



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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MEMORANDUM

DATE: August 18, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Parking - Downtown Commercial and Commercial I

The Town Council referred to the Planning Board a change in the parking for the Downtown Commercial (DC) and Commercial I (CI) zoning districts. DPCD has drafted a proposed Zoning Bylaw Amendment that if approved would reduce the required amount of parking spaces in the DC and CI zoning districts. Attached for your review is the Zoning Bylaw Amendment 21-874.

Current parking regulations for the DC and CI zoning districts, contained in Section 185-21(B) of the Town's Zoning Bylaw, are as follows:

- 1.5 parking spaces per housing unit;
- 1 parking space per 500 square feet of gross floor area of non-residential development.

The Proposed changes are:

- .5 parking spaces per housing unit;
- 1 parking space per 500 square feet of gross floor area of non-residential development

Comments from August 9, 2021 PB Meeting:

1. The Board asked if they can increase the amount of parking for a Special Permit – Attorney Cerel has said the Board can NOT increase parking. The Board may waive parking to decrease the amount of parking spaces, but not require over the by-law.
2. The Board asked if they can change the proposed amount of parking spaces. The Board can recommend to Town Council a change in the proposed parking space per housing unit.
3. A letter has been submitted to the Planning Board from resident Joel D'Errico. Letter is included in this package.
4. The Planning Board should decide if they will recommend or not recommend the zoning amendment to the Town Council.

DPCD reviewed the most recent Site Plan and Special Permit applications before the Planning Board that are located within the DC and CI zoning districts and areas around these zones, and have developed the table below summarizing the related parking requirements.

Project	Address	Zoning District	Parking Required	Parking Provided
12 Residential units and 2 Commercial spaces	70 East Central St	DC	24 spaces	34 spaces
3 Residential units and 1 Commercial space	14 Ruggles St	C1	10 spaces	7 spaces
257 Residential units	Dean Ave	GRV	514 spaces	463 spaces
Franklin Food Pantry	138 East Central	C1	13 spaces	13 spaces
28 Units/ 5,000 sq/ft Retail	40 Alpine Row	DC	48 spaces	78 spaces



Sponsor: Administration

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 21-874

Changes to §185-21 Parking, Loading and Driveway Requirements.

A ZONING BY-LAW TO AMEND CHAPTER 185 SECTION 21 OF THE CODE OF THE TOWN OF FRANKLIN

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **deletions** to §185-21. Parking, Loading and Driveway Requirements, subsection B:

A. Parking requirements.

- (1) It is the intent of this section that adequate off-street parking must be provided within a reasonable distance to service all parking demands created by new construction, whether through new structures or through additions to existing ones, or by change of use creating higher parking demand.
- (2) Buildings, structures and land uses in existence on the effective date of these provisions are not subject to these off-street parking requirements and may be rebuilt, altered or repaired but not enlarged or changed in use without becoming subject to these requirements.
- (3) In applying for building or occupancy permits, the applicant must demonstrate that the minimum parking requirements set forth in Subsection B of this section will be met for the new demand without counting existing parking necessary for existing uses to meet these requirements.
- (4) The number of required spaces may be reduced below that determined under § 185-21B by the Planning Board for places subject to site plan review or by the Building Commissioner in other cases, upon determination that a lesser provision would be adequate for all parking needs because of such special circumstances as shared parking for uses having peak parking demands at different times, unusual age or other characteristics of site users, company-sponsored car pooling or other trip-conserving measures.

B. Parking schedule. The number of parking spaces required for a particular use shall be as follows:

- (1) In the Downtown Commercial Zoning District:
 - (a) Residential dwelling units: **half (0.5) of a one and a half (1.5)** parking spaces per residential unit in a mixed use development.
 - (b) Non-residential uses: one (1) space per 500 square feet of gross floor area.

- (2) In the Commercial I Zoning District:
 - (a) Residential dwelling units: half (0.5) of a one and a half (1.5) parking spaces per residential unit.
 - (b) Non-residential uses: one (1) space per 500 square feet of gross floor area.
- (3) All Other Zoning Districts:
 - (a) Residential buildings:
 - i. Dwelling units, regardless of the number of bedrooms: two spaces.
 - ii. Guest houses, lodging houses and other group accommodations: one space per guest unit.
 - iii. Hotels and motels: 1 1/8 spaces per guest unit.
 - (b) Nonresidential buildings: (Gross floor area is measured to the outside of the building, with no deductions for hallways, stairs, closets, thickness of walls, columns or other features.)
 - i. Industrial buildings: except warehouses: one space per 400 square feet of gross floor area.
 - ii. Retailing, medical, legal and real estate offices: one space per 200 square feet of gross floor area, plus one space per separate enterprise.
 - iii. Other offices and banks: one space per 250 square feet of gross floor area.
 - iv. Restaurants, theaters and assembly halls:
 - a) One space per 2.5 fixed seats.
 - b) One space per 60 square feet of gross floor area, if seats are not fixed.
 - v. Recreation facilities: 0.8 space per occupant at design capacity.
 - vi. Warehouses: one space per 1,000 square feet of gross floor area.

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: _____, 2021

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Nancy Danello, CMC
Deputy Town Clerk

ABSENT _____

RECUSED _____

Glenn Jones, Clerk
Franklin Town Council

Members of the Franklin Planning Board
Mr Anthony Padula, Chairman,
Mr. Joseph Halligan Vice Chairman
William David, Richard Power, Gregory Rondeau
Jennifer Williams

Aug 17, 2021

RE 1/2 a Parking Space

Dear Members, Good Day

Joel D'Errico here... to express my comments on the proposed 1/2 a parking space change for development here in Franklin. When one develops his or her property the ingredients are Walls, Roof, Windows, Heat, Plumbing, Windows and Parking. Missing any of these and you will miss 100%

The idea of 1/2 a parking space is not at all practical for any owner tenant or building owner and will result in a failed building leading to foreclosure.

My property at 47 Summer St 11 Winter St has 18 One Bedroom Units with 27 Parking Spaces. This is 1.5 spaces per unit. 3 of my tenants have two cars the rest have one vehicle. 6 spaces are for guests or visitors. The formula has worked perfectly for years with no overflow on to Winter St.

2 Bedroom units would require a higher parking count. The idea of 1/2 a space is illogical and impractical and will certainly lead to a failed property and ultimately foreclosure.

Any proponent who has a restricted lot with no parking needs to raise it with parking under and go from there.

I did notice the comments of Chairman Padula and member Jennifer Williams who questioned parking and bedrooms.

Best Wishes

Joel D'Errico
(signed)