">• Commercial/Industrial	<ul style="list-style-type: none">• Office buildings• Malls• Hotels• Restaurants• Manufacturers
<ul style="list-style-type: none">• Not for profit	<ul style="list-style-type: none">• YMCAs• Schools• Health Care
<ul style="list-style-type: none">• Multifamily (5 units or more)	<ul style="list-style-type: none">• Apartment complexes

Eligible Measures



Measure Type

- Energy efficiency
- Renewable energy
- Gas line extensions

Potential Examples

- Energy management systems
- Insulation and air sealing
- HVAC systems
- Boilers and furnaces
- Lighting
- Energy Recovery and redistribution systems
- Solar panels
- Solar hot water
- Geothermal

Key Elements of PACE Massachusetts



- Municipal opt-in (one time) required
- Maximum financing term allowed by statute is 20 years (dependent on useful life of project measures)
- Energy cost savings must exceed cost of improvements (including any financing costs and associated fees)
- Third party direct private financing (no public funds used)
- Existing mortgage holders must provide written consent to a PACE financing and lien

Key Elements of PACE Massachusetts (continued)



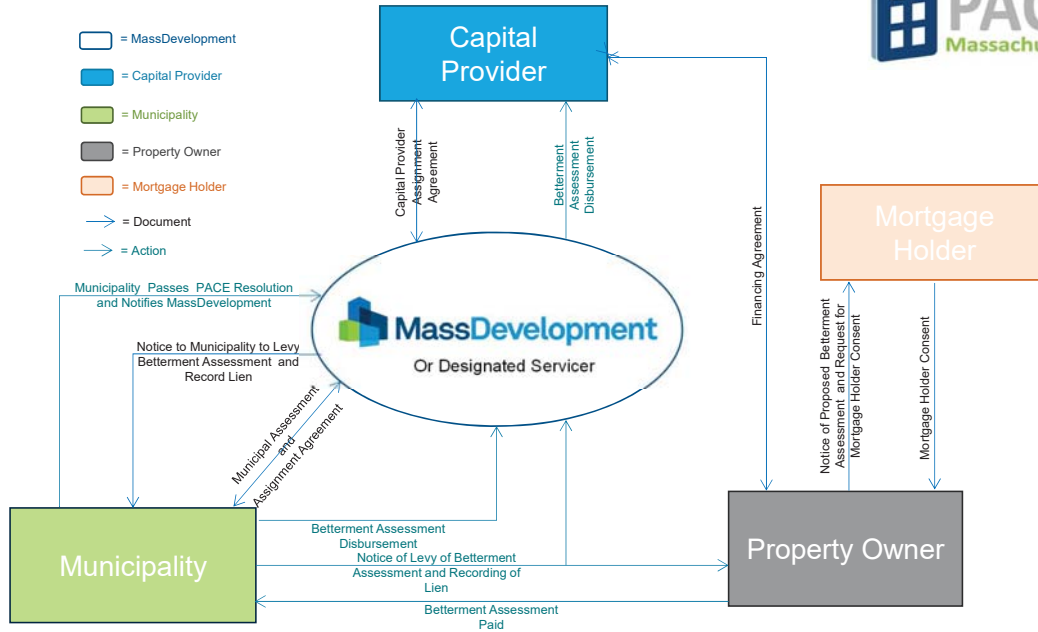
- Municipal liens are senior to PACE liens; unpaid PACE assessments are senior to all other private mortgage liens in a foreclosure
- PACE assessments cannot be accelerated (only unpaid amount can be collected)
- If property is sold, the remaining PACE assessment and PACE lien stays with the property and transfers to new owner
- No limit or maximum financing cost*
 - * project must still meet energy cost savings requirement

PACE Authorized Municipalities



- Acton
- Agawam
- Amesbury
- Barnstable
- Devens
- Erving
- Fall River
- Fitchburg
- Greenfield
- Gardner
- Lexington
- New Bedford
- North Adams
- Northampton
- Orange
- Pittsfield
- Randolph
- Rockland
- Wendell
- West Springfield
- Yarmouth

Commercial PACE Structure



 **Wendy Lee O'Malley**

MassDevelopment
 Vice President, PACE Program Manager
 99 High Street
 Boston, MA 02110
 phone: 617-330-2000 fax: 617-330-2001
 direct: 617-330-2019
womalley@massdevelopment.com





Dallas' first PACE project is now the largest in Texas. \$23.9 million in PACE financing enabled the inclusion of energy and water-saving measures in the redevelopment capital stack of the historic Butler Brothers Building.

THE PROBLEM:

Originally constructed in 1910, the nine-story, 600,000 square-foot historic mercantile warehouse, known as the Butler Brothers Building, had long been an empty eyesore across from City Hall. The abandoned building, purchased by Alterra International, a Dallas-based global real estate development company, had deteriorated, with walls covered in graffiti and warping hardwoods soaked from rain leaking into the building. However, redeveloping a historic building could be a costly, complicated venture. Nathan Whigham, VP Business Development at CleanFund, explains one of the common hurdles with redevelopment projects, "A typical real estate capital stack falls short of the funds necessary to cover the additional up-front cost of more expensive energy and water-saving equipment that lowers the property's operating costs." Accessing future operating savings rarely justifies the diversion of significant existing sources of capital from the core business or company growth.

THE PACE SOLUTION:

The utilization of the TX-PACE program to finance energy and water conservation measures has renewed the Butler Brothers Building and demonstrated that there is a low-cost, long-term replacement to expensive equity partner financing.

Alterra International, a Dallas-based global real estate development company, acquired the historic facility in 2011 with the goal of redeveloping the former warehouse and adding to the revitalization underway at the eastern end of downtown. "The TX-PACE financing allowed us to increase the building's energy-efficiency, attracting more interest and appealing to residents and tenants that look for high-efficiency facilities with low maintenance costs, said Mike Sarimsakci, President of Alterra International. "Additionally, we are able to satisfy the sustainability preference of hotel guests, building greater retention and loyalty."

Apartment residents now relish the restored original hardwoods, the exposed brick and concrete columns, and the layers of charm that have been brought back to life.

"PACE loans pair incredibly well with historic buildings that are typically energy inefficient and require additional capital in order to renovate the property to modern energy efficiency standards," Phill Geheb with Munsch Hardt stated. "I am beginning to see greater interest in the utilization of this program for historic and nonhistoric renovation projects because of its flexibility, relative low-cost and non-recourse nature."

COMMUNITY IMPACT:

This project will contribute to the creation of over 100 jobs in the Dallas area, reduce annual electricity use by more than 6.6 million kilowatt hours, remove over 3,500 metric tons of CO₂e each year, and save almost 700,000 gallons of water per year.

"It is great to see Dallas' first PACE deal make it across the finish line. Hopefully this financial model will serve as an example for the other PACE transactions in the Dallas pipeline," said Robin Bentley, Interim Director of the City's Office of Economic Development.

The redevelopment into 238 apartments, a 270-room dual-branded Fairfield Inn/TownePlace Suites by Marriott, and retail and office space is expected to spur additional revitalization in the area.

PROJECT OVERVIEW

PROJECT FINANCING

Lender: CleanFund Commercial
PACE Capital, Inc.
Total Assessment: \$23.9 million
Incentives:
- Historic Tax Credits: \$21 million
Term: 20 years
Lender Consent Granted

IMPACT

- Approximately 6,600,000 kWh in electricity savings annually
- Almost 700,000 gallons of annual water savings
- Approximate annual energy use reduction of 40%

BUILDING

Size: 600,000 Square Feet
Built: 1910

IMPROVEMENTS

HVAC, lighting, insulation, roofing, glazing, exterior waterproofing and plaster, plumbing fixtures, and irrigation systems

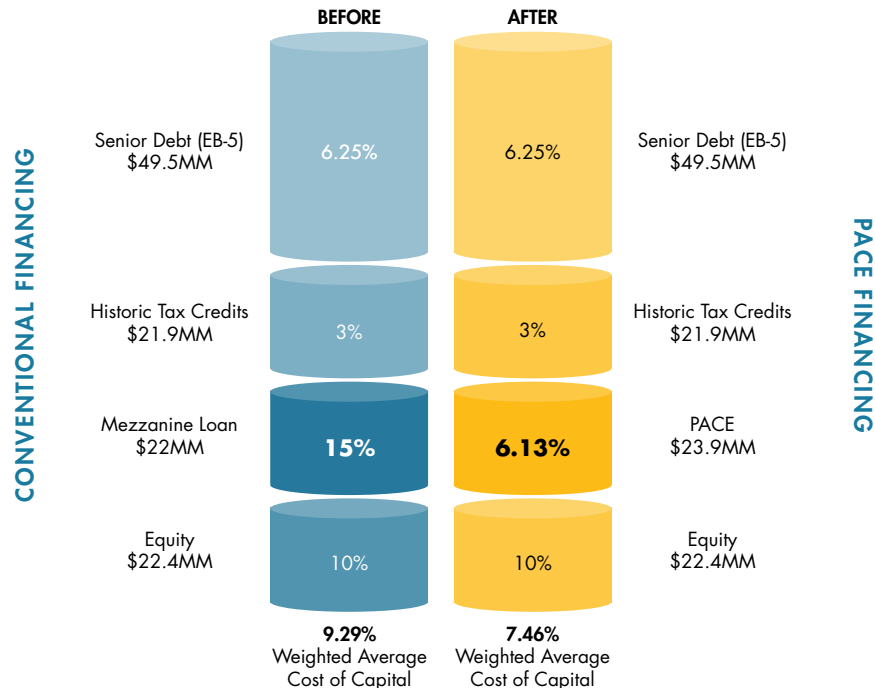
PACE IN TEXAS

Texas PACE answers the question, "How are we going to pay for it?" and is transforming how developers, owners, and contractors look at projects, proving that there is a clear path forward for energy efficiency, distributed generation, water use reduction, and resiliency projects in existing buildings.

CONTACT

Texas PACE Authority
admin@texaspaceauthority.org
1-855-738-PACE (7223)
www.texaspaceauthority.org

CAPITAL STACK COMPARISON



HOW DOES TX-PACE WORK?

Commercial Property Assessed Clean Energy (TX-PACE) is an innovative financing program that offers commercial, industrial, and large multi-family property owners a voluntary program to obtain up to 100% financing for water conservation, energy-efficiency, resiliency, and distributed generation retrofits. TX-PACE has great potential to directly affect a business' bottom line; a project's savings in utility costs offsets the cost of installing the project. In most instances, this will result in an immediate positive cash flow.

CITY OF DALLAS

The City's TX-PACE program is based on the Texas PACE in a Box model program created by over 130 stakeholders. The City of Dallas provides a market-based, flexible TX-PACE program that enables property owners to do business with the parties of their choosing at the lowest possible administrative cost. The program includes a high level of consumer protection to ensure that the projects will deliver the anticipated savings.

dallas.texaspaceauthority.org



TEXAS PACE AUTHORITY

The nonprofit organization, Texas PACE Authority, administers the uniform "PACE in a Box" model on behalf of the City of Dallas. This model approach ensures local governments can establish an effective program quickly and economically, providing a tool for building owners to invest in more efficient infrastructure.

www.texaspaceauthority.org



CLEANFUND COMMERCIAL PACE CAPITAL

CleanFund Commercial PACE Capital is the leading direct provider of long-term financing for energy efficiency, water conservation, renewable energy and seismic improvements to commercial, multifamily and other nonresidential properties in the U.S. With significant expertise in commercial real estate, finance, renewable energy and PACE policy, CleanFund offers PACEDirect™ and SolarPACE™ financing programs, which enable property owners to upgrade their properties with no up-front cost, increasing property cash flows and value.

www.CleanFund.com





GARFIELD METRO BUILDING

MACOMB COUNTY'S FIRST PACE PROJECT

Project Quick Stats:

PACE district: Macomb County

Property owner: RMP, LLC

PACE developer: Newman Consulting Group

PACE contractors: BASS

Controls/Bumler Mechanical

PACE lender: Petros PACE Finance

Amount financed: \$249,000

Project term: 20 years

Total 20 year savings: \$733,133.00

Total net savings: \$254,725.00

Average annual cash flow: \$12,736.00

Energy conservation measures: Efficient heating and cooling systems, LED lighting, and networked building controls.

Impact: Each year, the Garfield Metro Building PACE project will replace **119,118 kWh of electricity** and **6120 therms of natural gas**.

That will result in, a **carbon reduction of 96.5 metric tons** annually

- That's like **taking 20 cars off the road** each year!

Overview

In July 2017, the Peleman family, owners of the Garfield Metro Building, became the first property owner to use PACE financing in Macomb County. The Pelemans are using PACE financing to install LED lighting, high efficiency heating and cooling systems, as well as system controls. Under the Lean & Green Michigan PACE program, the Peleman family, partnered with Newman Consulting Group and Petros PACE Finance, a national PACE lender, to make its 20,000 square foot office building more comfortable, cost-effective, and attractive to tenants.

BASS Controls and Bumler Mechanical identified the PACE opportunity for the Pelemans and partnered with Newman Consulting Group to develop the PACE project. BlueColt Lighting provided the lighting solution for the project. BASS Controls and Bumler Mechanical are members of the National Electrical Contractors Association (NECA) of Southeastern MI and partner with the highly skilled workforce of IBEW Local 58.

The PACE-financed upgrades are slated to break ground in August 2017 and will result in \$733,133 in total savings and a net savings of \$254,725 over 20 years. Through PACE, the Pelemans are not only saving money and eliminating energy waste, but also setting a sustainable example for small buildings across Macomb County and Michigan.

Partners



PACE Financing

Commercial building owners spend \$200 billion per year on utilities, yet 30% of this is waste. The comprehensive energy projects that could make these properties efficient often require significant up-front capital and take years to achieve profitability. Commercial loans typically have a tenor of 3-5 years, making the annual repayment much greater than the energy savings. PACE changes all this by allowing property owners to finance energy efficiency and renewable energy projects through a property tax special assessment.

Macomb's elected leaders created a countywide PACE district in October 2013 by joining the statewide Lean & Green Michigan PACE program. Since the County will enforce this assessment just like any other property tax obligation, lenders feel secure in providing fixed-interest loans with terms of up to 25 years. The result is 100% financing with positive cash flow for commercial and non-profit property owners, since the savings generated by the energy project are greater than the PACE loan repayments. In addition, these projects create good jobs and communities upgrade their building stock, increasing the local tax base over time.

Lean & Green Michigan

Lean & Green Michigan™ helps commercial, industrial and multi-family property owners take advantage of PACE to finance energy projects, eliminate waste and save money through long-term financing solutions that make energy projects profitable. Lean & Green Michigan™ is a public-private partnership that works with local governments, contractors, property owners, and lenders to invigorate Michigan's PACE statute with a market-based approach to energy finance and economic development.

Contact Lean & Green Michigan

Email: info@levinenergypartners.com

Phone: (313) 444-1474



3400 Russell, Ste. 255
Detroit, MI 48207





RESOLUTION 20-42

Authorization to Participate in the Massachusetts Commercial Property Assessed Clean Energy Program (PACE Massachusetts)

- WHEREAS,** pursuant to M.G.L. c. 23M, as amended (the "PACE Act"), the Commonwealth has established a commercial sustainable energy program known as the Massachusetts Property Assessed Clean Energy Program ("PACE Massachusetts") to provide a financing mechanism ("PACE financing") to private owners of commercial and industrial properties for certain qualifying commercial energy improvements ("improvements"); and
- WHEREAS,** pursuant to the PACE Act, PACE Massachusetts is administered by the Massachusetts Development Finance Agency ("MassDevelopment"), in consultation with the Massachusetts Department of Energy Resources; and
- WHEREAS,** under PACE Massachusetts, the owner of the commercial or industrial property benefitting from the improvements (the "benefitted property") is required to repay the PACE financing through the payment of a betterment assessment (a "PACE betterment assessment") placed on such benefitted property by the municipality in which the benefitted property is located; and
- WHEREAS,** in order for an owner of commercial or industrial property to participate in PACE Massachusetts, Section 2 of the PACE Act requires that the municipality in which such property is located must elect to participate in PACE Massachusetts; and
- WHEREAS,** the Town of Franklin (the "Municipality") has determined that it is in the best interest of the Municipality to participate in PACE Massachusetts as a "participating municipality," as provided in the PACE Act, to permit the owners of commercial and industrial properties located in the Municipality to access PACE financing for qualifying commercial energy improvements through PACE Massachusetts;

NOW THEREFORE, BE IT ORDERED, as follows:

The Town Council of the Town of Franklin hereby approves the Municipality participating in PACE Massachusetts pursuant to the PACE Act, and authorizes the Town Administrator to enter into a PACE Massachusetts Municipal Assessment and Assignment Agreement (the "Agreement") with MassDevelopment, pursuant to which the Municipality will agree to:

- (i) Levy PACE betterment assessments and impose PACE betterment assessment liens on benefitted properties located in the Municipality, in the amounts determined by MassDevelopment to be sufficient to repay the PACE financing,
- (ii) Assign the PACE betterment assessment liens to MassDevelopment, which MassDevelopment may in turn assign to the providers of the PACE financing (each a "capital provider"), as collateral for such PACE financing,

- (iii) Include on the property tax bills for the benefitted properties the installment payments necessary to repay the PACE betterment assessments, in the amounts and at the times as determined by MassDevelopment,
- (iv) Collect and pay over to MassDevelopment or its designee, the PACE betterment assessment installment payments, as and when collected, and
- (v) Enforce, to the extent required by the Agreement, the PACE betterment assessments and liens. The Collector Treasurer of the Municipality as may be designated in the Agreement is authorized to levy such PACE betterment assessments and impose the PACE betterment assessment liens on behalf of the Municipality without further authorization by this legislative body.

Notwithstanding any other provision of law to the contrary, officers and officials of the Municipality, including, without limitation, municipal tax assessors and tax collectors, are not personally liable to MassDevelopment or to any other person for claims, of whatever kind or nature, under or related to PACE Massachusetts, including, without limitation, claims for or related to uncollected PACE betterment assessments. Other than fulfillment of the obligations specified in the Agreement, the Municipality has no liability to the owner of the benefitted property or to any capital provider related to the Municipality's participation in PACE Massachusetts.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2020

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Teresa M. Burr, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 17, 2020

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Resolution 20-43: Gift Acceptance - Franklin Police Department

The Franklin Police Department has received three (3) generous donations totaling \$250. These donations will be allocated towards the purchase of safety and other related equipment for Franklin Police Officers as well as various Police Department Programs.

The donations were made as follows.

1. Susan Barbour - \$50
2. Franklin Moms Club - \$50
3. Daniel and Elaine Saunders - \$150

We would like to thank Susan Barbour, the Franklin Moms Club and both Daniel and Elaine Saunders for their generous donations to the Franklin Police Department.

If you have any additional questions please feel free to ask.



**TOWN OF FRANKLIN
RESOLUTION 20 - 43**

Acceptance of Gift – Franklin Police Department

WHEREAS,

The Franklin Police Department has received three (3) generous donations totaling \$250 to be used at the discretion of the Franklin Police Department for the purchase of safety and other related equipment and to fund Police Department programs.

Donation Summary:

1. Susan Barbour - \$50
2. Franklin Moms Club - \$50
3. Elaine and Daniel Saunders - \$150

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin on behalf of the Franklin Police Department gratefully accepts these generous donations to be used at the discretion of the Franklin Police Department for the purchase of safety and other related equipment and to help fund departmental programs.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2020

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Teresa M. Burr, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



FRANKLIN POLICE DEPARTMENT

911 Panther Way, Franklin, MA 02038
Telephone: (508) 528-1212
Fax: (508) 520-7950
www.franklinpolice.com

June 26, 2020

Jamie Hellen, Town Administrator
Town of Franklin
355 East Central Street
Franklin, MA 02038

SUBJECT: Gift Donation Made to the Franklin Police Department

Mr. Hellen,

I am pleased to announce the Franklin Police Department recently received the following gift donations:

- Susan Barbour – Donated \$50.00 in recognition of the Police Departments service to the Franklin community and to support the FPD (see attached card).

The donations will go long way in supporting our community related programs, assisting with training needs and the purchase of essential equipment for the officers. We sincerely appreciate the support of the residents and business community. Upon the acceptance of the Town Counsel, we will deposit the donations into the Police Gift Account.

Respectfully Submitted,

Thomas J. Lynch
Chief of Police



FRANKLIN POLICE DEPARTMENT

Thomas J. Lynch, Chief of Police
James A. Mill, Deputy Chief of Police
911 Panther Way, Franklin, MA 02038
Telephone: (508) 528-1212
Fax: (508) 520-7950
www.franklinpolice.com

June 26, 2020

Susan Barbour

Dear Ms. McMahon,

On behalf of all the personnel at the Franklin Police Department I wish to extend our sincere appreciation for the donation of \$50.00 that you recently made to our organization.

Your generous donation will support the Franklin Police Department in its continued efforts to provide needed equipment to the officers as they protect and serve the Franklin community and to support the many programs the department offers. It is through donations like yours that we are afforded the opportunity to purchase equipment that the department would otherwise not be able to attain due to limited funding. Similarly, your generosity supports many community policing initiatives the department takes pride in offering.

Again, I want to thank you for your generous donation and your support of the FPD!

If you have any questions or require further information, Please feel free to contact me at anytime.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Lynch", written in a cursive style.

Thomas J. Lynch
Chief of Police

Please accept this donations
as a show of support for
all the F.P.D. does for the
people of Franklin.

Thank you all !!!

Susan Barban
member of Franklin Forward



FRANKLIN POLICE DEPARTMENT

Stephan H. Semerjian, Chief of Police
911 Panther Way, Franklin, MA 02038
Telephone: (508) 528-1212
Fax: (508) 520-7950
www.franklinpolice.com

June 26, 2020

Jamie Hellen, Town Administrator
Town of Franklin
355 East Central Street
Franklin, MA 02038

SUBJECT: Gift Donations Made to the Franklin Police Department

Mr. Hellen,

I am pleased to announce the Franklin Police Department recently received the following gift donations:

- Franklin Mom's Club – Donated \$50.00 in recognition of the Police Departments service to the Franklin community (see attached card).

The donations will go long way in supporting our community related programs, assisting with training needs and the purchase of essential equipment for the officers. We sincerely appreciate the support of the residents and business community. Upon the acceptance of the Town Counsel, we will deposit the donations into the Police Gift Account.

Respectfully Submitted,

Thomas J. Lynch
Chief of Police

Franklin Police Department

911 Panther Way

Franklin, MA 02038

To whom it may concern,

On behalf of the Moms Club of Franklin, MA we are providing the Franklin Police Department with a donation of \$50.00. The services your organization provides to our community are valuable and we appreciate your services. Please accept this donation towards the continuation of your services.

Sincerely,

Jessica McMahon

Treasurer

Moms Club of Franklin, MA



FRANKLIN POLICE DEPARTMENT

Thomas J. Lynch, Chief of Police
James A. Mill, Deputy Chief of Police
911 Panther Way, Franklin, MA 02038
Telephone: (508) 528-1212
Fax: (508) 520-7950
www.franklinpolice.com

June 26, 2020

Franklin Moms Club
C/O Jessica McMahon

Dear Ms. McMahon,

On behalf of all the personnel at the Franklin Police Department I wish to extend our sincere appreciation for the donation of \$50.00 that the Franklin Mom's Club recently made to our organization.

Your generous donation will support the Franklin Police Department in its continued efforts to provide needed equipment to the officers as they protect and serve the Franklin community and to support the many programs the department offers. It is through donations like yours that we are afforded the opportunity to purchase equipment that the department would otherwise not be able to attain due to limited funding. Similarly, your generosity supports many community policing initiatives the department takes pride in offering.

The FPD will be using your donation to assist our annual Halloween Party. The Halloween Party is a free event for children ages pre-school through 5th grade that offers a safe and fun venue for children and their families.

Again, I want to thank you and the Franklin Mom's Club for the generous donation!

If you have any questions or require further information, Please feel free to contact me at anytime.

Sincerely,

Thomas J. Lynch
Chief of Police



FRANKLIN POLICE DEPARTMENT

Stephan H. Semerjian, Chief of Police
911 Panther Way, Franklin, MA 02038
Telephone: (508) 528-1212
Fax: (508) 520-7950
www.franklinpolice.com

July 13, 2020

Jamie Hellen, Town Administrator
Town of Franklin
355 East Central Street
Franklin, MA 02038

SUBJECT: Gift Donation Made to the Franklin Police Department

Mr. Hellen,

I am pleased to announce the Franklin Police Department recently received the following gift donations:

- Daniel & Elaine Saunders – Donated \$150.00 in recognition of the Police Departments service to the Franklin community and to support the FPD (see attached card).

The donations will go long way in supporting our community related programs, assisting with training needs and the purchase of essential equipment for the officers. We sincerely appreciate the support of the residents and business community. Upon the acceptance of the Town Counsel, we will deposit the donations into the Police Gift Account.

Respectfully Submitted,

Thomas J. Lynch
Chief of Police



FRANKLIN POLICE DEPARTMENT

Thomas J. Lynch, Chief of Police
James A. Mill, Deputy Chief of Police
911 Panther Way, Franklin, MA 02038
Telephone: (508) 528-1212
Fax: (508) 520-7950
www.franklinpolice.com

July 13, 2020

Mr. & Mrs. Saunders

Dear Mr. & Mrs. Saunders,

On behalf of all the personnel at the Franklin Police Department I wish to extend our sincere appreciation for the donation of \$150.00 that you recently made to our organization.

Your generous donation will support the Franklin Police Department in its continued efforts to provide needed equipment to the officers as they protect and serve the Franklin community and to support the many programs the department offers. It is through donations like yours that we are afforded the opportunity to purchase equipment that the department would otherwise not be able to attain due to limited funding. Similarly, your generosity supports many community policing initiatives the department takes pride in offering.

Again, I want to thank you for your generous donation and your support of the FPD!

If you have any questions or require further information, Please feel free to contact me at anytime.

Sincerely,

Thomas J. Lynch
Chief of Police

Dear FPD,

Thank you for all you
do and keeping us safe.
Enclosed is a small
token of our sincere
appreciation.

Dan & Elaine Saunders

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 17, 2020

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Resolution 20-44: Gift Acceptance - Franklin Historical Museum

The Franklin Historical Museum has received an exceptionally generous donation from James C. Johnston Jr. of Franklin Massachusetts. He has donated a plethora of one-of a-kind historical items. The documentation attached lists everything. Mr. Johnston has donated approximately 65 items to the Museum.

These items will be displayed at the Franklin Historical Museum in a new exhibit space for all community members to enjoy. Town Archivist Rebecca Finnigan has been working with the Franklin Historical Commission and the Friends of the Franklin Historical Museum on a revised floor plan at the Museum. One of the goals of this project is to also have some lectures displaying the history of Oliver Pond, the Oliver Pond home and the history around Mr. Johnston's family, which dates back centuries in Franklin.

We would like to thank Mr. Johnston for his extraordinarily generous donation to the Franklin Historical Museum. Mr. Johnston will be in attendance at this meeting. As many in Franklin know, Mr. Johnston is a world-renowned appraiser of art and history. He lives in one of Franklin's oldest and most historic homes and has a collection of art, furniture and other historical works that is second to none. As the Museum is hopeful to open to the public again later this summer or early Fall, town staff are working to have the displays and lecture schedule finalized in anticipation of reopening at a time convenient for all parties.

If you have any additional questions please feel free to ask.

Deed of Gift: The James C. Johnston Jr. Donation to The Franklin Historical Museum in Franklin, Massachusetts:

A DEED OF GIFT OF THE CLARA JOHNSTON AND JAMES C. JOHNSTON SR. COLLECTIONS OF ANTIQUES, AND ART, AND OTHER OBJECTS OF VIRTUE, GIVEN TO THE FRANKLIN HISTORICAL MUSEUM AND THE CITIZENS OF THE CITY KNOWN AS "THE TOWN IF FRANKLIN" FOR DISPLAY IN A CERTAIN DESIGNATED SPACE WITHIN THE FRANKLIN HISTORICAL MUSEUM LOCATED AT 80 WEST CENTRAL STREET, FRANKLIN, MASSACHUSETTS BY JAMES C. JOHNSTON JR.:

The Following Are the Conditions for the Donation of Furnishings [an appraisal of which is attached to this document as an appendix], and other items for display, to The Franklin Historical Museum of the Town of Franklin for a Room Representing the "Federal Parlor of the Oliver Pond House", in Loving Memory of Clara J. Johnston, Nee Foss, Late of Franklin, Mass. and a "Great Room" in Loving Memory of James C. Johnston Sr. by the Donor, James C. Johnston Jr., hereafter Identified in this document simply as Mr. Johnston.

- 1. The room that shall be set aside for displaying the Clara J. Johnston collection of: antique furniture, art work, and other antique pieces, shall be the room to the left of the entrance of the Museum as one enters the Museum building from the Route 140 façade side at 80 West Central Street. The room for displaying the James C. Johnston Sr. Collection shall be the room partitioned off on the main floor and specifically designated for that purpose.**
- 2. The rooms shall be refurbished, in proper period style, the Clara Johnston Federal Parlor with: a chair rail, crown molding period style carpeting, and fresh paint according to the conditions to be set down by the donor, Mr. Johnston, and The James C. Johnston Sr. Great Room with: walls of stained vertical paneling of plain pine boards butted together like the paneling in the Great Room of the Oliver Pond House in Franklin, Mass.**

3. Mr. Johnston shall have the exclusive right to direct the decoration of both of the rooms dedicated to the memories of his parents. Mr. Johnston shall, in each of the rooms containing said collections, arrange for display the objects making up these collections. The rooms' decoration may not be altered, or disturbed, except for the routine and necessary repairs to preserve the integrity of the building and for re-painting the rooms, in the designated colors, as-needed.

4. Should any part of the Clara J. Johnston or the James C. Johnston Sr. Collections be: physically altered, sold off, or otherwise deaccessioned, removed or stolen by persons working in the museum in any paid or unpaid capacity, such as volunteers, or should the Collection be rearranged from where Mr. Johnston has

designated the placement of the said donated objects by anyone but him, or his or his heirs, or their designated agents, or should any of the donated objects be damaged by staff or volunteers working in the museum, or badly damaged beyond restoration, to a fine museum standard, or original state as that in which they existed as of the 2020 donation, the entire collection shall be returned to Mr. Johnston, or the heirs of Mr. Johnston, according to this Deed of Gift.

5. The two rooms containing the collections donated by Mr. Johnston, are to be designated exclusively for the display of the Clara J. Johnston Collection and the James C. Johnston Sr. Collection. No other use may be made of these rooms for: gift shops, storage, or any other purpose. The walls of these spaces, used for the display of the Johnston Collection, shall not be moved, save the museum be relocated to another structure in the future. In that case, the Johnston Collections shall be allowed to be moved to the new museum site if two distinct rooms be provided for the display of the Johnston Collections in the manner outlined in this document. Two rooms shall be required to contain the Johnston Collections in a suitable situation comparable to the way the collections are now housed in 2020.

6. Mr. Johnston notes that a precedent exists for these conditions-of- gifting, which are set forth here in the Deed of Gift regarding the use of these rooms, here-in designated in this Deed of Gift, in matter of the control that Mr. Johnston, or his heirs, or his assignees shall exercise over the placement and treatment of his Donation of the objects, enumerated in the appendix to this document, has several legal Precedents including, but not exclusively, in the matter of the gifts of Mrs. Isabella Stewart, “Mrs. Jack”, Gardner to the museum, which bares Mrs. Gardner’s name, and located in the city of Boston, Massachusetts on the

Fens and in which Mrs. Gardner set in place similar requirements in the gifting of her museum donations.

7. As again stated, this document shall be regarded as the DEED OF GIFT of the objects given by Mr. Johnston to the city known as The Town of Franklin, Massachusetts and enumerated in the following appendix consisting of two appraisals of the objects donated to furnish “The Clara J. Johnston Memorial Federal Parlor” and “The James C. Johnston Sr. Great Room” at The Franklin Historical Museum, in Franklin, Massachusetts.

8. This Deed of Gift renders any previously dated Deed of Gift to The Town of Franklin, Mass., or its Museum by Mr. Johnston, Null and Void.

9. It is also understood that Mr. Johnston and/or his Designees and Heirs shall enjoy physical access to the Johnston Collections during the regular hours of operation of the Franklin Historical Museum or/at any time which the Town Administrator, or his designated agent, or the person acting as curator shall grant access either when being present or granting permission to Mr. Johnston, or his Designees, or Heirs, by any other manner, [telephone etc.] when the museum is not regularly open to the general public. Mr. Johnston may access the Johnston Collections during regular hours of operation of The Museum whether The Museum is open to the public or not when the staff is on the premises of The Franklin Historical Museum at its present location or future location. Mr. Johnston may adjust the exhibits and/or

give needed attention to the exhibits, at will, for the duration of his lifetime.

Now in agreement with the conditions of this gift of historic artifacts to the city known as the Town of Franklin by Mr. James C. Johnston Jr., we the undersigned do freely agree to the conditions concerning this donation as set out in this Deed of Gift and willingly set our signatures to this document.

**James C. Johnston Jr. B.A., M.A., Pro Se as
Donor of the Clara Johnston Collection**

Jamie Hellen, Franklin Town Administrator

**Thomas Mercer, Chairman of the Franklin
Town Council**

Dated: July 22, 2020 at the Franklin Municipal Building in Franklin, Mass.

The Following is a true appraisal of items donated to The Town of Franklin for its Museum by James C. Johnston Jr. of 789 West Central St., Franklin, Mass., reflecting the true replacement and market value of the antiques donated as of 2020, in my opinion, and subject to changes in a recently volatile and fluctuating market:

A Boston Hand-Carved Sofa With Cornucopia Carved Arms, Lion Paw Carved Feet, and Lion Legs, made of Mahogany and With Mahogany Veneer, Length 7 Feet and 3 Inches, C. 1820, \$ 2,950.00

An American-Empire Mechanical Card Table, with Mahogany Primary Wood, Robust Rope or Barley Twist Turned Center Post, Four Lion Paw Brass Feet With Casters on Base, C. 1825-1835, \$1,500.00

Set of Four Mahogany American Sabre Leg Side Chairs, With Inlayed Crest and Hand-Acanthus-Carved Horizontal Back Support or Splat, C.1820-1830, \$ 1,650.00

American Federal Mahogany, Pine, and Mahogany Veneered Secretary Desk, Transitional Style With Hepplewhite Bookcase Top and Early Country Sheraton Base, Original Finish, Hepplewhite Brass Key Plates and Mahogany Turned Pulls, C.1815-1830, \$ 2,250.00

American Mahogany Federal Clover-Top-Tilt Table, C. 1810-1830, With Spider Legs, \$ 650.00

_____ David Rose 1/22/20

2/3

American Mahogany Rope-Leg Pembroke Table C. 1820-1830, \$ 850.00

Old Paris Porcelain Tea Service, C.1810-20, Hand Painted With Blue and Gold Decoration, in Fine Condition, \$ 650.00

Set of Gilt, Marble Base Gilded Brass Candelabra Suite Consisting of Side Candlestick Holders and Center Three Socket Candelabra All With Cut-Glass Prisms, C.1820-1840, \$ 650.00

An Old Paris Porcelain White Reticulated Compote C.1820 With Gold Decoration, \$ 290.00

Pair of 19th Century German Art Nouveau Footed Urn Garnitures, Hand Decorated, With Fine Ground-Lay and Extensively Gilded, With Lids With Gilded Finales, and Gilded Naturalistic Handles, Signed "Royal Bonn" in Red, \$ 495.00

Pair of English Sheffield Candlestick Holders, With Blush, Silver-Layered-on-Copper, C.1795-1815, \$ 500.00

Three Early 18th Century French Copperplate Hand-Water-Colored Prints on Wove Paper Measuring 18" X 13", Depicting *Parisian River Scenes*, Framed, and \$750.00

Mahogany Country Sheraton Turned-Leg Sewing Table With three Drawer Fronts, C.1825-1835 \$475.00

Portrait on Canvas, Commissioned by Clint Clark of Clark, Cutler, and McDermott for His Private Collection When Living at His Home on School St. Franklin, Mass. About 1900, \$ 6,750.00

English Mahogany Chippendale Mirror, Decorated With the Prince of Wales Plumes, C.1790, Measures 31.5"x 14.25" \$ 650.00

_____David Rose 1/22/20

3/3

American Willard-Type Mahogany Cased Mantle Clock [Working], Decorated With Typical and Original Stenciled Work on Scroll Top and Pilasters, 35.25" Tall, C.1825, \$ 650.00

A Pair of Framed and Original *Dr. Syntax* Hand-Colored Copperplate Engraved English Prints on Wove Paper by Thomas Rowlandson, C.1812, \$ 500.00

Pair of English Sheraton Bell-Metal Candlestick Holders, 12" Tall, C.1790, \$ 600.00

19th Century Framed Silk Chinese-Export Hand-Embroidered Pannell, Measuring 20"X13", \$ 350.00

Pair of English Hand Painted Square Derby Porcelain Plates Type Plates 12" Square, C.1825, \$ 350.00

An English Hand-Colored Print on Wove Paper By F. Grant, Engraved by Charles G. Lewis in 1839, Measuring 35"X 23" of *The Melton Breakfast of the Quorn Hunt*, Printed by Hodgson and Graves, Printers to Queen Victoria, \$ 650.00

Total Evaluation \$ 24,160.00

Date; 1/22/20

David Rose, David Rose Antiques

West Main Street,

Upton, Ma. 01568

Associate Editor of: *The Journal of Antiques and Collectibles: 1994-2014*

AN APPRAISAL OF ITEMS DONATED TO *THE FRANKLIN HISTORICAL MUSEUM*, LOCATED ON RT. 140, IN FRANKLIN, MASSACHUSETTS, BY JAMES C. JOHNSTON JR. OF FRANKLIN, MASSACHUSETTS, INTENDED TO FURNISH “THE JAMES C. JOHNSTON SR. MEMORIAL GREAT ROOM” AT THE AFORESAID MUSEUM, AND SHOWING ANTIQUE REPLACEMENT VALUE AS OF 2020, IN MY OPINION, AND SUBJECT TO TRENDS AND CHANGES IN A RECENTLY VOLATILE AND FLUCTUATING MARKET.

FURNITURE:

Period [1675-1710] Late Pilgrim-Puritan Span Anglo-American Gate Leg Table with bold Ring-and-Ball Turned Stretchers and boldly turned legs/ Some Restoration to the Top and Hinges **\$1,250.00**

American Flax Wheel with Turned Maple Legs and Chestnut Wheel and Body with fine Turned Spokes and Distaff, C.1735-1760 **\$295.00**

American Yarn Winder, Simple Maple Construction, Primitive Counter, C.1750-1785 **\$175.00**

American Hoop-Skirt, Sausage-Turned, Tall-Turned-Finial, Maple and Ash, Splint-Seated, Arm-Chair Rocking Chair, C. 1760-1785 **\$275.00**

American, New England, Pine Cradle with Evidence of Old Red Paint, C1770, Non-Hooded Variety **\$250.00**

Pine Country American Bracket-Foot Blanket Chest, Tall with Two Drawers and Three False Drawer-Fronts, Original Brass Hardware, C. 1770-1785 **\$1,750.00**

Painted Pine Corner Cupboard, American, Molded Base and Open-Top, in Two Sections [Lower and Upper], 7" and 4" Tall, C. 1775 \$2,900.00

American Queen Anne Maple Tilt-Top Table with Pad-Foot and nicely Turned Post, and Exceptional Proportion, C. 1735-50 \$1,250.00

American Double Tavern Table, or Refectory Table, Maple Turned Legs and Stretchers: Pine Top, Two Drawers: Five Feet Long, and Two Feet Wide, and Twenty-Seven Inches Tall, C.1710 \$2,500.00

Three Matching American Queen Anne Transitional Side Chairs with Plain Splat and Square Legs Stretchers, and Typical Curved Crest Rail, C. 1760 \$675.00

Tall American Wooden Butter Churn with Substantial Residual Amounts of Original Yellow Paint, C.1800 \$475.00

Three American Matching Hitchcock Side Chairs with Eagle Back-Slat and in Original Decoration and Old Rush Seating, C. 1828 \$675.00

Set of Four American Bow-Back Windsor Side-Chairs, Maple, Pine, and Ash Construction, C.1770-1790, Bold Turnings \$2,250.00

Shaker Side-Chair in Typical Original Old Red Stain, Narrow Ladder-Back, Splint Seat, C. 1825 \$525.00

Black Painted and Victorian Decorated Windsor Armchair, Bird Cage Back, Modified Saddle Seat, C.1820 \$395.00

Dome Top Original Painted Pine Traveling Chest, C.1775 \$425.00

Red Painted, Original Paint, Six-Board Deck Chest, C. 1820	\$700.00
Great Armchair in Stained Maple, Stick-Back, Ball-Turned Front Rail Stretchers, Refined Country Chippendale Crest Rail, C. 1770	\$750.00
Shaker "Five Slat Back Arm Chair", Made of Ash, and Maple with Rush Seat: C. 1820	\$1,200.00
American Cherry Candle Stand With Round Top and Snake Leg and Typical Pad Foot, C.1740	\$695.00
Pine and Maple Massachusetts Deacon's Bench, Six Feet Long, Simple Turned Leg and Stretchers, C.1825	\$475.00
American Mahogany Writing Box, C. 1800	\$395.00
AMERICAN TOLE-WARE [TIN]:	
Pierced Tin Lantern of the Type Hanging in the Old North Church: C. 1725-1800	\$250.00
Mid-19th Century Muffiner, Black and Yellow Decoration	\$65.00
Small Domed-Top-Deed-Box With Original Painted Decoration, C.1825-1850	\$175.00
American Original Asphaltum, Painted, and Stenciled Tea Caddy, C.1860-1880	\$110.00
Candle-Stick Mold for 12 Candles, C.1825-1850	\$235.00

Round Herb Box With Clasp, 7 Individual Domed Canisters Inside, Brass Bale Handle, in Original Asphaltum and Painted Finish, C.1850-1875 \$145.00

Pair of Early Mirrored Back Early 18th Century Tin Sconces, 11" Tall, and 4" Wide \$1,250.00

POTTERY:

Ovoid Stone-Ware Jug, American, Boston Type, Five Gallon Capacity, C.1800-1820 \$450.00

Early Large Rounded Shoulders-Stone-Ware Storage Jar, New England, 11 ½" Tall, Lip For Stretched-Hide Covering, C. 1825 \$175.00

Anglo-American Rockingham Hessian Toby Jug, C.1835-1860, 6" Tall, \$110.00

Cobalt Decorated Jug, Bird and Sprays Decoration in Cobalt Slip, Frank B. Norton, Worcester, Mass. Two Gallon Size, 15" Tall, C.1850-1870 \$450.00

One Gallon Half-Round Albany-Slip Jug, C.1845 \$125.00

AMERICAN GLASS: SANDWICH GLASS: EARLY FLINT:

"Saw Tooth" Font Whale Oil Lamp: Mounted on Fluted Brass Column, with Marble Base Measuring 4"X4", C. 1835-1850 \$225.00

"Starburst" Clear Compote: 9" Wide, 7" Tall, C.1840-1850 \$225.00

"Diamond" Covered Footed Sugar Bowl, C 1835-1850 \$125.00

6 ½" Tall "Fluted" Blob-Top Bar Bitters Bottle, C.1835-1850 \$65.00

Set of 6 "Ribbed Grape" Clear Goblets, C.1850-60 \$360.00

Sandwich Flint Glass: Iron-Molded-Pressed-Clear-Glass Honey Dishes and Cup Plates:

Honey Dishes:

1. Scalloped Starburst C. 1835	\$35.00
2. Roman Rosette C. 1835	\$45.00
3. Ribbed Ivy C. 1835	\$40.00
4. Lacey Trailing Blossom C.1835	\$40.00
5. Ribbed Sunburst C. 1828	\$35.00

Cup Plates:

6. Bunker Hill C.1841	\$55.00
7. Eagle C.1831	\$75.00
8. Henry Clay C.1844	\$75.00
9. "Old Ironsides" or <i>U.S.S. Constitution</i> C.1831	\$100.00
10. Lacey Lyre and Bat C.1835	\$35.00
11. Concentric Heart C. 1835	\$35.00
12. Lacey Valentine C.1835	\$40.00
13. Starburst Variant C.!831	\$35.00
14.Engine-Turned Starburst Variant C.1835	\$35.00
15. Lacey Heart Variant C.1835	\$40.00
16. Star C. 1832	\$35.00
17. Bull's Eye C.1835	\$35.00
18. Waffle and Loupe C.1835	\$35.00
19. Sun Burst C.1828	\$35.00
20. Star Variant C.1830	\$35.00
21. Soft-Paste Hand Decorated Staffordshire Cup and Saucer	

[C.1815] Showing the Proper Use of a Cup Plate [Sun Burst Pattern, C. 1828]: Observe the Cup Rests on the Cup Plate While the Saucer Can Be Used For Cooling the Tea, \$225.00

PEWTER:

15" Charger, English, Marked "London", C.1750	\$550.00
8 ¼ "Plate, English, Marked, C.1750	\$150.00
8 ¾ " Plate, English, Marked "London", C.1760	\$225.00
8 5/8" Plate, English, Marked "London", C. 1760	\$175.00
7 7/8" Plate, English, Marked Tiffin, London, C.1755	\$135.00

Anglo-American Basin, 11 ½ " in Diameter, 4 ½", Unsigned: C. 1770
 \$400.00

American Whale Oil Lamp, Acorn Shape, Footed C.1820-1845 \$375.00

Hinged Chocolate Mold, "Shoe" Shaped, C.1875 \$110.0

STAFFORDSHIRE POTTERY:

Wedgewood Platter, Red Boarder with Black Transfer Center, 20"X17",
 C.1845 \$525.00

Set of Eight 9 ½" Blue and White Transfer Staffordshire Plates, "Wild
 Rose" Pattern, C.1830 \$1,000.00

Copper Luster Jug with Raised Polychrome Figures, 6 ½" Tall, C.1835-1860
 \$175.00

Sprig Soft Paste Tea Set for Six, C.1825 \$425.00

METAL OBJECTS:

American Brass Strainer with a Wrought Iron Handle, Circa.1810-1825
 \$225.00

Sheraton Brass Candlestick Holder, C.1795, 10 ¼" Tall, English \$165.00

Sheraton Brass Candlestick Holder, C.1795, 7 1/2" Tall, English \$165.00

Pair of Tall; English Inverted Bee-Hive Brass Candle-Stick Holders, C.1845
 \$295.00

Anglo-American Engraved Brass Bed Warming Pan With Turned and
 Decorated Handle in Original Paint, C. 1750's: Well Engraved Lid, \$425.00

Pair of Tall English Brass "Bee Hive" Candle Stick Holders, 12": C.
 1845-1875
 \$295.00

FOLK ART AND LIKE OBJECTS:

Sampler Worked by Franklin Maiden, Beriah Lawrence, in Franklin, Massachusetts, in the Year 1794, Measuring 22"X 8" \$1,250.00

Oval Oil Painting on Canvas of Franklin Matron, Lucretia Metcalf, C.1863, Measures 14"X16" \$675.00

Pair of Colored Lithographs on Wove Paper taken From *Horti Krelageani* Printed in Harlem [Netherlands] C.1840. Well Framed, Measuring 15 ½ " X 19", Entitled: *Cyperus Alternifolius-Albo Vauegatus* and *Horti Krelageani*, \$950.00

Copper Plate Engraving of George Washington on Wove Paper, After a Full Body Painting of the President by Gilbert [Identified as Gabriel by the Engraver] Stuart: The Print was Engraved by James Heath, Who Held the Distinction of Being "Engraver to King George III and H.R.H. The Prince of Wales": Published February 1, 1800 and Measuring 20"X28" in Old Frame Stock \$2,500.00

Oil Painting on Canvass of, "The Old Clark House" on Grove St. Franklin, Mass by Louise Clark: Known as The Rondeau Residence in the Mid-Twentieth Century, In Original Frame: C.1865-1885 \$750.00

Elephant Folio Size Hand-Colored Steel Engraving, Measuring 52" X 33", in Frame in the Proper Style of the Period of the Print, Named, *The Railway Station at Paddington*, After Original 1866 Oil Painting by William Firth [1819-1909], and Engraved by Francis Hall for Henry Grabes and Co. [Printers and Engravers to Queen Victoria and Edward Albert, Prince of Wales] in 1866 \$3,500.00

Framed Documents:

Rare Slave Document: Hand Written Official Copy of a Letter from The Franklin Board of Selectmen to The Selectmen or The Overseers of the Poor of the Town of Taunton, Massachusetts Regarding a Former Slave Freed There, One Prince Baylis, and His Wife {a Wampanoag Woman} Because they Are Poor and in Need; Whereas Prince Was Freed in Taunton, That Town Is Responsible for their Support Under Massachusetts Law: February 18, 1808 \$2,500.00

Rare Framed Franklin Rail Road Bond, 1873, With Coupons, With a Plot Plan Drawn on the Back in Ink, Showing the Farm Owned by a Member of the Metcalf Family and Drawn by the Uncle of Horace Mass, Ariel Mann in 1800
\$1,500.00

The Last Warrant [on Two Large Pieces on White Card [Measuring 17"X27"], Printed For the Last Franklin Annual Town Meeting Ever Held on April 4, 1978 and Signed by Franklin's Last Board of Selectmen: Chairman Albert R. Brunelli, Vice-Chairman James C. Johnston Jr., and Clerk Norman C. Ristaino in Two Large Curly Maple Frames
\$950.00

Chinese Lamp, Mid-Century, Vermillion Decoration Featuring Bats, Porcelain, 20" Tall, With Silk Shade
\$175.00

Total Evaluation **\$ 46,505.00**

Date: June 26, 2020

David J. Rose
David Rose Antiques
36 West Main St.
Upton, Mass. 01568
Associate Editor of: *The Journal of Antiques and Collectibles*: 1994-2014



**TOWN OF FRANKLIN
RESOLUTION 20-44
ACCEPTANCE OF GIFT - FRANKLIN HISTORICAL MUSEUM**

WHEREAS, The Historical Museum has received an exceptionally generous donation including furniture, American Toleware, pottery, glassware, pewter, Staffordshire Pottery, metal items, Folk Art, and framed documents from James C. Johnston Jr. of Franklin Massachusetts. This donation will be displayed at the James C. Johnston Sr. Memorial Great Room and the Federal Parlor of the Oliver Pond House, in Memory of Clara J. Johnston, both of which are located at the Franklin Historical Museum.

NOW THEREFORE, BE IT RESOLVED THAT the Town Council of the Town of Franklin on behalf of the Franklin Historical Museum gratefully accepts this generous donation to be displayed at the Franklin Historical Museum, James C. Johnson Sr. Memorial Great Room and the Federal Parlor of the Oliver Pond House.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2020

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Teresa M. Burr, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 17, 2020

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Resolution 20-45: Easement - Overhead Electric Distribution System

I am asking the Council to consider resolution 20-45, which will grant an easement to Massachusetts Electric Company (National Grid) and Verizon New England, Inc. (owner of the poles) for the overhead electric system located on Town owned land shown as Parcel 312-2 on the Town of Franklin Tax Assessor maps. The purpose of this easement is to allow National Grid and Verizon to build the electricity lines/poles, etc for the Town's new water treatment plant on Grove Street.

If you have any additional questions please feel free to ask.

GRANT OF EASEMENT

TOWN OF FRANKLIN, a municipal corporation having a usual place of business at 355 East Central Street, Franklin, Massachusetts 02038 (hereinafter referred to as the Grantor), for consideration of One (\$1.00) dollar, grants to **MASSACHUSETTS ELECTRIC COMPANY**, 40 Sylvan Road, Waltham, Massachusetts 02451, a Massachusetts corporation, and **VERIZON NEW ENGLAND, INC.**, a New York corporation, having a local address of 125 High Street – Oliver Tower, 07 Floor, Boston, MA 02110 (hereinafter referred to as the Grantees) with quitclaim covenants, the perpetual right and easement to construct, reconstruct, repair, maintain, operate and patrol, for the transmission of high and low voltage electric current and for the transmission of intelligence and telephone use, lines to consist of, but not limited to, twelve (12) poles, (which may be erected at different times) with wires and cables installed thereon, and all necessary foundations, anchors, guys, braces, fittings, equipment and appurtenances (hereinafter referred to as the "OVERHEAD SYSTEM") over, across, under and upon the Grantor's land in Franklin, Norfolk County, Massachusetts, to serve Grantor's property.

Said "OVERHEAD SYSTEM" is to be installed on Grantor's property, which is located on the easterly side of Grove Street, to originate from Pole #89, which is located on the westerly side of Grove Street, then proceed in an easterly direction from said Pole crossing over, upon and across land of the Grantor to **Pole #1 through Pole #12**, to become established by and upon the final installation thereof by the Grantees.

Also with the further perpetual right and easement from time to time without further payment therefore to pass and repass over, across and upon said land of the Grantor as is reasonable and necessary in order to renew, replace, repair, remove, add to, maintain, operate and patrol and otherwise change said "OVERHEAD SYSTEM" and each and every part thereof and to make such other excavation or excavations as may be reasonably necessary in the opinion and judgment of the Grantees, their successors and assigns, and to clear and keep cleared the portions and areas of the premises wherein the "OVERHEAD SYSTEM" is specifically located of such trees, shrubs, bushes, above ground and below ground structures, objects and surfaces, as may, in the opinion and judgment of the Grantees, interfere with the efficient and safe operation and maintenance of the "OVERHEAD SYSTEM".

WR#27418330

Address of Grantees:
Mass El. – 40 Sylvan Road, Waltham, Massachusetts 02451

After recording return to:
Elizabeth A. Fresolone
National Grid
Service Company, Inc.
40 Sylvan Road
Waltham, MA 02451

05 FRANMA GEN

Property Address: 340 Grove St, Franklin, MA (Norfolk County)

It is agreed that the "OVERHEAD SYSTEM" shall remain the property of the Grantees, their successors and assigns, and that the Grantees, their successors and assigns, shall pay all taxes assessed thereon. Grantor agrees that the rights and easement herein granted are for the purpose of providing service to Grantor's property and the further right to service others from said "OVERHEAD SYSTEM". The Grantor, for itself, its successors and assigns, covenant and agrees with the Grantees, for themselves, their successors and assigns, that this Grant of Easement and the location of the "OVERHEAD SYSTEM" may not be changed or modified without the written consent of the Grantees, their successors and assigns, which consent may be withheld by the Grantees in their sole discretion. The rights and easement herein granted are over, across and upon a certain parcel of land, being designated as Parcel 312-2 on the Town of Franklin Tax Assessor Maps, and further shown as **Parcel 1, Parcel 2, Parcel 4 and Parcel 6** on a Plan of Land recorded with the Norfolk County Registry of Deeds in **Plan Book 257, Page 833**.

And further, said "OVERHEAD SYSTEM" (locations of the electrical equipment and other facilities on the hereinbefore referred to premises of the Grantor) is approximately shown on a sketch entitled: "Massachusetts Electric, Feeder: 344W4, Work Location: Town of Franklin Water Treatment Plant, 350 Grove St, Franklin, MA Date: 5/2/0/2019, Easement Drawing: 27418330, District Engineer: M. Roberts" a reduced copy of said sketch is attached hereto as "Exhibit A" and recorded herewith, copies of which are in the possession of the Grantor and Grantees herein, but the final definitive locations of said "OVERHEAD SYSTEM" shall become established by and upon the installation and erection thereof by the Grantees.

For Grantor's title, see Order of Taking dated December 1, 1976, recorded with the Norfolk County Registry of Deeds in **Book 5288, Page 236**.

IN WITNESS WHEREOF, TOWN OF FRANKLIN, has caused its municipal seal to be hereto affixed and these presents to be signed in its name and behalf by and through its Town Council being thereto duly authorized this _____ day of _____, 2020.

TOWN OF FRANKLIN

By and through its Town Council

By: THOMAS MERCER
Its: Chair

By: ROBERT DELLORCO
Its: Vice Chair

By: BRIAN CHANDLER

By: GLENN JONES

By: MELANIE HAMBLÉN

By: ANDREW BISSANTI

By: MATTHEW T. KELLY

By: EAMON MCCARTHY EARLS

By: DEBORAH L. PELLEGRINI

Commonwealth of Massachusetts

County of _____ } ss.

On this the _____ day of _____, _____, before me,

Day

Month

Year

_____ the undersigned Notary Public,
Name of Notary Public

personally appeared Thomas Mercer, Robert Dellorco, Brian Chandler, Glen Jones, Melanie Hamblen, Andrew Bissanti, Matthew T. Kelly, Eamon McCarthy Earls, and Deborah L. Pellegri, proved to me through satisfactory evidence of identity, which was/were

_____,
Description of Evidence of Identity

to be the persons whose names are signed on the preceding Grant of Easement, and acknowledged to me that they signed it voluntarily for its stated purpose as duly authorized members of the Town Council for the Town of Franklin.

Signature of Notary Public

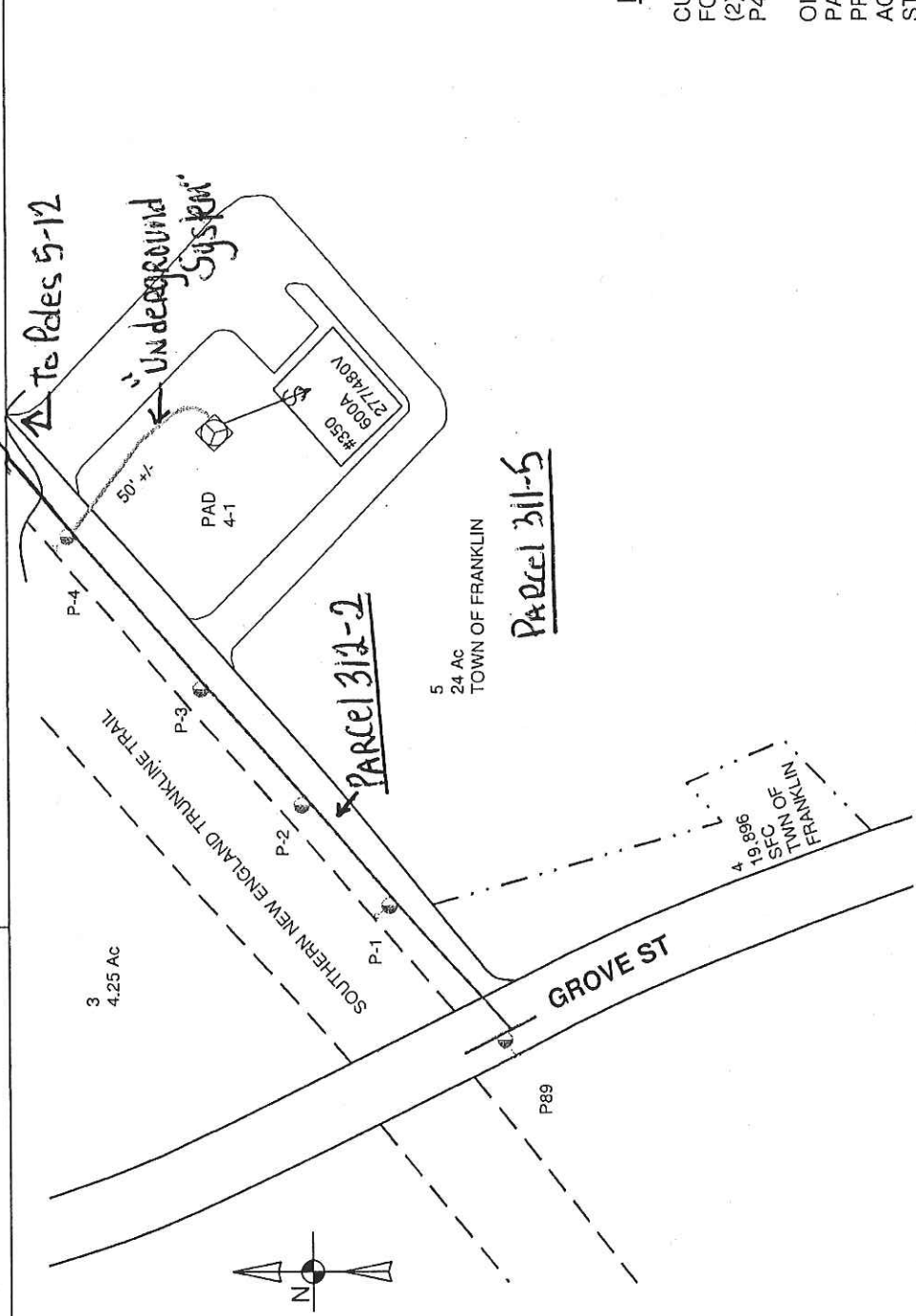
Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above

LEGEND

	EXISTING JO POLE
	ANCHOR ROD
	EXISTING OH PRIMARY & SECONDARY WIRE
	CUSTOMERS SERVICE WIRE
	3 PH TRANSFORMER PAD
	NGRID PRIMARY WIRE SYSTEM



NOTES:

CUSTOMER TO INSTALL THE FOLLOWING:
(2) 4" PVC ENCASED FROM P4 TO PAD 4-1, (50' +/-)
OIL CONTAINMENT FOR NEW PAD WITH BOLLARD PROTECTION IN ACCORDANCE TO N-GRID STANDARDS

EXHIBIT 'A'
NOT TO SCALE
The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 17, 2020

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Resolution 20-46: Easement - Underground Electric Distribution System

I am asking the Council to consider resolution 20-46, this resolution will authorize the Town Administrator to execute an easement on behalf of the Town Council. If executed this will grant an easement to Massachusetts Electric Company (National Grid) for the underground electric distribution system located on Town owned land shown as Parcel 311-5 on the Town of Franklin Tax Assessor maps. The purpose of this easement is to allow National Grid and Verizon to build the necessary underground electrical work for the Town's new water treatment plant on Grove Street.

If you have any additional questions please feel free to ask.

GRANT OF EASEMENT

TOWN OF FRANKLIN, a municipal corporation having a usual place of business at 355 East Central Street, Franklin, Massachusetts 02038, (hereinafter referred to as the Grantor), for consideration of One (\$1.00) Dollar, grants to **MASSACHUSETTS ELECTRIC COMPANY**, a Massachusetts corporation with its usual place of business at 40 Sylvan Road, Waltham, Massachusetts 02451 (hereinafter referred to as the Grantee) with quitclaim covenants, the perpetual right and easement to install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, an "UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM" (hereinafter referred to as the "UNDERGROUND SYSTEM") located in Franklin, Norfolk County, Massachusetts, consisting of lines of buried wires and cables and lines of wires and cables installed in underground conduits, together with all equipment and appurtenances thereto for the transmission of intelligence and the furnishing of electric service to the herein described premises and to service others, and without limiting the generality of the foregoing, but specifically including the following equipment; namely: bollards, handholes, junction boxes, transformers, padmount transformers and all housings, connectors, switches, conduits, cables and wires all located within the easement area of the hereinafter described property.

Said "UNDERGROUND SYSTEM" is located in, through, under, over, across and upon a certain portion of a parcel of land situated on the easterly side of Grove Street, being more particularly designated as **Parcel 311-5** on the Town of Franklin Tax Assessor Maps, and further shown as "Plot 12 24 Acres" on a Plan of Land recorded with the Norfolk County Registry of Deeds in **Plan Book 412, Page 202**.

Property Address: 350 Grove St, Franklin, MA (Norfolk County)

WR #27418330

Address of Grantee:
Mass El. - 40 Sylvan Road, Waltham, Massachusetts 02451

After recording return to:
Elizabeth Fresolone
National Grid
Service Company, Inc.
280 Melrose Street
Providence, RI 02907

05 FRANMA GEN

And further, said "UNDERGROUND SYSTEM" (locations of the electrical equipment and other facilities on the hereinbefore referred to premises of the Grantor) is approximately shown on a sketch entitled: "Massachusetts Electric, Feeder: 344W4, Work Location: Town of Franklin Water Treatment Plant, 350 Grove St, Franklin, MA Date: 5/2/0/2019, Easement Drawing: 27418330, District Engineer: M. Roberts" a reduced copy of said sketch is attached hereto as "Exhibit A" and recorded herewith, copies of which are in the possession of the Grantor and Grantee herein, but the final definitive locations of said "UNDERGROUND SYSTEM" shall become established by and upon the installation and erection thereof by the Grantee.

Also with the further perpetual right and easement from time to time to pass and repass over, across and upon said land of the Grantor as is reasonable and necessary in order to renew, replace, repair, remove, add to, maintain, operate, patrol and otherwise change said "UNDERGROUND SYSTEM" and each and every part thereof and to make such other excavation or excavations as may be reasonably necessary in the opinion and judgment of the Grantee, its successors and assigns, and to clear and keep cleared the portions and areas of the premises wherein the "UNDERGROUND SYSTEM" is located as shown on the sketch herein referred to, of such trees, shrubs, bushes, above ground and below ground structures, objects and surfaces, as may in the opinion and judgment of the Grantee interfere with the safe and efficient operation and maintenance of the "UNDERGROUND SYSTEM" and other related electrical equipment. However, said Grantee, its successors and assigns, will properly backfill said excavation or excavations and restore the surface of the land to as reasonably good condition as said surface was in immediately prior to the excavation or excavations thereof.

If said herein referred to locations as approximately shown on the sketch herein also referred to are unsuitable for the purposes of the Grantee, its successors and assigns, then said locations may be changed to areas mutually satisfactory to both the Grantor and the Grantee herein; and further, said newly agreed to locations shall be indicated and shown on the sketch above referred to by proper amendment or amendments thereto. The Grantor, for itself, its successors and assigns, covenant and agrees with the Grantee, for itself, its successors and assigns, that this Grant of Easement and the location of the "UNDERGROUND SYSTEM" may not be changed or modified without the written consent of the Grantee, its successors and assigns, which consent may be withheld by the Grantee in its sole discretion. Any relocation so requested shall be at the cost and expense of the requesting party.

It is the intention of the Grantor to grant to the Grantee, its successors and assigns, all the rights and easements aforesaid and any and all additional and/or incidental rights needed to install, erect, maintain and operate within the Grantor's land an "UNDERGROUND SYSTEM" for the transmission of intelligence and for supplying electric service for the building, buildings or proposed buildings shown on the last herein referred to sketch or amended sketch and the right to service others from said "UNDERGROUND SYSTEM".

It is agreed that said "UNDERGROUND SYSTEM" and all necessary appurtenances thereto, shall remain the property of the Grantee, its successors and assigns, and that the Grantee, its successors and assigns, shall pay all taxes assessed thereon.

For Grantor's title, see deed dated September 28, 2005 and recorded with the Norfolk County Registry of Deeds in **Book 22945, Page 19**.

IN WITNESS WHEREOF, TOWN OF FRANKLIN, has caused its municipal seal to be hereto affixed and these presents to be signed in its name and behalf by and through its Town Council being thereto duly authorized this _____ day of _____, 2020.

TOWN OF FRANKLIN

By and through its Town Council

By: THOMAS MERCER
Its: Chair

By: ROBERT DELLORCO
Its: Vice Chair

By: BRIAN CHANDLER

By: GLENN JONES

By: MELANIE HAMBLIN

By: ANDREW BISSANTI

By: MATTHEW T. KELLY

By: EAMON MCCARTHY EARLS

By: DEBORAH L. PELLEGRINI

Commonwealth of Massachusetts

County of _____ } ss.

On this the _____ day of _____, _____, before me,
Day Month Year

Name of Notary Public the undersigned Notary Public,

personally appeared Thomas Mercer, Robert Dellorco, Brian Chandler, Glen Jones, Melanie Hamblen, Andrew Bissanti, Matthew T. Kelly, Eamon McCarthy Earls, and Deborah L. Pellegrini, proved to me through satisfactory evidence of identity, which was/were

Description of Evidence of Identity

to be the persons whose names are signed on the preceding Grant of Easement, and acknowledged to me that they signed it voluntarily for its stated purpose as duly authorized members of the Town Council for the Town of Franklin.

Signature of Notary Public

Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above

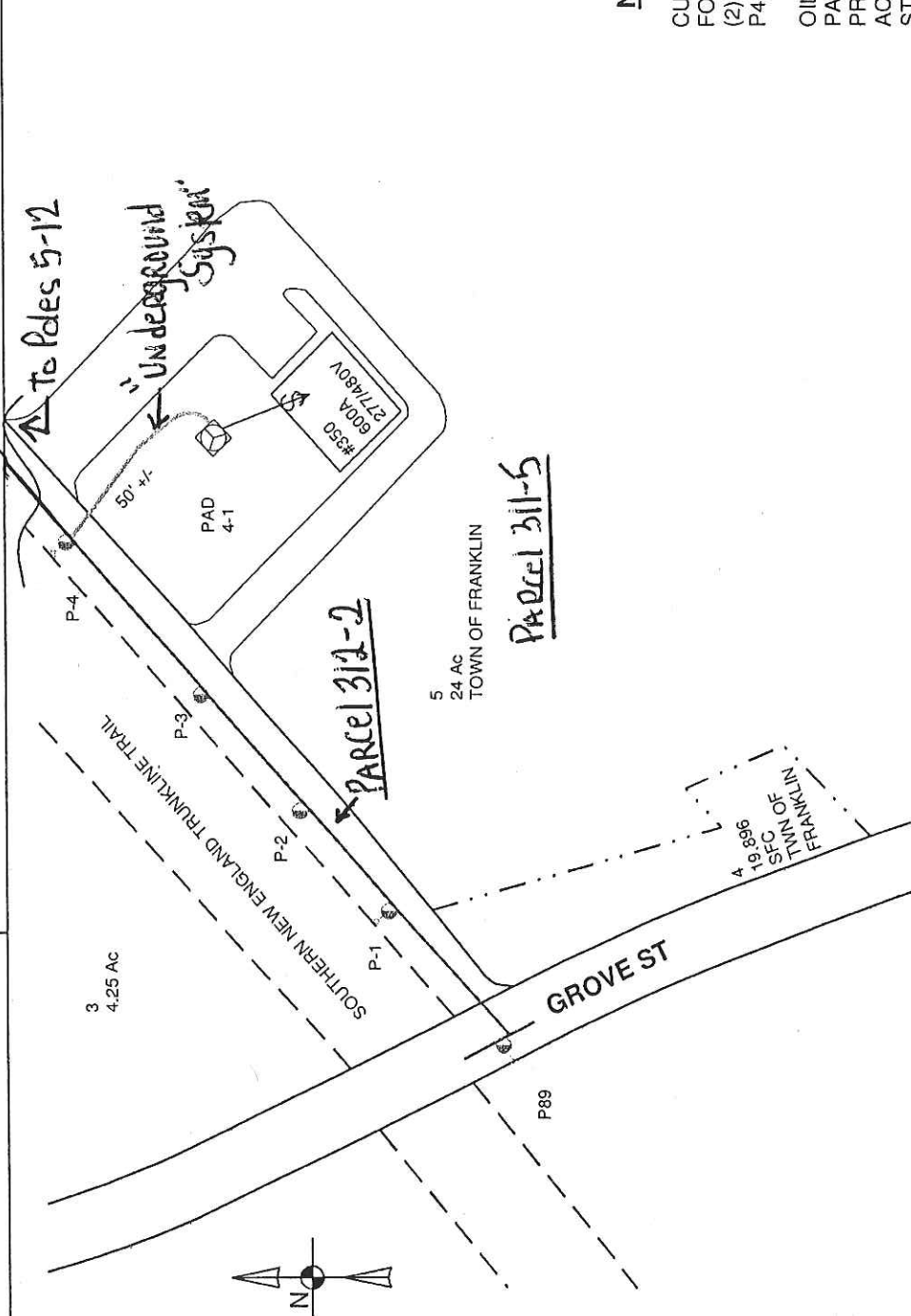


Massachusetts Electric
Southeast District, Hopedale

Feeder: 344W4
Work Location: TOWN OF FRANKLIN WATER TREATMENT PLANT, 350 GROVE ST, FRANKLIN, MA 02038
DATE: 5/20/2019 EASEMENT DRAWING : 27418330

LEGEND

	EXISTING JO POLE
	ANCHOR ROD
	EXISTING OH PRIMARY & SECONDARY WIRE
	CUSTOMERS SERVICE WIRE
	3 PH TRANSFORMER PAD
	NGRID PRIMARY WIRE SYSTEM



NOTES:

- CUSTOMER TO INSTALL THE FOLLOWING:
- (2) 4" PVC ENCASED FROM P4 TO PAD 4-1, (50' +/-)
- OIL CONTAINMENT FOR NEW PAD WITH BOLLARD PROTECTION IN ACCORDANCE TO N-GRID STANDARDS

EXHIBIT 'A'
NOT TO SCALE
The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.



**TOWN OF FRANKLIN
RESOLUTION 20 - 46
GRANT OF UNDERGROUND ELECTRIC DISTRIBUTION
SYSTEM EASEMENT
TOWN OWNED LAND AT PARCEL 311-5**

WHEREAS, The Town of Franklin owns land shown as Parcel 311-5 on the Town of Franklin Tax Assessor Maps, and

WHEREAS, Massachusetts Electric Company is an electric company as defined in G.L. Chapter 164, Section 1 and provides electric service in the Town of Franklin; and

WHEREAS, Massachusetts Electric Company requires that the Town of Franklin grant it an access easement to provide electric service.

NOW, THEREFORE, BE IT RESOLVED THAT the Town Council of the Town of Franklin hereby grants an easement to Massachusetts Electric Company through, under, over, across and upon land of the Town of Franklin located on Parcel 311-5, described in a deed recorded in Norfolk Registry of Deeds in Plan Book 4112 at Page 202 for the sole purpose of providing electric service to said property, as more fully set out and upon the terms and conditions contained in the easement instrument attached hereto as "Exhibit 1" and the Town Council hereby authorizes the Town Administrator to execute said easement instrument on its behalf.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2020

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Teresa M. Burr, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 17, 2020

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Resolution 20-47: Solid Waste Prior Year Bill

I am asking the Council to consider resolution 20-47, which will allow the Town to pay a late bill that came in from our Solid Waste Enterprise Account. In short, the last bill from Waste Management came in after the end of the fiscal year. By statute after a certain date, legislative approval is needed to pay this contracted service. This resolution will authorize the Town to pay a total requested Solid Waste Enterprise Fund bill of \$25,507.74, which will close out our solid waste obligations for FY20.

If you have any additional questions please feel free to ask.



TOWN OF FRANKLIN

RESOLUTION 20 - 47

APPROPRIATION: Solid Waste Prior Year Bill

TOTAL REQUESTED: \$ 25,507.74

PURPOSE: To pay a prior years bill of the Solid Waste Enterprise Fund for FY20 as authorized by G.L. Chapter 44 Section 64.

MOTION: Be it moved and voted by the Town Council that a prior years bill in amount of Twenty-Five Thousand Five Hundred and Seven Dollars and Seventy-Four Cents (\$ 25,507.74) be paid from the FY21 Solid Waste Enterprise Fund operating budget.

This Resolution shall become effective according to provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2020

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Teresa M. Burr, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 22, 2020

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Resolution 20-48: Gift Acceptance - Franklin Fire Department

The Franklin Fire Department has received a generous donation totaling \$50. This donation will be allocated towards the purchase of safety and other related equipment for Franklin Fire Fighters as well as various Fire Department Programs.

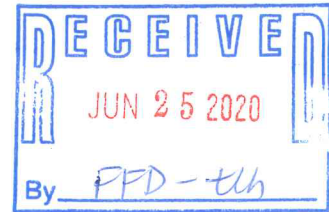
The donation made was as follows:

1. Franklin Moms Club - \$50

We would like to thank the Franklin Moms Club for their generous donation to the Franklin Fire Department.

If you have any additional questions please feel free to ask.

Franklin Fire Department
40 West Central Street
Franklin, MA 02038



To whom it may concern,

On behalf of the Moms Club of Franklin, MA we are providing the Franklin Fire Department with a donation of \$50.00. The services your organization provides to our community are valuable and we appreciate your services. Please accept this donation towards the continuation of your services.

Sincerely,

Jessica McMahon

Treasurer

Moms Club of Franklin, MA

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 17, 2020

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Zoning Bylaw Amendment 20-858: Beaver and Oak Street

I am asking the Council to consider referring Zoning Bylaw Amendment 20-858 to the Planning Board for their consideration and public hearing. This Zoning Bylaw Amendment was discussed at the 06-10-2020 EDC meeting and unanimously approved by the EDC to be brought to the Town Council for your consideration.

Please see the attached memo and supporting documents from the Community Planning Director Bryan Taberner. I am recommending a referral to the Planning Board for this zoning proposal.

If you have any additional questions please feel free to ask.

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
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 20-858, 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: JULY 15, 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 18-858: Zoning Map Changes from Rural Residential II and Single Family Residential III, Rural Residential II and Single Family Residential IV, Single Family Residential III, or Rural Residential II and Single Family Residential III, and Single Family Residential IV, to Rural Residential II, Single Family Residential III, or Single Family Residential IV, an area on or near Beaver and Oak 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.

At their meeting on June 10, 2020 the Town Council's Economic Development Subcommittee voted to send the proposed Zoning Map Amendment to the full Council for further consideration. If Council members support the proposed zoning map changes, I request the Town Council vote to refer Zoning Bylaw Amendment 20-858 to the Planning Board for a Public Hearing.

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 20-858**

**ZONING MAP CHANGES FROM RURAL RESIDENTIAL II AND
SINGLE FAMILY RESIDENTIAL III, RURAL RESIDENTIAL II
AND SINGLE FAMILY RESIDENTIAL IV, SINGLE FAMILY
RESIDENTIAL III, OR RURAL RESIDENTIAL II, SINGLE FAMILY
RESIDENTIAL III AND SINGLE FAMILY RESIDENTIAL IV,
TO RURAL RESIDENTIAL II, SINGLE FAMILY RESIDENTIAL III,
OR SINGLE FAMILY RESIDENTIAL IV,
AN AREA ON OR NEAR BEAVER AND OAK 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 II and Single Family Residential III to Rural Residential II an area containing **52.328± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

252-003-000

259-018-000

260-003-000

That 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 an area containing **16.001± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

252-007-000

259-010-000

259-015-000

252-008-000

259-011-000

259-016-000

252-009-000

259-012-000

260-004-000

259-008-000

259-013-000

260-006-000

259-009-000

259-014-000

That the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential III to Rural Residential II **1.043± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Number

269-111-000

That the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential IV to Rural Residential II **0.168± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

269-078-000

That the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential IV to Single Family Residential IV an area containing **7.952± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

269-080-000

269-089-000

269-103-000

269-088-000

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II, Single Family Residential III and Single Family Residential IV to Rural Residential II **35.027± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

269-110-000

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Beaver and Oak 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** _____

Teresa M. Burr, CMC
Town Clerk

ABSTAIN _____

ABSENT _____

RECUSED _____

Glenn Jones, Clerk
Franklin Town Council

Proposed Zoning Map Changes

An Area On Or Near Beaver Street and Oak Street

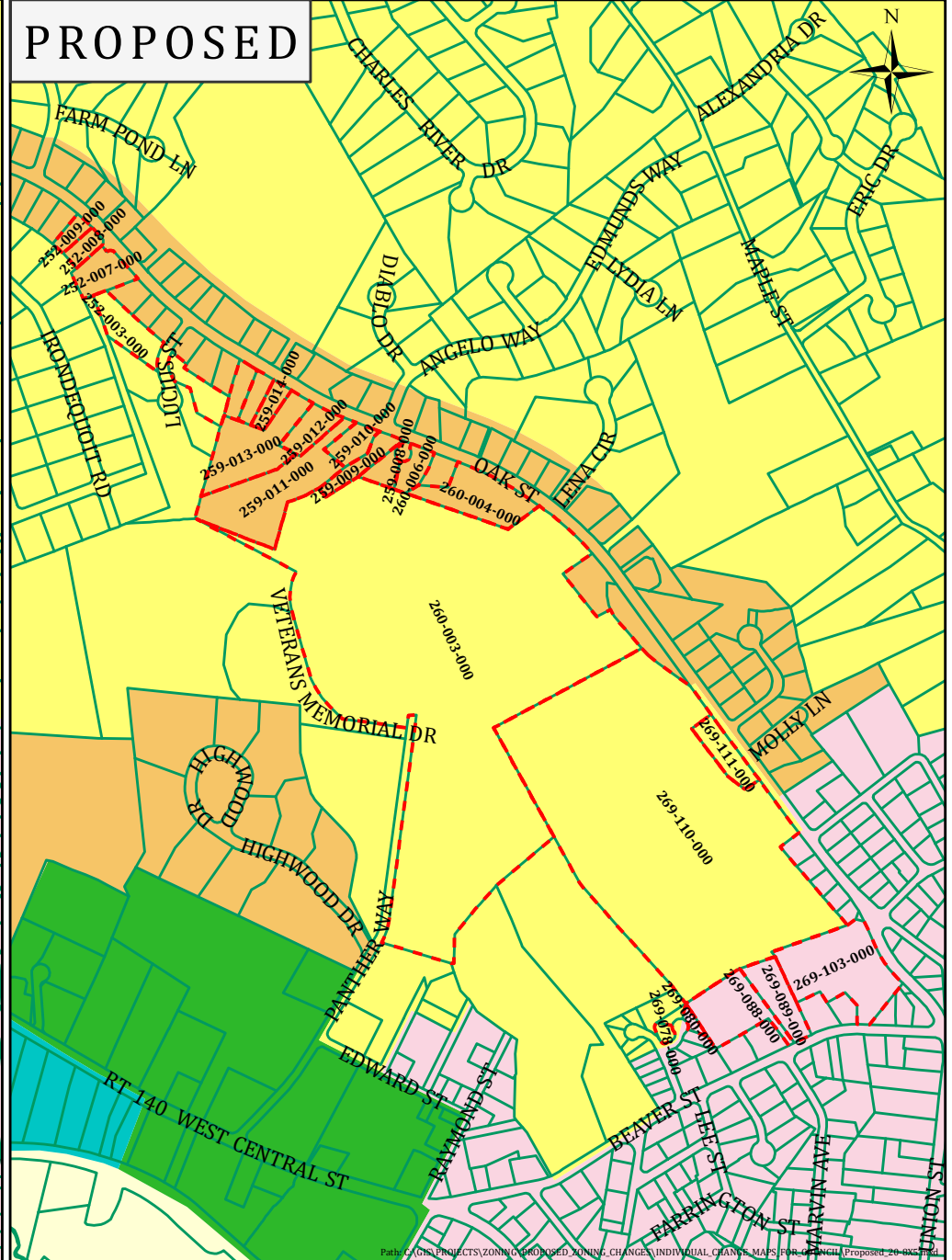
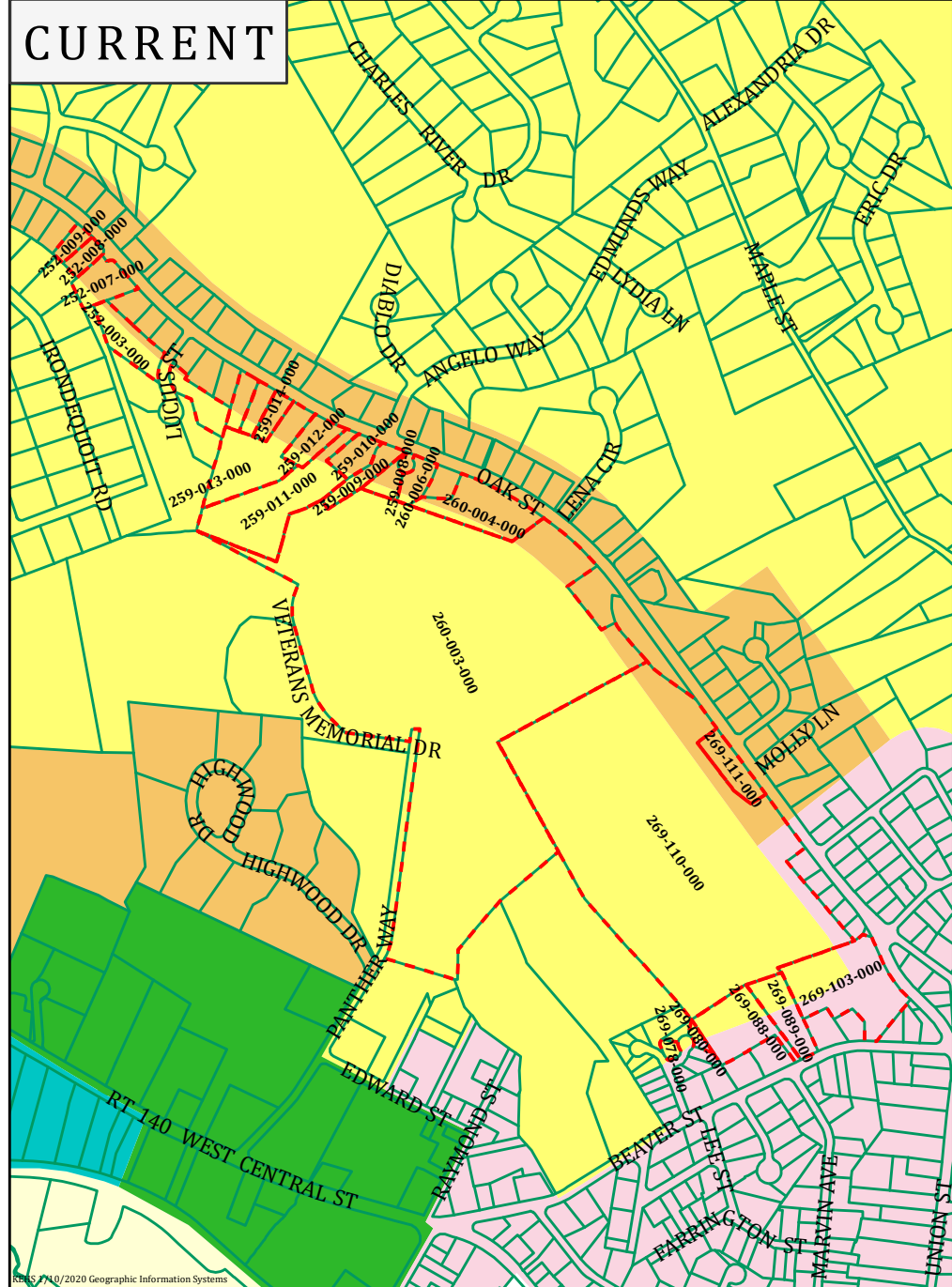
From Rural Residential II & Single Family Residential III, Rural Residential II & Single Family Residential IV, Single Family Residential III, or Rural Residential II, Single Family Residential III & Single Family Residential IV, To Rural Residential II, Single Family Residential III, or Single Family Residential IV

- Business
- Commercial II
- Rural Residential I
- Rural Residential II
- Single-Family III
- Single-Family IV

- Area of Proposed Change
- ~ Parcel Line

20-858

0 600 1,200 2,400 Feet



Proposed Zoning Map Amendment 20-858

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

**From Rural Residential II & Single Family Residential III, Rural Residential II & Single Family Residential IV,
Single Family Residential III, or Rural Residential II, Single Family Residential III & Single Family Residential IV,
To Rural Residential II, Single Family Residential III, or Single Family Residential IV
An Area On Or Near Beaver and Oak Streets**

Parcel	Location	Size (acres)	Owners	From	To
252-003-000	5 Lucius Street	1.37400	James W & Joanane L Rossetti	RRII & SFRIII	RRII
252-007-000	402 Oak Street	1.09800	Nicholas W & Deborah Saporoff	RRII & SFRIII	SFRIII
252-008-000	404 Oak Street	0.43550	Maureen T O'Brien, Maureen O'Brien Revocable TR	RRII & SFRIII	SFRIII
252-009-000	406 Oak Street	0.37650	Susan & Bernardo Carlucci	RRII & SFRIII	SFRIII
259-008-000	234 Oak Street	0.50290	Michael K & Kathleen M Donidan	RRII & SFRIII	SFRIII
259-009-000	340 Oak Street	0.73070	George & Amy Allen	RRII & SFRIII	SFRIII
259-010-000	344 Oak Street	0.81990	Charles F & Robin R Scully	RRII & SFRIII	SFRIII
259-011-000	346 Oak Street	4.00500	Ken O & Leslie K Wardrop	RRII & SFRIII	SFRIII
259-012-000	350 Oak Street	0.88800	Kevin E & Erina Guida	RRII & SFRIII	SFRIII
259-013-000	354 Oak Street	2.67000	William J Carragher	RRII & SFRIII	SFRIII
259-014-000	360 Oak Street	0.48000	David L & Annette Labonte	RRII & SFRIII	SFRIII
259-015-000	366 Oak Street	0.52340	Mark P & Teresa Tavalone	RRII & SFRIII	SFRIII
259-016-000	370 Oak Street	0.55100	John J & Joann Tavalone	RRII & SFRIII	SFRIII
259-018-000	6 Lucius Street	0.94400	Patrick III & Ellen B O'Reilly	RRII & SFRIII	RRII
260-003-000	218 Oak Street	50.01000	Town of Franklin	RRII & SFRIII	RRII
260-004-000	226 Oak Street	2.29700	Maryellen & Declan Forde	RRII & SFRIII	SFRIII
260-006-000	230 Oak Street	0.62300	John P & Patricia MacKinnon	RRII & SFRIII	SFRIII
269-078-000	2 JR's Lane	0.16820	Michael I & Jennifer K Micalone	RRII & SFRIV	RRII
269-080-000	7 JR's Lane	0.17090	Patricia M Christiani	RRII & SFRIV	SFRIV
269-088-000	69 Beaver Street	2.21400	Grace Baptist Church	RRII & SFRIV	SFRIV
269-089-000	57 Beaver Street	1.39800	Elie Abdilmasih	RRII & SFRIV	SFRIV
269-103-000	10 Daniel McCahill Street	4.16900	Town of Franklin	RRII & SFRIV	SFRIV
269-110-000	224 Oak Street	35.02700	Town of Franklin	RRII, SFRIII & SFRIV	RRII
269-111-000	Oak Street	1.04300	Town of Franklin	SFRIII	RRII
	Total Area	112.51900			

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

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

July 17, 2020

To: Town Council

From: Jamie Hellen, Town Administrator

Re: Bylaw Amendment 20-855: Chapter 82 Municipal Service Fees - Water Service Fees

Tonight I am asking you to adopt Bylaw Amendment 20-855 which will change the water service fee. Tonight is the second and final vote required.

Background

To begin with the good news, we have removed consideration of a sewer rate increase as proposed earlier this year. This will save residents 3% on their sewer bills in FY21 and is good news. The reason for this is due to the fact the Charles River Pollution Control District (CRPCD) was able to lower Franklin's assessment significantly.

Staff are recommending a water rate increase of 10% effective September 30, 2020 and 10% for June 30, 2021, respectively. The last increase was in 2018. While the economy has changed in the last 4 months, the truth is this increase was planned well before the COVID-19 crisis hit our country. The Town made substantial financial commitments for projects underway and needed to fund these.

The purposes for the rate increases are:

1. To fund the increase in debt service required for the new \$13 million dollar Iron and Manganese water treatment plant and the reconstruction of wells 6 & 9 projects on Grove Street. This project has commenced and is on schedule (see attached project schedule sheet).
2. To keep up with the general cost of doing business for the department, including the 5-year water main replacement program. Lincoln Street (from Moore Ave to Brook Street will be a major project focus for 2020).

The proposed rate is as follows:

	Current Rate	Proposed FY21 Rate	Proposed FY22 Rate
0-15 CCF (100 Cubic Feet or 748 Gallons)	\$5.75	\$6.33	\$6.96
16-40 CCF	\$6.05	\$6.66	\$7.33
41+ CCF	\$7.10	\$7.81	\$8.59

The average residential water bill will increase by approximately \$10.15 per quarter in FY21 and \$11.15 per quarter in FY22. We do have a tiered system so smaller users will pay less and larger users will pay more. Please note that while increases in water and sewer rates are frustrating, our system is much more affordable than what MWRA rate payers pay. See chart below.

I am happy to answer any questions you may have.

CHARLES RIVER POLLUTION CONTROL ASSESSMENT HISTORY

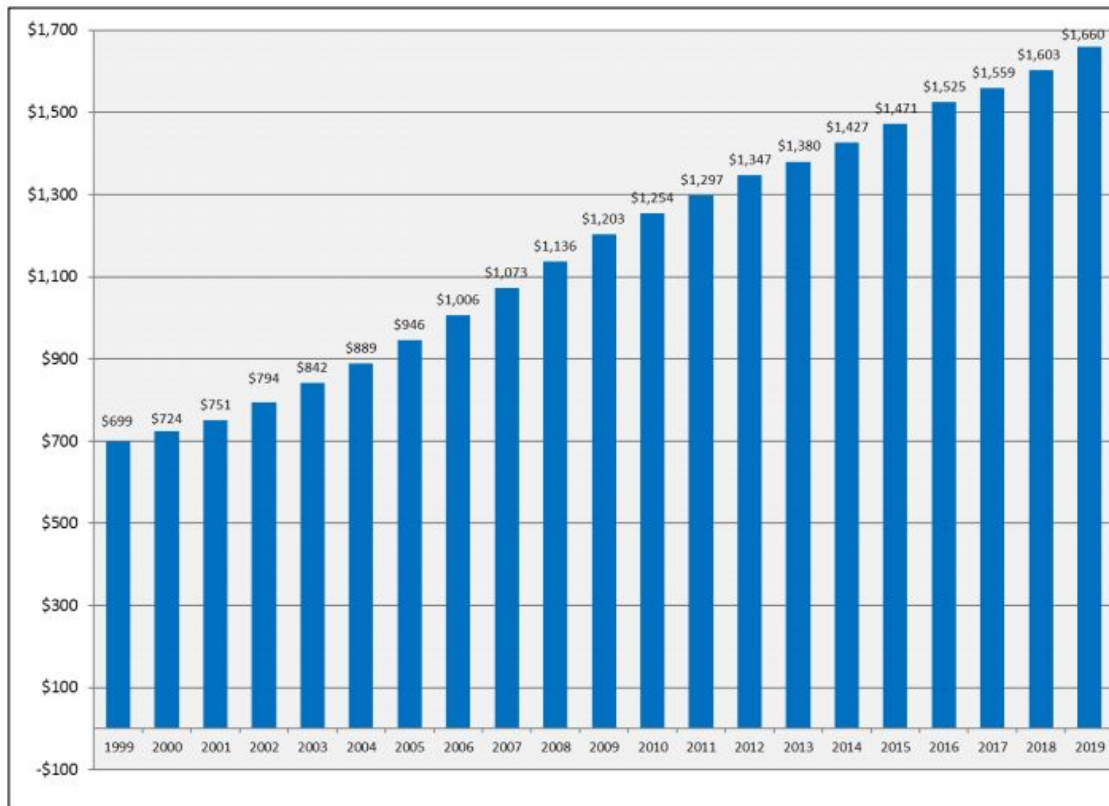
YEAR	AMOUNT	ANNUAL INCREASE
FY14	2,158,040	-
FY15	2,272,730	114,690
FY16	2,943,810	671,080
FY17	3,593,880	650,070
FY18	6,651,680*	57,800
FY19	3,645,250	(6,430)
FY20	3,827,920	182,670

* This figure includes a separate assessment due to the MS4 compliance facility capital improvements.

Combined Annual Water & Sewer Charges in MWRA Communities

1999 – 2019

(Consumption at 120 HCF \approx 90 kgal)



Town of Franklin DPW – Proposed Water Capital Projects

Replacement Well at Well Station No. 3

- **Purpose:** To have the ability to produce the entire DEP approved yield from this site a new supplemental water supply well (Well No. 3A) is proposed.
- **Project:** Well Construction, Source Approval, and connection into the system
- **Benefit:** To increase supply production into the system and to gain more operational flexibility.

Treatment Plant at Well Stations No. 3 and No. 6

1. Well Station Nos. 3 & 6 Treatment Plant

- **Purpose:** To provide treatment for Well Station Nos. 3 & 6.
- **Project:** New Water Treatment Plant (approx. 5000 sq. ft.) and associated treatment equipment to treat Well Station Nos. 3 & 6 water.
- **Benefit:** To provide manganese and iron filtration at Well Station Nos. 3 & 6 to supply the total approved yield of 1.22 MGD.

2. Modifications and Demolition at Well Station No. 6

- **Purpose:** Remove the existing vacuum pumping system and install submersible pumps at each well at Station No. 6.
- **Project:** New Well pumps and modifications for the six Wells that make up Well Station No. 6; Demolition of the existing Well No. 6 pump station; modifications to the existing Well Station No. 6 Chemical Building
- **Benefit:** To increase efficiency and operational flexibility of the existing Well Field to operate with the new Water Treatment Plant.

3. Modifications at Well Station No. 3

- **Purpose:** Make recommended structural and architectural repairs to the existing Well Station No. 3 pump station and chemical building.
- **Project:** Concrete repair, roof replacements, and minor process modifications within the Chemical Building
- **Benefit:** To provide resiliency to the existing infrastructure for continued operation now and into the future.

Town of Franklin DPW – Proposed Water Capital Projects

Pleasant Street Tank Service Area Energy Efficiency Project & Hillside Tank #1 Improvements

- **Purpose:** Reconfigure the existing low service area (Pleasant Street) system to eliminate the “in series” pumping. Preservation of the historic 1888 420,000-gallon Hillside Tank #1.
- **Project:** Demolition of the old tank and booster station, new prefabricated pressure-reducing valve (PRV) stations at Pleasant Street and Greystone Road and at Miller Street @ Brook Street Ext. Replace the pump at Well No. 4 with a pump capable of supplying the approved yield of Well Station No. 4 (0.921 MGD). The project also includes exterior and interior rehabilitation of Hillside Tank #1.
- **Benefit:** To reduce energy and maintenance costs associated with the existing infrastructure.

Estimated Project Costs & Schedule

Project Name	Estimated Opinion of Probable Project Costs	Anticipated Completion Date
Replacement Well at Well Station No. 3	\$0.9M	Fall 2018
Treatment Plant at Well Stations No. 3 and No. 6	\$12.6M	Fall 2020
Pleasant Street Tank Service Area Energy Efficiency Project	\$2.0M	Spring 2021
Totals	\$15.5M	



**TOWN OF FRANKLIN
BYLAW AMENDMENT 20-855**

**CHAPTER 82, MUNICIPAL SERVICE FEES
BYLAW TO AMEND THE CODE OF THE TOWN OF
FRANKLIN AT CHAPTER 82**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: Chapter 82 of the Code of the Town of Franklin, entitled “fees” is hereby amended at Appendix B, as follows:

**Appendix B
List of Service Rates**

Effective for bills issued after September 30, 2020 Water Usage rates shall be as follows:

CCF	Water Usage	Water Usage	Water Usage
	Rate 06-30-18	Rate 9-30-20	Rate 06-30-21
0-15	\$5.75	<u>\$6.33</u>	<u>\$6.96</u>
16-40	\$6.05	<u>\$6.66</u>	<u>\$7.33</u>
41+	\$7.10	<u>\$7.81</u>	<u>\$8.59</u>

This bylaw shall become effective according to the provisions outlined in the Franklin Home Rule Charter.

DATED: _____, 2020

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

**Teresa M. Burr, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**