Town of Franklin

355 East Central Street Franklin, Massachusetts 02038-1352



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

Economic Development Subcommittee Meeting
Municipal Building
355 East Central Street, 3rd Floor Training Room
Franklin, MA
February 5, 2020
5:30 PM

Announcements:

This meeting may be recorded by audio or video.

Discussion:

- 1. EDC Goals Prioritization Review.
- 2. Lot Line Clean up #3: Areas near Pleasant, Chestnut & Brook Streets.

This is a meeting of the Franklin Town Council Sub-Committee; under the Open Meeting Law, this subcommittee is a separate "public body" from the Town Council. Therefore, unless the Town Council has separately noticed and posted its own meeting, Councilors who are not members of this subcommittee will not be permitted to speak or otherwise actively participate @ this meeting, although they may attend and observe. This prohibition is necessary to avoid the potential for an Open Meeting Law Violation.

Town Council Meeting 2020 and 2021 Goals Town Council Workshop January 8, 2020

EDC List

Economic Development – To the EDC

- Revise Solar Bylaw in Residential districts in process.
- Continue Lot Line "Clean ups" around town in process.
- Zoning Changes
 - Inclusionary Zoning bylaw proposal to stabilize the Town's Affordable Housing Inventory with the state to ensure we maintain 10% affordable housing stock and preserving local zoning -- March 4th EDC
 - o Master Plan Update before the Council -- Expected June/July 2020
 - o Draft and Adopt state Affordable Housing Plan
 - o Residential 5 and C-1 density
 - o The Franklin Crossing Neighborhood District rezone
- Approve Snow Removal bylaw on sidewalks To review per TC April/May
- Present Economic Profile to the Town Council EDC to evaluate or implement ideas based off of the recommendations in the final report - Tentative March Presentation
- Ferrara Parking Lot Lease for continued commuter rail and free municipal parking in downtown -- in process.
- Nu-Style (Grove Street) options
- Review BioTechnology Bylaw (EDC)
- Analyze Food requirement and closing hours for restaurants (EDC)
- Review and cleanup Marijuana Overlay District
- Revise Over 55 Overlay, including open space requirement (EDC)
- Monitor Mixed Innovation Business District (EDC)
- MBTA parking Lot in Downtown

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 20-8X1, ZONING MAP CHANGES

To Better Define The Town of Franklin's Zoning Districts

Cc:

MARK G. CEREL, TOWN ATTORNEY; AMY LOVE, TOWN PLANNER;

CHRISSY WHELTON, ASSISTANT TO THE TOWN ADMINISTRATOR

DATE:

JANUARY 21, 2020

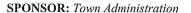
As you know the Department of Planning and Community Development (DPCD) and other Town staff are undergoing a multi-year project to better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts, the Zoning District line is moved so each parcel 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 18-8X1: Zoning Map Changes from Rural Residential I and Single Family Residential III, Rural Residential II and Single Family Residential III, or Single Family Residential III and Single Family Residential IV, to Rural Residential I, Single Family Residential III, or Single Family Residential IV, an area on or near Pleasant and Chestnut 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.

I recommend the Town Council's Economic Development Subcommittee discuss the proposed Zoning Map Amendment in the near future. If the Committee supports the proposed zoning map changes, the Zoning Map Amendment should be scheduled for a Town Council meeting in the near future for further consideration.

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.





TOWN OF FRANKLIN ZONING BY-LAW AMENDMENT 20-8X1

ZONING MAP CHANGES FROM RURAL RESIDENTIAL I AND SINGLE FAMILY RESIDENTIAL III, RURAL RESIDENTIAL II AND SINGLE FAMILY RESIDENTIAL III, OR SINGLE FAMILY RESIDENTIAL IV, TO RURAL RESIDENTIAL I, SINGLE FAMILY RESIDENTIAL III, OR SINGLE FAMILY RESIDENTIAL IV, AN AREA ON OR NEAR PLEASANT AND CHESTNUT 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 I and Single Family Residential III to Single Family Residential III an area containing 109.83± acres comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

248-019-000 266-043-000 280-060-000 262-094-000 266-100-001

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I and Single Family Residential III to Rural Residential I an area containing 16.570± acres comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

245-056-000 266-069-000 280-061-000

266-042-000

And 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 1.67± acres comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

244-044-000

And the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential III and Single Family Residential IV to Single Family Residential IV 0.72± acre comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

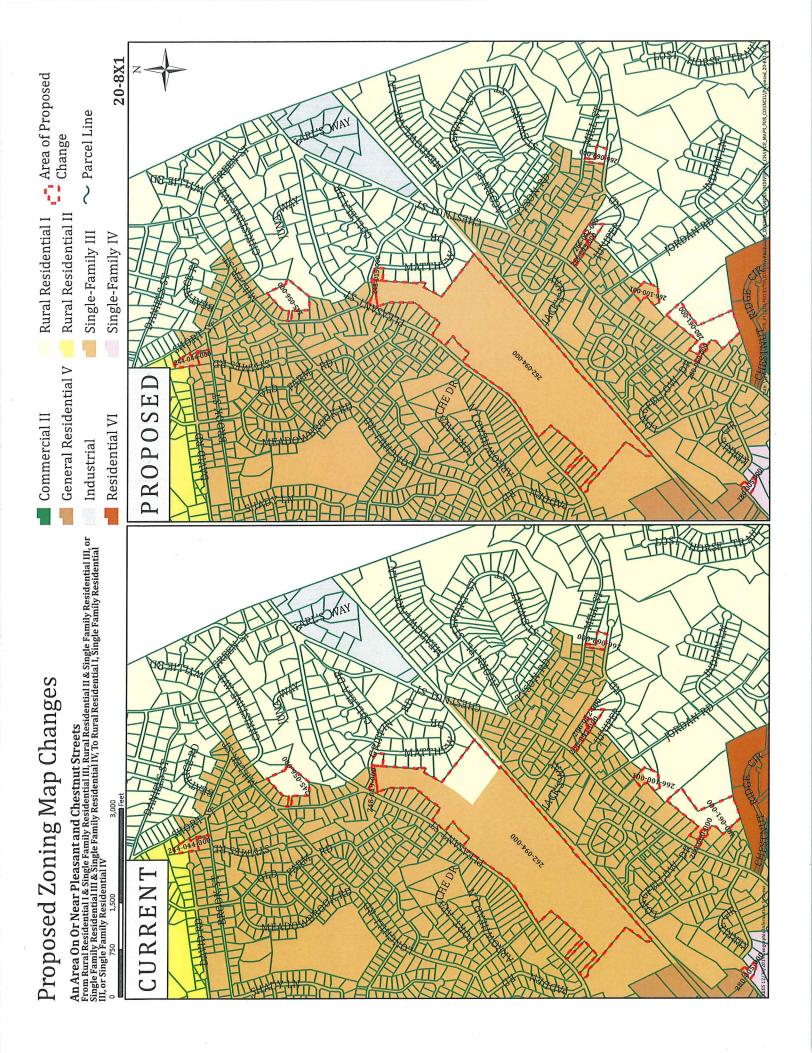
Parcel Number

280-005-000

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Pleasant and Chestnut 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
T CMC	ABSTAIN
Teresa M. Burr, CMC Town Clerk	ABSENT
	RECUSED
	,
	Glenn Jones, Clerk
	Franklin Town Council



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

An Area On Or Near Pleasant and Chestnut Streets

Parcel	Location	Size (acres)	Owners	From	To
244-044-000	148 Brook Street	1.67400	Andrew M. Bissanti, Christina M. Bissanti	RRII & SFRIII	SFRIII
245-056-000	51 Miller Street	5.01800	Kevin DiCresenzo, Kristin DiCresenzo	RRI & SFRIII	RRI
248-019-000	1 Matthew Drive	1.35400	Terry J. Traphagen, Kathleen A. Traphagen	RRI & SFRIII	SFRIII
262-094-000	Pleasant Street	104.94600	Town of Franklin	RRI & SFRIII	SFRIII
266-042-000	8 Horace Mann Circle	0.95130	Randy L. Lester Jr., Kimberly M. Lester	RRI & SFRIII	RRI
266-043-000	Horace Mann Circle	0.88300	Village Builders Construction	RRI & SFRIII	SFRIII
266-069-000	24 Juniper Road	1.17800	Richard W. Coburn, Mikam L. Coburn	RRI & SFRIII	RRI
266-100-001	Chestnut Street	2.12800	Charles & Julia B. Yergatian, Jule Realty Trust	RRI & SFRIII	SFRIII
280-005-000	27 Josephine Street	0.71930	Town of Franklin	SFRIII & SFRIV	SFRIV
280-060-000	Universalist Drive	0.52020	First Universalist Society	RRI & SFRIII	SFRIII
280-061-000	262 Universalist Drive	9.42000	First Universalist Society	RRI & SFRIII	RRI
			- M		
(4)					
	Total Area	128.79180		S	

RRI = Rural Residential I Zoning District
RRII = Rural Residential II Zoning District
SFRIII = Single Familiy Residential III Zoning District
SFRIV = Single Familiy Residential IV Zoning District