

Town of Franklin

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355 East Central Street
Franklin, Massachusetts 02038-1352

Economic Development Subcommittee Meeting

January 31, 2018

6:45 PM

Municipal Building
355 East Central Street
3rd Floor Training Room

Agenda

- 1. Overview of issues to be discussed**
- 2. Update #'s 1-3 - *Ground- Mounted Solar Installations, Electric Car Charging Stations, Lot Line Changes***
- 3. Discussions on #4 - *Zoning Map Changes***
- 4. Discussion on #5 and #6 – *Commercial I Parking Regulations, Commercial I Dimensional Regulations***
- 5. Discussion on #7 – *Multi Family Housing in General Residential V & Commercial I***
- 6. Future Meetings**

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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MEMORANDUM

TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: PROPOSED ZONING BYLAW CHANGES
CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR
GUS BROWN, ZONING ENFORCEMENT OFFICER
AMY LOVE, PLANNER
DATE: DECEMBER 19, 2017

Below is a list of Zoning Bylaw related issues the Department of Planning and Community Development recommends the Town consider addressing in the near future. DPCD staff will work on a summary of the issues, as well as a PowerPoint presentation, should Town Council decide to hold a related zoning workshop.

- 1. Ground-mounted Solar Installations.** Consider a Zoning Bylaw amendment related regulation to prohibit ground-mounted solar photovoltaic installations from being sited in front yards, and screened from view from abutting properties and public ways. **DPCD is researching the issue and will provide a related recommendation in the near future.**
- 2. Electric Car Charging Stations.** An issue pointed out recently was the need to include regulation related to Electric Car Charging Stations in the Town's Zoning Bylaw, including requiring a certain number for certain type developments. **DPCD will research this issue in the near future and provide a related recommendation.**
- 3. Lot Line Changes.** DPCD has begun to develop a series of proposed Zoning Map amendments, which would assure zoning district boundaries follow parcel lines. This work began years ago, but there are still over 100 parcels within two or more zoning districts. **DPCD has begun to work on this and will provide a recommendation in the future on proposed changes**

4. Zoning Map Changes. As Town staff developed the above mentioned Zoning Map amendments in order to clean-up Zoning District boundaries we are identifying parcels that should be considered for rezoning. Examples include:

- Consider rezoning several multifamily residential parcels along Edwards and Raymond Streets from Commercial II to Residential.
- Consider rezoning from Industrial to Residential IV four residential properties on Hayward and Fisher Streets, as well as two or three Town-owned properties.

5. Commercial I Parking Regulations. Currently the Commercial I (CI) Zoning District does not require off-road parking spaces. DPCD recommends amendments to Sections 185-21.A and 185-21.B to require off-road parking in the CI zoning district, in order to assure there is sufficient parking in the zoning district for future development. The 2013 Master Plan recommended 1.5 parking spaces per dwelling unit and 3.5 spaces per 1,000 square feet of gross floor area for nonresidential uses.

6. Commercial I Dimensional Regulations. Amend the dimensional zoning requirements for Commercial I outlined in the Zoning By-law's Schedule of Lot, Area, Frontage, Yard and Height Requirements. The 2013 Master Plan recommended changes to minimum lot dimensions (lot area, depth, width and frontage), minimum yard dimensions (front, side and rear setbacks), maximum building height, and maximum impervious coverage.

7. Multi-family Housing in General Residential V & Commercial I. Currently multifamily housing may be allowed up to one unit per 1,000 square feet of lot size in General Residential V (RV) and CI zoning districts, if the property owner/developer is awarded a use Special Permit by the Planning Board. Recently this has led to approval of a large number of housing units, which once developed will increase pressure on the Town of Franklin's infrastructure and municipal services. According to a recent DPCD Housing Production Assessment, by the 2020 U.S. Census the Town of Franklin will likely have roughly 12,738 housing units, which represents a 12.2% increase since the 2010 Census. DPCD believes in order to better manage the community's residential growth the number of housing units allowed by special permit in RV and CI should be closer to one unit per 2,000 square feet of lot size.

8. Review of R7 – Generally

9. Review of over 55 – Generally

10. Inclusionary Zoning. DPCD is working on update of the Town's Affordable Housing Production Plan and believes the Town should take actions to assure at least some additional affordable housing units are developed in the near future. According to the most recent MA Department of Housing and Community Development certified Subsidized Housing Inventory (SHI), Franklin has a total of 11,350 housing units in Town, 1,349 (11.89%) of which are affordable. Given that Franklin should easily have well over 10% affordable units during the 2020 U.S. Census the Town is not under immediate pressure to increase the number of SHI units. However, in order to remain above 10% SHI units in 2030 and to be able to control the type of housing development appropriate for the community and its residents, an inclusionary housing bylaw should be seriously considered. DPCD recommends adding an Inclusionary Affordable Housing section to the Town's Zoning Bylaw that would encourage developers of multifamily housing projects to create affordable housing units (MA DHCD SHI units) in exchange for density bonuses. By adding the new Inclusionary Zoning section at the same time as making changes in the number of housing units allowed by special permit in RV and CI (mentioned above), developments denser than one unit per 2,000 square feet of lot size may be allowed by special permit if a certain number or percent of the housing units are made affordable in perpetuity.

11. Affordable Housing – Generally

12. Marijuana Use Overlay District. Consider amending the Marijuana Use Overlay District map; with the current district it will be difficult to site dispensaries.

13. Sign Bylaw. Several small changes are needed to the Town's Sign Bylaw (Chapter 185-20); most importantly wording needs to be added related to the number of free-standing signs that can be on a parcel that has more than one business.

14. Review of Temporary sign by-law

15. Overlay District Mapping. The Town has several Zoning Overlay District maps (e.g., Sign Overlay Districts; Marijuana Uses Overlay District), some of which change regularly for various reasons, including changes to uses within or directly adjacent to the Overlay District, or changes to the underlying Zoning Districts. Wording in the Zoning Bylaw and wording on the overlay district maps need to be modified in order to clarify which parcels are within the overlay districts.

16. Review Poultry Zoning regulations

17. Review - Sale of Town Owned land