

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
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OFFICE OF THE TOWN ADMINISTRATOR

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**
 - Master Plan Update before the Council -- **Expected June/July 2020**
 - Draft and Adopt state Affordable Housing Plan
 - Residential 5 and C-1 density
 - 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

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FRANKLIN, MA 02038-1352
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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;
CHRISSEY 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.



SPONSOR: *Town Administration*

**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 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**

**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** _____

Teresa M. Burr, CMC
Town Clerk

ABSTAIN _____

ABSENT _____

RECUSED _____

Glenn Jones, Clerk
Franklin Town Council

Proposed Zoning Map Changes

An Area On Or Near Pleasant and Chestnut Streets
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

- Commercial II
- General Residential V
- Industrial
- Residential VI
- Rural Residential I
- Rural Residential II
- Single-Family III
- Single-Family IV
- Area of Proposed Change
- Parcel Line

20-8X1



