

FRANKLIN TOWN COUNCIL

Agenda & Meeting Packet

November 30, 2022

Meeting will be held at the **Municipal Building**

2nd floor, Council Chambers

355 East Central Street

7:00 PM

A NOTE TO RESIDENTS: All citizens are welcome to attend public board and committee meetings in person. Meetings are [live-streamed by Franklin TV](#) and shown on Comcast Channel 11 and Verizon Channel 29. In an effort to maximize citizen engagement opportunities, citizens will be able to continue to participate remotely via phone OR Zoom. Link to access meeting via Zoom for the November 30, 2022 Town Council meeting:

- Zoom Link [HERE](#) -- Then click "Open Zoom".
- Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/87504539526>
- Call-In Phone Number: Call 1-929-205-6099 and enter **Meeting ID # 875 0453 9526** --Then press #

1. ANNOUNCEMENTS FROM THE CHAIR

- 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.*
- Chair to identify members participating remotely.*

2. CITIZEN COMMENTS

- Citizens are welcome to express their views for up to three 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 - None Scheduled.

4. PROCLAMATIONS / RECOGNITIONS - None Scheduled.

5. APPOINTMENTS - None Scheduled.

6. HEARINGS - 7:00 pm

- [Franklin Tax Classification Hearing](#)
 - Legislation for Action Items: 9b, 9c, 9d, 9e, 9f

7. LICENSE TRANSACTIONS - None Scheduled.

8. PRESENTATIONS / DISCUSSION

- [Presentation: Elks Riders Donation to Veterans' Services Department](#)

9. LEGISLATION FOR ACTION

- [Resolution 22-76: Gift Acceptance - Elks Riders Donation to Veterans' Services Department \(Motion to Approve Resolution 22-76- Majority Vote\)](#)
- [Resolution 22-77: Tax Classification Residential Factor](#)

- (Motion to Approve Resolution 22-77 - Majority Vote)*
- c. [Resolution 22-78: Tax Classification Open Space Exemption](#)
(Motion to Approve Resolution 22-78 - Majority Vote)
 - d. [Resolution 22-79: Tax Classification Small Business Exemption](#)
(Motion to Approve Resolution 22-79 - Majority Vote)
 - e. [Resolution 22-80: Tax Classification Residential Property Exemption](#)
(Motion to Approve Resolution 22-80 - Majority Vote)
 - f. [Resolution 22-81: Tax Classification Senior Means Tested Exemption](#)
(Motion to Approve Resolution 22-81 - Majority Vote)
 - g. [Resolution 22-82: Declaration of Town-owned Property Containing “South Franklin Congregational Meeting House” Located at 762 Washington Street as Surplus and Authorization for Disposition \(Sale\) to Old Colony Habitat for Humanity](#)
(Motion to Approve Resolution 22-82 - Two-Thirds Majority Vote)
 - h. [Resolution 22-83: Downtown Parking Lot Kiosks Authorization](#)
(Motion to Approve Resolution 22-83 - Majority Vote)
 - i. [Resolution 22-84: 2023 Town Council Meeting Schedule](#)
(Motion to Approve Resolution 22-84 - Majority Vote)
 - j. [Zoning Bylaw Amendment 22-887: Zoning Map Changes on or Near Lincoln Street and Lincolnwood Drive](#)
(Motion to Refer Zoning Bylaw 22-887 to the Planning Board - Majority Vote)
 - k. [Resolution 22-85: Public Property Naming & Memorial Installation Policy](#)
(Motion to Approve Resolution 22-85 - Majority Vote)

10. TOWN ADMINISTRATOR’S REPORT

11. SUBCOMMITTEE & AD HOC COMMITTEE REPORTS

- a. Capital Budget Subcommittee
- b. Economic Development Subcommittee
- c. Budget Subcommittee
- d. GATRA Advisory Board

12. FUTURE AGENDA ITEMS

13. COUNCIL COMMENTS

14. EXECUTIVE SESSION - None Scheduled.

15. ADJOURN

Note:

Two-Thirds Vote: requires 6 votes

Majority Vote: requires majority of members present and voting

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

November 23, 2022

To: Town Council
From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator

Re: Annual Tax Rate Hearing for FY23

The attached information is related to the annual Tax Rate Hearing. The Hearing is required by Massachusetts law for the Town Council to set the FY23 Tax Rate (July 1, 2022 - June 30, 2023).

Attached is a packet of information from the Assessors office on the tax rate hearing. Please note the proposed tax rate is dropping from \$14.05 in FY23 to \$12.58 in FY24. Additionally, the residential single family property assessment has increased 17% from \$506,800 to \$593,800.

Please read the materials from the Board of Assessors carefully as there is a good amount of data that is of interest to the community. They have also provided the materials we are required to file with the state, as well as some historical information.

This memo and packet will serve as the backup for the five tax classification resolutions included under Legislation for Action on the 11/30/22 Town Council Meeting Agenda (9b-9f, 22-77, 78, 79, 80, 81), all of which need to be voted on annually by state law.

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

**LEGAL NOTICE
FRANKLIN TAX HEARING
NOTICE OF PUBLIC HEARING
PROPERTY TAX CLASSIFICATION**

The Franklin Town Council will hold a Public Hearing in the Council Chambers of the Municipal Building, 355 East Central Street, Franklin, MA on Wednesday, November 30, 2022 at 7:00 P.M. on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2023. The hearing will provide an open forum for the discussion of local property tax policy. Interested taxpayers may present oral or written information on their views.

Prior to the setting of the tax rate, the Town Council must adopt a Residential Factor following which the Council selects the percentage of the levy to be borne by Commercial, Industrial and Personal Property.

Citizens are welcome to attend public meetings in person. Additionally, citizens will be able to continue to participate remotely via phone OR Zoom. Residents can visit the Town Website (Franklinma.gov) and click on the [Town Calendar](#) for up to date information on how to access the meeting. If you have any questions, please call the Town Administrator's Office at (508) 520-4949.

*Submitted by,
Alecia Alleyne
Assistant to the Town Administrator*

TOWN OF FRANKLIN, MASSACHUSETTS**FY 2023 PROPERTY TAX CLASSIFICATION HEARING**

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OFFICE OF THE BOARD OF ASSESSORS



MEMORANDUM

DATE: November 30, 2022
TO: Town Council
FROM: Board of Assessors
Kevin W. Doyle, Director of Assessing
RE: FY 2023 Tax Rate Hearing

Please find attached our information related to the annual Tax Rate Hearing. The hearing is required by Law and is intended primarily for the Town Council to determine whether the FY 23 Tax Rate (July 1, 2022 - June 30, 2023) will be a single or a dual/split tax rate.

A single tax rate means that all property classes (residential, commercial, industrial and personal) are taxed at the same tax rate. A dual tax rate means the commercial-industrial-personal tax rate is increased while the residential rate is decreased. In other words, some of the residential tax burden is shifted towards commercial, industrial and personal properties.

PLEASE NOTE THAT A DUAL TAX RATE DOES NOT PRODUCE MORE TAX REVENUE, IT SIMPLY SHIFTS THE BURDEN.

Currently the single tax rate for FY 22 is \$14.05 and the proposed tax rate for FY 23 rate is \$12.58. The average single family assessment value increased from \$506,800 to \$593,800 or \$87,000 (17%). For the average single family assessed at \$593,800, the tax bill will increase by \$349 a year. Individual homes may increase or decrease depending on numerous other factors.

Approximately 81% of property tax valuation and thus tax revenue is from residential taxes and 19% from commercial, industrial and personal property (CIP) taxes. If the council voted for a dual tax rate then then the shift from Residential to CIP would be on a 4 to 1 basis. For example if the Residential tax rate was lowered by \$1 per thousand dollars valuation, the CIP tax rate would need to increase by \$4 to offset the reduction in taxes collected by Residential properties. Franklin has always had a single rate; we're happy to answer any questions that you may have.

Special Note: We send out quarterly tax bills. The first two (July and October) are preliminary largely based on last fiscal year's bills. The final two tax bills in January and April are based on the Actual Tax Rate and Final Assessment of each property. Accordingly the four quarterly bills are usually different. The first two are generally lower while the last two are higher.

Simple Example – Your last year's tax bill was \$6,000 and this year it goes up \$200 for a total of \$6,200. Your first two bills would be \$1,500 each for a total of \$3,000. The last two tax bills are the final actual total less the first two preliminary tax amounts (\$6,200 minus \$3,000 = \$3,200) divided into the two (January and April) final installments (\$1,600 each).

Many folks multiply their third quarterly \$1,600 amount times four and think their new bill is \$6,400 for the year. They need to look at the total annual tax as indicated on the actual 3rd Quarter Tax Bill, not just at one quarterly bill. Remember that valuations typically change annually in accordance with use of the State required data. The Total Tax Levy typically increases by 2 ½ % (Proposition 2 ½), by New Growth Revenue (improvements and new properties added to the tax base), and by adjustments in the Debt Exclusion amount to be raised for payments on long-term capital projects (i.e. schools).

FY 2023 PROPERTY CLASS TOTALS							CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5		
USE	VALUE PORTION OF TOTAL	PROPERTY TYPE	ACCT/ PARCEL COUNT	Residential Assessed Value	Open Space Assessed Value	Commercial Assessed Value	Industrial Assessed Value	Personal Property Assessed Value	CLASS 1 Residential Assessed Value	CLASS 2 Open Space Assessed Value	CLASS 3 Commercial Assessed Value	CLASS 4 Industrial Assessed Value	CLASS 5 Personal Property Assessed Value
SINGLE FAMILY	63.708%	101	7,763	4,609,680,600									
RESIDENTIAL CONDO	9.479%	102	1,917	685,860,700									
2 RES BLDGS / ONE LOT	0.424%	Misc 103,109	52	30,643,900									
TWO FAMILY	1.566%	104	232	113,279,400									
THREE FAMILY	0.473%	105	67	34,247,800									
APARTMENTS	4.491%	111-125	65	324,970,000									
RESIDENTIAL LAND	0.493%	130-132, 106	398	35,670,300									
OTHERWISE NOT CLASSIFIED	0.000%	200-231	0		0								
COMMERCIAL	6.096%	300-393	214			441,068,000							
INDUSTRIAL	9.080%	400-452	192				656,994,100						
CLASSIFIED FOREST	0.000%	CH 61 Land	0		0	0							
CLASSIFIED AGRICULTURAL	0.002%	CH 61A Land	18		0	139,458							
CLASSIFIED RECREATIONAL	0.021%	CH 61B Land	17		0	1,549,285							
RES/COM/IND MIXED USE	0.983%	012-043	72	42,317,970	0	28,747,655	58,200						
PERSONAL PROP - INDIVIDUAL	0.673%	501	329					48,728,480					
PERSONAL PROP - CORPORATION	0.888%	502	398					64,219,470					
PERSONAL PROP - MFG CORP	0.000%	503	0					0					
PERSONAL PROP - TRANSMISSION	1.262%	504,550-552	8					91,345,060					
PERSONAL PROP - TELEPHONE	0.229%	505	6					16,563,200					
PERSONAL PROP - PIPELINES	0.103%	506	1					7,460,300					
PERSONAL PROP - WIRELESS	0.028%	508	4					2,037,890					
TOTALS	100.000%		11,753	5,876,670,670	0	471,504,398	657,052,300	230,354,400	5,876,670,670	0	471,504,398	657,052,300	230,354,400
EXEMPT PARCEL COUNT & VALUE			822	REAL AND PERSONAL PROPERTY TOTAL TAXABLE VALUE			EXEMPT VALUE	7,235,581,768				515,681,400	

FY2023 CLASS	CLASS VALUE	KEY GROUPS	VALUE OF GROUP	GROUP % OF CLASS
COMMERCIAL	471,504,398	MALL & OFFICE BLDG.	72,815,300	15.44%
INDUSTRIAL	657,052,300	CONSTITUTION & FORGE	424,806,000	64.65%
SUB-TOTAL	1,128,556,698	SUB-TOTAL	497,621,300	44.09%
PERSONAL PROP.	230,354,400	PERSONAL PROP.	230,354,400	100.00%
GRAND TOTAL	1,358,911,098	GRAND TOTAL	727,975,700	53.57%
				of total CIP

SHIFTING THE TAX RATE
Fiscal Year 2023

CALCULATION OF THE MINIMUM RESIDENTIAL FACTOR - 150% Shift (formerly shown on the LA-7)

The Minimum Residential Factor is used to make sure the shift of the tax burden complies with the law (M.G.L. c. 58, § 1A). Residential and Open Space taxpayers must pay at least 65% of their full and fair cash value share of the levy. Commercial/Industrial/Personal Property taxpayers cannot pay more than 150% of their full and fair cash value share of the levy. If the calculated Minimum Residential Factor is less than 65%, a community cannot make the maximum shift and must use a Commercial/Industrial/Personal Property factor less than 150%.

A Class	B Full and Fair Cash Valuation	C Percentage Share	D Combined Res/OS, CIP
Residential	5,876,670,670	81.2190%	81.2190%
Open Space	0	0.0000%	
Commercial	471,504,398	6.5165%	18.7810%
Industrial	657,052,300	9.0809%	
Personal Property	230,354,400	3.1836%	
TOTALS	7,235,581,768	100.0000%	

The "Percentage Share" is based on the "Full and Fair Cash Valuation" of each class, which is affected by the level of assessment for each class. The level of assessment can range between 90% and 110%. This alone can cause a shift if the level of assessment for Residential and Open Space is different than the level of assessment for Commercial, Industrial and Personal Property.

Maximum Share of Levy for Commercial/Industrial/Personal Property: $150\% * 18.7810\%$ (Lines 3C + 4C + 5C) = **28.1715% (Max % Share)**

This calculation shows the maximum % share of the levy allowed for the full and fair cash value of the combined Commercial, Industrial and Personal Property classes (150% of the combined shares.) NOTE: Shift impact is reduced as the Max % Share decreases.

Minimum Share of Levy for Residential and Open Space: $100\% - 28.1715\%$ (Max % Share) = **71.8285% (Min % Share)**

This calculation shows the minimum % share of the levy allowed for the full and fair cash value of the combined Residential and Open Space Property classes. This is computed by subtracting the Maximum Share for Industrial/Commercial/Personal Property from 100%.

Minimum Residential Factor (MRF): 71.8285% (Min % Share) / 81.2190% (Lines 1C + 2C) = **88.4381% (Minimum Residential Factor)**

This calculates the Minimum Residential Factor: divide the minimum % share for Residential and Open Space by the actual % share for Residential and Open space.

MINIMUM RESIDENTIAL FACTOR: 88.4381% Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent

When the Minimum Residential Factor is multiplied by % share of the Residential and Open space full and fair cash value, it reduces the Residential and Open space share to its Minimum % Share of the Levy as calculated above.

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2023

Property Class	(A) All Prior Year Abatement No.	(B) All Prior Year Abatement Values	(C) New Growth Valuation	(D) PY Tax Rate	(E) Tax Levy Growth
RESIDENTIAL					
SINGLE FAMILY (101)	8	221,100	14,925,000		
CONDOMINIUM (102)	3	29,400	1,123,200		
TWO & THREE FAMILY (104 & 105)	0	0	163,200		
MULTI - FAMILY (111-125)	0	0	13,214,300		
VACANT LAND (130-132 & 106)	0	0	1,581,100		
ALL OTHERS (103, 109, 012-018)	0	0	294,200		
TOTAL RESIDENTIAL	11	250,500	31,301,000	14.05	439,779
OPEN SPACE	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL OPEN SPACE	0	0	0	0.00	0
COMMERCIAL					
COMMERCIAL - CHAPTER 61, 61A, 61B	2	1,250,600	5,706,000		
TOTAL COMMERCIAL	2	1,250,600	5,706,000	14.05	80,169
INDUSTRIAL					
INDUSTRIAL	0	0	13,053,800	14.05	183,406
PERSONAL PROPERTY					
PERSONAL PROPERTY	3	71,170	42,443,710	14.05	596,334
TOTAL REAL & PERSONAL	16	1,572,270	92,504,510		1,299,688

Community Comments:

Signatures

Board of Assessors

KEVIN William DOYLE, Dir. of Assessing, Franklin, kdoyle@franklinma.gov 508-520-4920 | 11/17/2022 12:28 PM

Comment: SIGNED BY AUTHORIZATION OF THE BOARD OF ASSESSORS



**Levy Limit
Fiscal Year 2023**

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2022 LEVY LIMIT

A. FY 2021 Levy Limit	80,734,921	
A1. Amended FY 2021 Growth	0	
B. ADD (IA + IA1)*2.5%	2,018,373	
C. ADD FY 2022 New Growth	1,106,044	
C1. ADD FY 2022 New Growth Adjustment	0	
D. ADD FY 2022 Override	0	
E. FY 2022 Subtotal	<u>83,859,338</u>	
F. FY 2022 Levy Ceiling	155,966,191	I. <u>83,859,338</u>
		FY 2022 Levy Limit

II. TO CALCULATE THE FY 2023 LEVY LIMIT

A. FY 2022 Levy Limit from I	83,859,338	
A1. Amended FY 2022 Growth	0	
B. ADD (IIA + IIA1)*2.5%	2,096,483	
C. ADD FY 2023 New Growth	1,299,688	
C1. ADD FY 2023 New Growth Adjustment	0	
D. ADD FY 2023 Override	0	
E. ADD FY 2023 Subtotal	<u>87,255,509</u>	
F. FY 2023 Levy Ceiling	180,889,544	II. <u>87,255,509</u>
		FY 2023 Levy Limit

III. TO CALCULATE THE FY 2023 MAXIMUM ALLOWABLE LEVY

A. FY 2023 Levy Limit from II.	87,255,509
B. FY 2023 Debt Exclusion(s)	3,805,486
C. FY 2023 Capital Expenditure Exclusion(s)	0
D. FY 2023 Stabilization Fund Override	0
E. FY 2023 Other Adjustment :	0
F. FY 2023 Water/Sewer	0
G. FY 2023 Maximum Allowable Levy	<u>91,060,995</u>

Signatures

No signatures to display.

Documents

No documents have been uploaded.

CLASSIFICATION TAX ALLOCATION
Fiscal Year 2023

LA4 VALUES		FFCV PERCENTS		SHIFT OPTIONS	
Residential	5,876,670,670	Residential	81.2190	Min Res Factor at 150%	88.4381
Open Space	0	Open Space	0.0000	Min Res Factor at 175%	0.0000
Commercial	471,504,398	Commercial	6.5165	Chapter 3	0.0000
Industrial	657,052,300	Industrial	9.0809	Lowest Historical Res%	76.8745
Pers Prop	230,354,400	Pers Prop	3.1836	Prior FY LA5 Res Shift%	80.7495
Total	7,235,581,768	Total %	100.0000	Lowest Res Factor	88.4381
		INPUT OPTIONS		OPEN SPACE DISCOUNT	
Estimated Levy	91,023,618	Resid Factor Selected	1.000000	Open Space Discount %	0.0000
		Com/Ind/PP Shift	1.00000	Open Space Factor	1.00000
		Single Tax Rate	12.58		
		TAX RATES			
Residential %	81.2190	Residential	12.58		
Open Space %	0.0000	Open Space	0.00		
Commercial %	6.5165	Commercial	12.58		
Industrial %	9.0809	Industrial	12.58		
Pers Prop %	3.1836	Pers Prop	12.58		
Total %	100.0000				

RESIDENTIAL EXEMPTION OPTIONS & CALCULATIONS (Upload Exemption Calculation Worksheet)

Total Residential Value	5,876,670,670	/ Total Res Parcel Count	0	= Average Residential Value	0
Avg Residential Value	0	X Res Exemption%(max35)	0.0000	= Residential Exemption	0
No. Eligible Res Parcels	0.000000	Total Res Value Exempted	0		
Total Residential Value	5,876,670,670	- Total Res Value Exempted	0	= Tot Res Value After Exemption	0
Total Residential Value	5,876,670,670	/ # Eligible Res Parcels	0.000000	= Approx. Break-Even Value	0

SENIOR MEANS TESTED EXEMPTION OPTIONS & CALCULATION (Upload Exemption Calculation Worksheet)

No. Eligible Res Parcels	0	Total Res Value Exempted	0		
Total Residential Value	5,876,670,670	- Total Res Value Exempted	0	= Total Res Val After Exemption	5,876,670,670

COMBINED IMPACT OF SENIOR MEANS TESTED AND RESIDENTIAL EXEMPTIONS

Residential Exemption	0	+ Senior Means Tested Exemption	0	= Combined Res Value Exempted	0
Total Residential Value	5,876,670,670	- Combined Res Value Exempted	0	= Total Res Val After Exemptions	5,876,670,670
Net Value of 101 Parcels After Combined Exemptions			0		

WALL COMMERCIAL EXEMPTION OPTIONS & CALCULATION

CLASSIFICATION TAX ALLOCATION
Fiscal Year 2023

No. Eligible Com Parcels	0			
Com Exemp % (max 10%)	0.0000	X Total Value of Eligible Parcel	0	= Total Com Value Exempted 0
Tot Com & Indus Value	1,128,556,698	- Total Com Value Exempted	0	= Com & Ind Val after Exemption 1,128,556,698

A5 Certification

Public Hearing Held on: Date Time at Adopted on Date

The LA-5 excess capacity for the current fiscal year is calculated as 37,376.36

The LA-5 excess capacity for the prior fiscal year is calculated as 54,269.63

When adopting a residential or senior means tested exemption, the Exemption Calculation Worksheet must be uploaded to submit the LA - 5.

Signatures

No signatures to display.

Documents

No documents have been uploaded.

CLASSIFICATION OPTIONS

CLASS	VALUE	%	R & O %	CIP %
Residential	5,876,670,670	81.2190	81.2190	
Open Space	0	0.0000	0.0000	81.2190
Commercial	471,504,398	6.5165	6.5165	
Industrial	657,052,300	9.0809	9.0809	
Personal Property	230,354,400	3.1836	3.1836	18.7810
Total	7,235,581,768	100.0000	100.0000	

ENTER A LEVY

Levy	91,023,619
Single TaxRate	12.58

ENTER CIP SHIFT RANGE

Shift Range	1.00	1.50
Shift Increment %		5.00
Max Shift Allowed		1.50

Share Percentages

CIP Shift	Res Factor	Res SP	Comm SP	Ind SP	PP SP	Total SP	Res Tax Rate	CIP Tax Rate
1.0000	1.0000	81.2190	6.5165	9.0809	3.1836	100.0000	12.58	12.58
1.0500	0.9884	80.2800	6.8423	9.5349	3.3428	100.0000	12.43	13.21
1.1000	0.9769	79.3409	7.1682	9.9890	3.5020	100.0000	12.29	13.84
1.1500	0.9653	78.4019	7.4940	10.4430	3.6611	100.0000	12.14	14.47
1.2000	0.9538	77.4628	7.8198	10.8971	3.8203	100.0000	12.00	15.10
1.2500	0.9422	76.5238	8.1456	11.3511	3.9795	100.0000	11.85	15.73
1.3000	0.9306	75.5847	8.4715	11.8052	4.1387	100.0000	11.71	16.35
1.3500	0.9191	74.6457	8.7973	12.2592	4.2979	100.0000	11.56	16.98
1.4000	0.9075	73.7066	9.1231	12.7133	4.4570	100.0000	11.42	17.61
1.4500	0.8959	72.7676	9.4489	13.1673	4.6162	100.0000	11.27	18.24
1.5000	0.8844	71.8285	9.7748	13.6214	4.7754	100.0000	11.13	18.87

Massachusetts Department of Revenue								
Division of Local Services								
Municipal Databank/Local Aid Section								
FY1988 - FY2022 Average Single Family Tax Bill								
Municipality	DOR Code	FY	Assessed Value Residential Single Family	Parcels	Average Value	Tax Rate	Single Family Tax Bill	Increase over Prior FY
FRANKLIN	101	1988	586,331,400	4,476	130,995	11.63	1,523	n/a
	101	1989	613,114,500	4,589	133,605	12.38	1,654	131
	101	1990	826,464,400	4,716	175,247	9.85	1,726	72
	101	1991	868,748,600	4,877	178,132	10.11	1,801	75
	101	1992	834,542,000	5,066	164,734	11.28	1,858	57
	101	1993	830,674,100	5,252	158,163	12.34	1,952	94
	101	1994	885,344,000	5,511	160,650	12.81	2,058	106
	101	1995	949,396,000	5,832	162,791	13.44	2,188	130
	101	1996	1,084,874,600	6,182	175,489	13.71	2,406	218
	101	1997	1,175,677,500	6,550	179,493	14.21	2,551	145
	101	1998	1,302,916,600	6,812	191,268	13.80	2,639	88
	101	1999	1,368,422,600	7,017	195,015	13.92	2,715	76
	101	2000	1,544,340,100	7,128	216,658	13.11	2,840	125
	101	2001	1,672,147,900	7,202	232,178	12.82	2,977	137
	101	2002	1,985,936,800	7,276	272,943	11.57	3,158	181
	101	2003	2,209,146,500	7,352	300,482	11.07	3,326	168
	101	2004	2,257,931,800	7,392	305,456	11.04	3,372	46
	101	2005	2,849,600,500	7,435	383,268	9.17	3,515	143
	101	2006	3,091,558,600	7,453	414,807	9.02	3,742	227
	101	2007	3,274,830,500	7,493	437,052	8.86	3,872	130
	101	2008	3,091,250,900	7,512	411,508	10.23	4,210	338
	101	2009	2,906,337,200	7,553	384,792	11.17	4,298	88
	101	2010	2,793,914,300	7,577	368,736	12.03	4,436	138
	101	2011	2,744,081,800	7,599	361,111	12.95	4,676	240
	101	2012	2,682,632,300	7,607	352,653	13.73	4,842	166
	101	2013	2,651,054,200	7,618	347,999	14.34	4,990	148
	101	2014	2,784,880,900	7,651	363,989	14.45	5,260	270
	101	2015	2,918,642,300	7,656	381,223	14.84	5,657	397
	101	2016	3,052,355,300	7,664	398,272	14.50	5,775	118
	101	2017	3,166,111,000	7,688	411,825	14.58	6,004	229
	101	2018	3,248,659,900	7,702	421,794	14.65	6,179	175
	101	2019	3,424,692,100	7,722	443,498	14.66	6,502	323
	101	2020	3,564,773,500	7,743	460,387	14.51	6,680	178
	101	2021	3,665,821,100	7,745	473,315	14.65	6,934	254
	101	2022	3,930,834,400	7,756	506,812	14.05	7,121	187
	101	2023	4,609,680,600	7,763	593,801	12.58	7,470	349
							average =	170

FY	MEAN SF VALUE	SINGLE RATE	SINGLE RATE TAX	CHG FR PRIOR YR
2005	383,300	9.17	3,515	n/a
2006	414,800	9.02	3,741	227
2007	437,100	8.86	3,873	131
2008	411,500	10.23	4,210	337
2009	384,800	11.17	4,298	89
2010	368,800	12.03	4,437	138
2011	361,100	12.95	4,676	240
2012	352,700	13.73	4,843	166
2013	348,000	14.34	4,990	148
2014	364,000	14.45	5,260	269
2015	381,200	14.84	5,657	397
2016	398,300	14.50	5,775	118
2017	411,800	14.58	6,004	229
2018	421,800	14.65	6,179	175
2019	443,500	14.66	6,502	322
2020	460,400	14.51	6,680	179
2021	473,300	14.65	6,934	253
2022	506,800	14.05	7,121	187
2023	593,800	12.58	7,470	349
	MEAN = AVERAGE			

FY	MEDIAN SF VALUE	SINGLE RATE	SINGLE TAX	CHG FR PRIOR YR
2005	354,000	9.17	3,246	n/a
2006	385,000	9.02	3,473	227
2007	411,000	8.86	3,641	169
2008	383,000	10.23	3,918	277
2009	354,000	11.17	3,954	36
2010	343,000	12.03	4,126	172
2011	328,500	12.95	4,254	128
2012	321,300	13.73	4,411	157
2013	316,000	14.34	4,531	120
2014	331,700	14.45	4,793	262
2015	353,900	14.84	5,252	459
2016	367,100	14.50	5,323	71
2017	373,800	14.58	5,450	127
2018	389,500	14.65	5,706	256
2019	410,800	14.66	6,022	316
2020	427,700	14.51	6,206	184
2021	441,300	14.65	6,465	259
2022	470,800	14.05	6,615	150
2023	563,100	12.58	7,084	469
	MEDIAN = MIDDLE			

PROPERTY CLASS	FY 22 CLASS LEVY AT 14.05	FY 23 CLASS LEVY AT 12.58	% CHANGE FY 2022 TO FY 2023
RESIDENTIAL	70,779,352.79	73,928,517.03	4.449%
COMMERCIAL	5,841,384.26	5,931,525.33	1.543%
INDUSTRIAL	7,993,945.75	8,265,717.93	3.400%
PERSONAL	3,038,316.57	2,897,858.35	-4.623%
GRAND TOTALS	87,652,999.37	91,023,618.64	3.845%

**BOARD OF ASSESSORS - FISCAL YEAR 2022
TOWN FINANCIAL SUMMARY**

VALUATION

Taxable Real Property	6,022,397,352.00
Taxable Personal Property	216,250,290.00

TOTAL TAXABLE PROPERTY VALUATION 6,238,647,642.00

AMOUNTS TO BE RAISED

Total Real and Personal Property Tax Levy	87,652,999.37
Total Estimated Receipts & Other Revenue Sources	66,994,032.13

TOTAL AMOUNTS TO BE RAISED/RECEIPTS - ALL SOURCES 154,647,031.50

TAX RATE - \$14.05 PER \$1,000 OF TAXABLE VALUATION

TAX LEVY

Real Property Levy	84,614,682.80
Personal Property Levy	3,038,316.57

TOTAL LEVY - ALL TAXABLE CLASSES 87,652,999.37

REAL PROPERTY EXEMPTIONS	\$ EXEMPTION TOTALS	\$ MA REIMBURSEMENT
Clause 17D Widow (47)	16,215.00	350.00
Clause 22 Veterans (123)	98,400.00	27,675.00
Clause 22F Veterans (1)	7,071.37	6,896.37
Clause 22D Veterans (11)	62,834.38	62,834.38
Clause 22E Veterans (40)	80,000.00	33,000.00
Clause 37A Blind (9)	9,000.00	787.50
Clause 41C Elderly (11)	11,000.00	*
Clause 41A Deferred taxes (4)	13,687.36	0.00
Clause 42 Widow (police) (1)	8,369.59	0.00
	* subject to future State Legislature appropriation	
Exemptions Totals (247)	306,577.70	131,543.25
Senior Work Prog. (60)	58,983.00	0.00

FISCAL YEAR 2023 INTERIM YEAR ASSESSMENTS UPDATE

For local cities and towns in Massachusetts, most revenue is raised through local "ad valorem" taxation, that is taxation on local real and personal (primarily business assets) property "according to value". Since valuation is the basis for taxation, about 40 years ago court decisions and legislation resulted in state mandates to assure "Full and Fair Taxation" with every community revaluing all property every 3 years. Previously, while assessors recognized the importance of updating property records and values, there was often a perceived or real local government concern that once revalued, the city or town may appear to the state to be wealthier relative to its need to receive state aid. Thus, the state made it clear that this was a new mandate for uniformity statewide, thus state aid at least as value is concerned should be fairer. During this same time, Proposition 2 ½ was passed to place controls on the level and future growth of overall local property tax revenue.

Massachusetts residents got used to every 3rd year being a Revaluation Year. The expectation was that there would be a significant increase in the number of assessing agents, mostly data collectors, during the time leading up to revaluation. There was concern that with a revaluation, there was a greater chance that both valuations and tax bills would increase quite a bit. However, right from the start the intention was to create a system to equalize values to achieve uniform full and fair cash values. For properties that appreciated at a higher rate than others, there would be greater tax increases over time, which was to be expected, since these taxes were to be levied on property "according to value". Valuation schedules have to be tested on specific market or sales data and adjusted accordingly to reflect the changes that have taken place since the last revaluation. While to revalue property doesn't necessarily require recollecting all property data every 3 years, a periodic recollection every 5 to 10 years is state mandated and necessary to achieve appropriate property valuations.

Now a Revaluation takes place every 5th year, why does my tax bill usually have a different value every year? Over the past 4 decades, there have been both market increases and decreases, and these of course don't wait to happen for your next Revaluation. Thus, assessors began to make value adjustments more frequently as needed, until finally in the last 2 decades it was recognized and mandated by the state that valuations needed to be tested annually and adjusted if and as needed. For the property owners and for the assessors, this really means that every year is a revaluation year. Annual updates provide greater assurance that valuations are being equalized townwide annually and generally lessen the chance for greater tax bill sticker-shock. However, even if the market is flat, property changes such as improvements are included in property record annual updates and thus may result in a property value change. Also, most cities and towns will be sure to levy the 2 ½ % annually allowable overall limit increase, thus a minimum tax increase of 2 ½ % should be anticipated annually for every property.

The assessors recommend you familiarize yourself with the records and data they maintain on your property. Please inquire if you believe the data may be inaccurate. Errors on your property record can often best be reviewed and corrected proactively before the start of the next fiscal year's actual tax.



Tax Rate Presentation

November 30, 2022

Kevin Doyle - Director of Assessing
Chris Feeley - Chairman, Board of Assessors



FY 2023 Town of Franklin Tax Classification Hearing Presentation

1. New Growth brief on its role and where it's coming from
2. Levy Limit brief component discussion
3. Median (middle) Single Family Valuation and Tax
4. Classification Options brief perspective on single vs. split tax rate

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2023

Property Class	(A) All Prior Year Abatement No.	(B) All Prior Year Abatement Values	(C) New Growth Valuation	(D) PY Tax Rate	(E) Tax Levy Growth
RESIDENTIAL					
SINGLE FAMILY (101)	8	221,100	14,825,000		
CONDOMINIUM (102)	3	29,400	1,123,200		
TWO & THREE FAMILY (104 & 105)	0	0	183,555		
MULTI - FAMILY (111-125)	0	0	13,214,300		
VACANT LAND (130-132 & 106)	0	0	1,581,100		
ALL OTHERS (103, 105, 012-018)	0	0	294,200		
TOTAL RESIDENTIAL	11	250,500	31,301,600	14.05	439,779
OPEN SPACE	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL OPEN SPACE	0	0	0	0.00	0
COMMERCIAL					
COMMERCIAL - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL COMMERCIAL	2	1,250,900	5,706,000	14.05	80,169
INDUSTRIAL					
INDUSTRIAL	0	0	13,053,800	14.05	183,406
PERSONAL PROPERTY					
PERSONAL PROPERTY	3	71,170	42,443,710	14.05	596,334
TOTAL REAL & PERSONAL	16	1,572,270	82,504,510		1,299,688

Community Comments:

Signatures

Board of Assessors

KEVIN William DOYLE, Dir. of Assessing, Franklin, kdoyle@franklinma.gov 508-528-4820 | 11/17/2022 12:26 PM

Comment: SIGNED BY AUTHORIZATION OF THE BOARD OF ASSESSORS

BUREAU OF ACCOUNTS

Levy Limit
Fiscal Year 2023

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2022 LEVY LIMIT

A. FY 2021 Levy Limit	60,734,921	
A1. Amended FY 2021 Growth	0	
B. ADD (A + A1)*2.5%	2,018,373	
C. ADD FY 2022 New Growth	1,106,044	
C1. ADD FY 2022 New Growth Adjustment	0	
D. ADD FY 2022 Override	0	
E. FY 2022 Subtotal	<u>63,859,338</u>	
F. FY 2022 Levy Ceiling	155,960,191	I. <u>63,859,338</u>

FY 2022 Levy Limit

II. TO CALCULATE THE FY 2023 LEVY LIMIT

A. FY 2022 Levy Limit from I	63,859,338	
A1. Amended FY 2022 Growth	0	
B. ADD (A + A1)*2.5%	2,098,483	
C. ADD FY 2023 New Growth	1,299,688	
C1. ADD FY 2023 New Growth Adjustment	0	
D. ADD FY 2023 Override	0	
E. ADD FY 2023 Subtotal	<u>67,255,509</u>	
F. FY 2023 Levy Ceiling	180,880,544	E. <u>67,255,509</u>

FY 2023 Levy Limit

III. TO CALCULATE THE FY 2023 MAXIMUM ALLOWABLE LEVY

A. FY 2023 Levy Limit from E.	67,255,509
B. FY 2023 Debt Exclusion(s)	3,806,496
C. FY 2023 Capital Expenditure Exclusion(s)	0
D. FY 2023 Stabilization Fund Override	0
E. FY 2023 Other Adjustment :	0
F. FY 2023 Water/Sewer	0
G. FY 2023 Maximum Allowable Levy	<u>91,062,005</u>

FY	MEDIAN SF VALUE	SINGLE RATE	SINGLE TAX	CHG FR PRIOR YR
2005	354,000	9.17	3,246	n/a
2006	385,000	9.02	3,473	227
2007	411,000	8.86	3,641	169
2008	383,000	10.23	3,918	277
2009	354,000	11.17	3,954	36
2010	343,000	12.03	4,128	172
2011	328,500	12.95	4,254	128
2012	321,300	13.73	4,411	157
2013	316,000	14.34	4,531	120
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2018	389,500	14.65	5,706	256
2019	410,800	14.66	6,022	316
2020	427,700	14.51	6,206	184
2021	441,300	14.65	6,465	259
2022	470,800	14.05	6,615	150
2023	563,100	12.58	7,084	469
	MEDIAN = MIDDLE			

CLASSIFICATION OPTIONS

CLASS	VALUE	%	
Residential	5,876,670,670	81.2190	R & O %
Open Space	0	0.0000	81.2190
Commercial	471,504,398	6.5165	
Industrial	657,052,300	9.0809	C I P %
Personal Property	230,354,400	3.1836	18.7810
Total	7,235,581,768	100.0000	

ENTER A LEVY

Levy	91,023,619
Single TaxRate	12.58

ENTER CIP SHIFT RANGE

Shift Range	1.00	1.50
Shift Increment %		5.00
Max Shift Allowed		1.50

Share Percentages

CIP Shift	Res Factor	Res SP	Comm SP	Ind SP	PP SP	Total SP	Res Tax Rate	CIP Tax Rate
1.0000	1.0000	81.2190	6.5165	9.0809	3.1836	100.0000	12.58	12.58
1.0500	0.9884	80.2800	6.8423	9.5349	3.3428	100.0000	12.43	13.21
1.1000	0.9769	79.3409	7.1682	9.9890	3.5020	100.0000	12.29	13.84
1.1500	0.9653	78.4019	7.4940	10.4430	3.6611	100.0000	12.14	14.47
1.2000	0.9538	77.4628	7.8198	10.8971	3.8203	100.0000	12.00	15.10
1.2500	0.9422	76.5238	8.1456	11.3511	3.9795	100.0000	11.85	15.73
1.3000	0.9306	75.5847	8.4715	11.8052	4.1387	100.0000	11.71	16.35
1.3500	0.9191	74.6457	8.7973	12.2592	4.2979	100.0000	11.56	16.98
1.4000	0.9075	73.7066	9.1231	12.7133	4.4570	100.0000	11.42	17.61
1.4500	0.8959	72.7676	9.4489	13.1673	4.6162	100.0000	11.27	18.24
1.5000	0.8844	71.8285	9.7748	13.6214	4.7754	100.0000	11.13	18.87

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

November 23, 2022

To: Town Council
From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator

Re: Resolution 22-76: Gift Acceptance - Veterans' Services Department

The Veterans' Services Department has received a generous donation from the Elks Riders in the amount of \$1,000 which will be applied towards the Veterans' Gift Fund, to be used at the Department's discretion in support of local Veterans and their families.

The Elks Riders are great supporters of the Veterans' Services Department who donate regularly, and we appreciate their ongoing generosity.

Donation Summary:

- 1. VETERANS' SERVICES DEPARTMENT - GIFT FUND**
 - Elks Riders - \$1,000

DONATION TOTAL \$1,000

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



TOWN OF FRANKLIN RESOLUTION 22-76

Acceptance of Gifts - Veterans' Services Department

WHEREAS, The Veterans' Services Department has received a generous donation in the amount of \$1,000.00 to be used at the discretion of the Department for programs and services, as follows:

Donation Summary:

VETERANS' SERVICES DEPARTMENT

1. Veterans' Gift Fund - \$1,000
 - Donated by the Elks Riders

Donation Total: \$1,000.00

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin on behalf of the Veterans' Services Department gratefully accepts this generous donation to be used at the discretion of the Department, as described above.

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

DATED: _____, 2022

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



**TOWN OF FRANKLIN
RESOLUTION 22-77**

Tax Classification - Residential Factor

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 30, 2022.

NOW THEREFORE be it resolved that the Residential Factor will be set at [1.000000].

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

**Nancy Danello, CMC
Town Clerk**

ABSENT: _____

**Glenn Jones, Clerk
Franklin Town Council**



**TOWN OF FRANKLIN
RESOLUTION 22-78**

Tax Classification - Open Space Exemption

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 30, 2022.

NOW THEREFORE be it resolved that there [~~be~~] [not be] an exemption for open space.

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

A True Record Attest:

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



**TOWN OF FRANKLIN
RESOLUTION 22-79**

Tax Classification - Small Business Exemption

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 30, 2022.

NOW THEREFORE be it resolved that there [~~be~~] [not be] an exemption for small businesses.

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

**Nancy Danello, CMC
Town Clerk**

ABSENT: _____

**Glenn Jones, Clerk
Franklin Town Council**



**TOWN OF FRANKLIN
RESOLUTION 22-80**

Tax Classification - Residential Property Exemption

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 30, 2022.

NOW THEREFORE be it resolved that there [~~be~~] [not be] an exemption for residential properties.

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

**Nancy Danello, CMC
Town Clerk**

ABSENT: _____

**Glenn Jones, Clerk
Franklin Town Council**



**TOWN OF FRANKLIN
RESOLUTION 22-81**

Tax Classification - Senior Means Tested Exemption

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 30, 2022.

NOW THEREFORE be it resolved that there [~~be~~] [not be] an exemption for senior means tested.

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

**Nancy Danello, CMC
Town Clerk**

ABSENT: _____

**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

November 23, 2022

To: Town Council

From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator

Re: Resolution 22-82: Declaration of Town-owned Property Containing “South Franklin Congregational Meeting House” Located at 762 Washington Street as Surplus and Authorization for Disposition (Sale) to Old Colony Habitat for Humanity

The action before the Council is to declare that the Town-owned property containing the South Franklin Congregational Meeting House is surplus, and to authorize the sale of the land to Old Colony Habitat for Humanity.

As a reminder of previous actions taken, an Expression of Interest went out for a two month period in the Spring to see if there were any interested parties willing to take on this preservation project. The Town received two formal, non-binding written proposals. At the May EDC meeting, the committee weighed both proposals, in addition to other qualitative information from the two open houses, and had a detailed discussion. They voted 3-1 to recommend to the full Town Council to instruct the staff to put a public procurement out for parties to bid on affordable housing projects only. At the July 20th Town Council meeting the Council decided to accept the recommendation from the EDC to move forward with affordable housing. And at the September 28th meeting, the Council voted 9-0 to authorize the Town Administration to release a Request for Proposals (RFP).

Old Colony Habitat for Humanity submitted a [November 8, 2022 dated proposal](#) in response to the Town’s RFP which includes construction of a single family affordable residence, with provisions for both a permanent affordable housing restriction and a permanent historic preservation restriction. We are asking the Town Council to accept their proposal and approve Resolution 22-82, which will allow for Habitat for Humanity to restore and make available the home to a family in need!

Old Colony Habitat for Humanity’s full proposal is included in the packet.

Please see the Old South Church document [website](#) for more information, or the links to materials listed below:

- Request for Expressions of Interest [Solicitation Document](#)
- [Expressions of Interest](#) Received
- [Old Colony Habitat for Humanity Proposal](#)
- 2020 Old South Church [Existing Conditions report](#)
- 2015 Old South Church [Existing Conditions report](#)

Please let us know if you have any questions.



TOWN OF FRANKLIN RESOLUTION 22-82

DECLARATION OF TOWN-OWNED PROPERTY CONTAINING “SOUTH FRANKLIN CONGREGATIONAL MEETING HOUSE” LOCATED AT 762 WASHINGTON STREET AS SURPLUS AND AUTHORIZATION FOR DISPOSITION (SALE) TO OLD COLONY HABITAT FOR HUMANITY

- WHEREAS,** The Town owns improved property containing a building known as “South Franklin Congregational Meeting House” located at 762 Washington Street, shown on Franklin Assessor’s Map 322 as Parcel 50 (title reference: Norfolk County Registry of Deeds Book 4859 Page 675) (hereinafter: “Property”); and
- WHEREAS,** Property was originally owned and used for religious purposes, beginning in the mid-eighteen hundreds, by the First Congregational Church of Franklin, which ceased using it and deeded it to Town in 1972; and
- WHEREAS,** Town constructed a water booster pumping station, as part of its public water supply system, on a small portion of Property and used the building and remaining property for a municipal historical museum until 2007, when said museum was relocated to the building at 80 West Central Street; and
- WHEREAS,** Town has not made use of the building since 2007 and has only made use of the land for operation of the above-described municipal water booster pumping station; and
- WHEREAS,** Town has no current or anticipated use for Property, except for continued operation of municipal water booster pumping station, but the Franklin Town Council (hereinafter: “Council”) desires that the building and remaining land be put to productive reuse(s) and the building’s historic exterior be preserved; and
- WHEREAS,** In furtherance thereof, Council adopted Resolution 22-61 authorizing the Issuance of a Request for Proposals for Property, except for the land on which the municipal water booster pumping station is located for reuse and/or redevelopment of building and land for affordable residential housing, with construction to be completed within five (5) years following receipt of deed, and with provision for both a permanent affordable housing restriction and an historic preservation restriction; and
- WHEREAS,** Town has received one responsive proposal to its RFP: a proposal from Old Colony Habitat for Humanity dated November 8, 2022;

NOW THEREFORE, BE IT RESOLVED that the Town of Franklin acting by and through its Town Council:

1. Declares the parcel of Town-owned land described above to be no longer needed for municipal purposes, except for the area of said parcel described above, and therefore to be surplus and available for disposition, subject to reserved easement(s) for the continued operation of the municipal water booster pumping station, including access thereto.
2. Determines that the proposal of Old Colony Habitat for Humanity dated November 8, 2022, which includes construction of a single family affordable residence, with provision for both a permanent affordable housing restriction and a permanent historic preservation restriction, together with payment to Town of Franklin of one thousand dollars (\$1,000) is advantageous to the Town and accepts the same, subject to the provisions of the following paragraphs.
3. Votes to dispose of the subject property by selling it to Old Colony Habitat for Humanity for the sum of one thousand dollars (\$1,000) to construct a single family affordable residence, said construction to be completed within five (5) years following receipt of a deed, with provision for

both a permanent affordable housing restriction and a permanent historic preservation restriction and subject to reserved easement(s) for Town's continued operation of its municipal water booster pumping station, including access thereto, conditioned upon Old Colony Habitat for Humanity's execution, within sixty days, of a purchase and sales agreement or land disposition agreement containing terms and language consistent with Town's RFP and otherwise satisfactory to Town, to ensure that the property is developed consistent with Town's RFP and Old Colony Habitat for Humanity's proposal, within a reasonable time period.

4. Directs the Town Administrator, with the assistance of the Town Attorney, to prepare and execute a purchase and sales agreement or land disposition agreement, deed, and such other documents as he determines to be necessary, both to effectuate the sale of the subject property by Town to Old Colony Habitat for Humanity and to ensure that the subject property is developed consistent with Town's RFP and Old Colony Habitat for Humanity's proposal dated November 8, 2022, as well as the provisions of this Resolution.

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

DATED: _____, 2022

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

PROPOSAL FOR DEVELOPMENT OF AFFORDABLE HOUSING

South Franklin Congregational Meeting House

SUBMITTED TO

The Town of Franklin

Franklin Purchasing Department, 355 East Central Street, Room 206, Franklin, MA 02037

SUBMITTED BY



P.O. Box 100
Attleboro, MA 02703

"Building Strength, Stability and Self-Reliance through Shelter"

November 8, 2022

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LETTER OF INTENT (COVER LETTER)

FORMS AND STATEMENTS

- Certificate of Non-Collusion
- Certificate of Compliance with State Tax Laws
- Disclosure of Beneficial Interest in Real Property
- Certificate of Corporate Vote

DISPOSITION OF REAL PROPERTY SOUTH FRANKLIN CONGREGATIONAL MEETING HOUSE

SUBMISSION NARRATIVE

- Description of Purchaser
- Description of Developer
- Offer to Purchaser and Bid Deposit
- Project Description
- Development Timetable
- Financial Plan/Budget

ATTACHMENTS

- June 30, 2021 Annual Financial Statements & Current financial statement as of 9/30/22
- Certificate of Good Standing, ST2, IRS Tax Exemption Attached
- Concept Sketch from Engineer
- Preliminary Site Development Preliminary Floor Plans
- References
 - Bluestone Bank Charitable Foundation-Corporate Donor
 - Bristol County Bank Charitable Foundation-Corporate Donor
 - Donna McGrath- Norton Habitat family
 - Mayor Dumas of Mansfield-town supporter
 - Workers Credit Union-financing



November 8, 2022

Pam Vickery, Purchasing Officer
Franklin Purchasing Department
Town of Franklin
355 East Central Street, Room 206
Franklin, MA 02038

Affiliate
PO Box 100
Attleboro, MA 02703
Phone 508-399-1781

ReStore
9 Washington Street
Attleboro, MA 02703
Phone 508-639-9577

Family Services
Phone 508-203-6852

Serving:
Assonet
Attleboro
Bellingham
Berkley
East Freetown
Fall River
Foxboro
Franklin
Freetown
Mansfield
Norfolk
North Attleboro
Norton
Plainville
Raynham
Rehoboth
Seekonk
Somerset
Taunton
Wrentham

www.oldcolonyhabitat.org

Building Homes,
Communities & Hope

Dear Ms. Vickery,

It is with great pleasure that Old Colony Habitat for Humanity (OCHFH) is submitting a proposal in response to the RFP for the purchase and redevelopment of the South Franklin Congregational Meeting House site, located at 762 Washington Street, Franklin, Massachusetts, as an affordable single family residence. OCHFH offers a bid of \$1,000 for the purchase of the property and is providing a \$25,000 bid deposit to be paid into escrow at the time of the submittal of this proposal.

OCHFH was founded in 1989 as Attleboro Area OCHFH for Humanity and is a locally run affiliate of Habitat for Humanity International a nonprofit, ecumenical Christian housing organization. Stable housing is a critical foundation for building strong and healthy communities. OCHFH provides resources, guidance, and hope to aspiring families. In partnership with these families, OCHFH introduces into neighborhoods the most basic building block of any community- the homeowner.

OCHFH's vision is of a world where everyone has a decent place to live. OCHFH works toward this vision by building and improving homes in partnership with individuals and families in need of a stable, safe, and affordable housing. The South Franklin Congregational Meeting House project aligns with our mission to strengthen communities through affordable housing. OCHFH's flagship program involves partnering with local families to help build their own homes alongside organization volunteers. The newly-constructed or renovated homes are subsequently deed restricted to remain affordable in perpetuity, and the OCHFH homeowner is able to pay a modest mortgage. OCHFH maintains contact with families to support and facilitate their success in home ownership. With the support of OCHFH and community contributors, homeowners become stronger, more stable and self-reliant and able to build a better life for themselves and their families. As a result, these families become contributing members of their communities, creating the change we all seek in our neighborhoods, and repaying the investment that we have made in them.

OCHFH's conversion of the property would permanently increase Franklin's affordable housing inventory, and the town would benefit by converting the property into a revenue-generating residential by converting the property into a tax revenue-generating residential home. By partnering with OCHFH, families and communities are transformed through the effects of safe and affordable shelter, including improvements in health, safety, child development, economic opportunity and educational opportunities. The Town of Franklin and the South Congregational Meeting House would be the ideal venue for Habitat's next project.

Habitat has developed a preliminary plan with local architect Sam Williams of Craft Architecture LLC to determine what the renovated residence would look like. The proposed plans, included in this proposal, turn the property into a 3-4 bedroom, 1½ or 2 bathrooms, single-family residence. The 1500-1800 square foot home would include a first floor and a loft with a master bedroom, bathroom and storage area. OCHFH could begin construction in January of 2024. We will also be discussing the opportunity to apply for the town's CPA funds.

OCHFH is the developer. Volunteers provide most of the labor, and individual and corporate donors provide money and materials to build Habitat houses. Partner families invest 250 per adult in sweat equity hours of labor – "sweat equity" – into building their own homes and the homes of others.

I will be the contact person for this project. I can be contacted directly at OCHFH, Kimberly Thomas, kimthomas@oldcolonyhabitat.org, cell: 508-954-6169.

With Gratitude,

Kimberly Thomas
Chief Executive Officer
Old Colony Habitat for Humanity

XII. STATEMENTS REQUIRED WITH SUBMISSION

All proposals shall include the following statements:

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee club, or other organization, entity, or group or individuals.

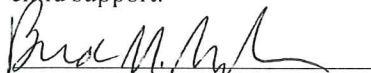


Signature of person submitting the proposal, Kimberly Thomas, CEO

Old Colony Habitat for Humanity
Name of Business or Development

CERTIFICATE OF COMPLIANCE WITH STATE TAX LAWS

Pursuant to M.G.L. Chapter 62C, Sec. 49A, and M.G.L.Ch. 151A, Section 19A, I certify under the penalty of perjury that Old Colony Habitat for Humanity has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.



*Signature of Individual
Or Corporate Officer



**Social Security Number/
Federal Identification Number

Corporate Name: Old Colony Habitat for Humanity (if applicable)

Name and Title: Brenda McDonough, Board Secretary

Of Corporate Officer
(if applicable)

*Approval of a contract or other agreement will not be granted unless this certification clause is signed by the applicant. For all corporations, a certified copy of the vote of the Board of Directors must be provided.

**Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed or extended. This request is made under the authority of Massachusetts General Laws, Chapter 62C, Section 49A.

-
6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency names in item 1. If this form is signed on behalf of a corporation, it must be signed by a duly authorized officer of that corporation.

 7. The undersigned acknowledges that any changes or additions to item 4 of this form during the term of any lease or rental will require filing a New Disclosure with the Division of Capital Asset Management within Thirty (30) days following the change or addition.

 8. The undersigned swears under pains and penalties of (perjury) that this Form is completed and accurate in all respects.



Signature: _____ Printed Name: Kimberly A Thomas

Title: CEO

Date: 11/2/2022

CERTIFICATE OF CORPORATE VOTE (if applicable)

If a corporation, complete below or attach to each signed copy of a contract a notarized copy of vote of corporation authorizing the signatory to sign this contract. If attesting clerk is same as individual executing contract, have signature notarized below.

At a duly authorized meeting of the Board of Directors of the
Old Colony Habitat for Humanity held on 10/11/2022
(Name of Corporation) (Date)

At which all the Directors were present or waived notice, it was VOTED That,
Kimberly Thomas CEO
(Name) (Officer)

of this company be and hereby is authorized to execute contracts and bonds in the name and behalf of said company, and affix its corporate seal thereto, and such execution of any contract or obligation in this company's name on its behalf by such CEO

(Officer)

of the company, shall be valid and binding upon this company.

I hereby certify that I am the Clerk of the Old Colony Habitat for Humanity
that Brenda McDonough is the duly elected Secretary
(Name) (Officer)

of said company, and that the above vote has not been amended or rescinded in full force and effect as of the date of this contract.

A true copy,
ATTEST

Brenda M. McDonough
Clerk

Place of Business Old Colony Habitat for Humanity

Corporate Seal

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th
DAY OF October 2022

Deborah Gagnon
NOTARY PUBLIC



DEBORAH GAGNON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 31, 2024

**TOWN OF FRANKLIN
DISPOSITION OF REAL
PROPERTY
SOUTH FRANKLIN CONGREGATIONAL MEETING
HOUSE**

Date: 11/4/2022

Name and address of Individual, Corporation or other Entity submitting this proposal:
Old Colony Habitat for Humanity

PO Box 100

Attleboro, MA 02703

The following information shall be provided on this form or on such additional sheets as shall be required.

1. The Individual, Corporation or other entity submitting this proposal operates on a for-profit , not-for-profit basis. Evidence of not-for-profit status is attached to this proposal form.
- - Yes - - No

2. Provide a brief history of the entity submitting this proposal, including length of time in existence, name and address of officers or trustees, current location, description of current operations, including number of employees etc. Attach additional sheets as needed.

Old Colony Habitat for Humanity (OCHFH) is a non-profit organization that was established in 1989 as an affiliate of Habitat for Humanity International. (see attached)

3. The Prospective Developer agrees to execute a Land Disposition Agreement in substantially the form included in the Request for Proposals within sixty (60) days of delivery of such Agreement by the Town. **Yes** No

4. Proposed price to purchase the 762 Washington Street Site \$1000.00 _____

By:

Kimberly Thomas, CEO, Old Colony Habitat for Humanity

By: Old Colony Habitat for Humanity

Name of Business (if applicable) PO Box 100, Attleboro, MA 0070

Proposal to The Town of Franklin by OCHFH

Proposal Form #2 continued:

Applicant/ Organization	Old Colony Habitat for Humanity, Inc.
Tax ID	[REDACTED]
Contact Person Name, Title	Kimberly Thomas, CEO
Phone Number	508.954.6169
E-mail address	dir@oldcolonyhabitat.org
Mailing address	P.O. Box 100 Attleboro, MA 02703

Description of Purchaser

Old Colony Habitat for Humanity (OCHFH) is a non-profit organization that was established in 1989 as an affiliate of Habitat for Humanity International.

Our Mission: OCHFH is dedicated to providing decent, affordable housing in partnership with families in need. Reaching across religious, cultural, and racial boundaries, we seek to restore a sense of community with the common goal of strong neighborhoods and dignity through home ownership. OCHFH brings people together to build homes, communities, and hope.

Our Vision: Where everyone has a decent and affordable place to live in the communities we serve.

OCHFH serves our most vulnerable neighbors in a pay-it-forward housing partnership by giving a hand up and *empowering families to become part of their own housing solution*. We build decent, safe, well-built, affordable homes alongside families who struggle to make rent - in our community, giving a family a foundation to build a strong future on. We build homes with volunteer labor and donations of land, money and materials, as well as a minimum of 250 sweat equity hours the Habitat family invests into building their own home. Homes are sold to Habitat families and financed with affordable low-interest and no interest rate loans. Sale proceeds are reinvested, allowing additional families in the community to be served.

We build stronger families! Owning a home has the potential to provide opportunities for success for families, especially for the next generation. By obtaining a home, the family has healthier surroundings that enable the whole family's health to improve, both mentally and physically. With a greater sense of stability, children often make better grades and stay in school longer. Some further their education and grow in their careers because they have gained

Proposal to The Town of Franklin by OCHFH

confidence due to the responsibility of owning a home. A new cycle begins, and it all starts at home. Families with low-income need affordable homeownership opportunities to provide a healthy, stable environment for their family.

Advancing your local housing goals: The Local Initiative Program (“LIP”) was designed by Department of Housing & Community Development (“DHCD”) in the 1990’s as a response to the Massachusetts legislature’s mandate to give local communities back some of the power in designing, financing, and building low-income housing. **OCHFH can be a partner in these efforts!** Whereas most low-income housing that meets Chapter 40B requirements needs a Comprehensive Permit, which requires the developer to obtain state-approved subsidies, local support is the only prerequisite for housing built under the LIP . The LIP is administrated by DHCD; they are the ones who ultimately approve a project’s feasibility and qualification. **OCHFH works with DHCD to make this happen - and to contribute to your community’s Subsidized Housing Inventory (SHI)!**

We currently serve the communities of Assonet, Attleboro, Bellingham, Berkley, East Freetown, Fall River, Foxboro, **Franklin**, Mansfield, Norfolk, North Attleboro, Norton, Plainville, Raynham, Rehoboth, Seekonk, Dighton, Swansea, Somerset, Taunton, Medfield, Medway, Millis and Wrentham.

We have had success in finding qualified, low-income families to purchase all eight of our houses built to date and we will focus our search efforts in Franklin to find the ideal homeowner for this project.

All of OCHFH’s homes have been sold to low-income families that make up to 80% of the city or town’s median income, and that were vetted by our Family Selection Committee. In order to qualify for our homeowner program, applicants meet the following requirements:

- (a) have a need for safe and decent housing;
- (b) have lived or worked in our service area for at least a year;
- (c) attend homeownership / financial management seminars at our offices;
- (d) meet the HUD income guidelines of 80% of Area Median Income;
- (e) have secure employment, good credit, legal residency, no felony convictions, and no more than one misdemeanor;
- (f) be able to pay a down payment in the amount of \$2,000;
- (g) demonstrate an ability to pay a mortgage on time, in full, each month. We have secured a lender who is offering 0% Mortgage for financing for families;
- (h) have the willingness to partner with Old Colony Habitat for Humanity by completing the required sweat equity. The requirement is 250 hours of sweat equity per adult in the household with a cap of 500 hours per household.
- (i) there is no minimum income – the figures are based on the 80% Median HUD limits

The Non-Profit Corporation, Old Colony Habitat for Humanity, will be the sole owner of this project. No individuals have a financial interest in the Corporation or Project. All Board of Directors have signed non-conflict of interest agreement

Organizational Leadership

Assigned Project Managers

Timothy J. Travers *Providing constructive neighborhood and economy development in our community.* A business graduate of SUNY Ulster, licensed realtor, general contractor and well-known local of Attleboro, Massachusetts, launched his profession in 2001 as one of the leading regional marketing directors of Draft Worldwide, now known as FCB. It was founded in Chicago by James F. Kobs and Thomas B. Brady in 1978, and is one of the largest global advertising agency networks, owned by an Interpublic Group.

After years of successful progression and a strong vision, he became executive of a Division of General Electric in Schaumburg, IL, in 2008. The company, which was established in 1931, has invested billions of dollars funding businesses and consumers, so that they can develop their operations and better construct appliances, lighting, power structures and additional goods to benefit millions of homes, organizations, factories and wholesale facilities worldwide, improve their functionality.

Following his time at General Electric, he became an Executive for Allstate in 2011 until 2013. As a real estate entrepreneur and licensed general contractor, in 2013, he founded Travers Property Development, Bristol Construction Corp. & Bristol Remodeling & Construction located in Attleboro, Plainville, and Wrentham, MA an experienced general contracting firm, which specializes in commercial and residential remodeling and new home construction in the Eastern Massachusetts and Rhode Island area.

In addition, he was also recently elected President of Old Colony Habitat for Humanity, an organization based on the concept of “partnership housing.” With such, the association focuses on those individuals who are unable to afford satisfactory housing. Together, Tim and his partners work alongside one another and volunteers to construct adequate, affordable housing.

Steven Manni, Board Members, Build Committee Chair and Build Lead. Resident of Norton who recently retired from IBM after 33 years where he was responsible for leading teams around the globe to deliver leading-edge software solutions to clients and for the remediation of troubled projects via his Deliver Excellence team.

He spent 5 years with Greater Providence Habitat starting as a volunteer on the build sites, moving into a Site Supervisor role where he led the build on several homes and on the Board of Directors where he helped to steer the organization.

Proposal to The Town of Franklin by OCHFH

Kim Thomas, CEO

| 508-954-6169 kimthomas@oldcolonyhabitat.org

Kimberly Thomas has spent nearly three decades in leadership positions throughout central and eastern Massachusetts and is currently the CEO of Old Colony Habitat for Humanity for the last 2 years. Since its founding in 1989, Old Colony Habitat has built about 10 homes in the 24 central and eastern Massachusetts communities including Attleboro.

Thomas joined the non-profit sector after spending 18 years with the Taunton Federal Credit Union, where she worked in a variety of executive leadership positions. Kim was the Vice President of Development for Justice Resource Institute, one of the premier social service agencies in Massachusetts, for six years. She was the Executive Director of New Hope, a regional non-profit agency based in Attleboro addressing domestic and sexual violence in central and southeastern Massachusetts for 8 years.

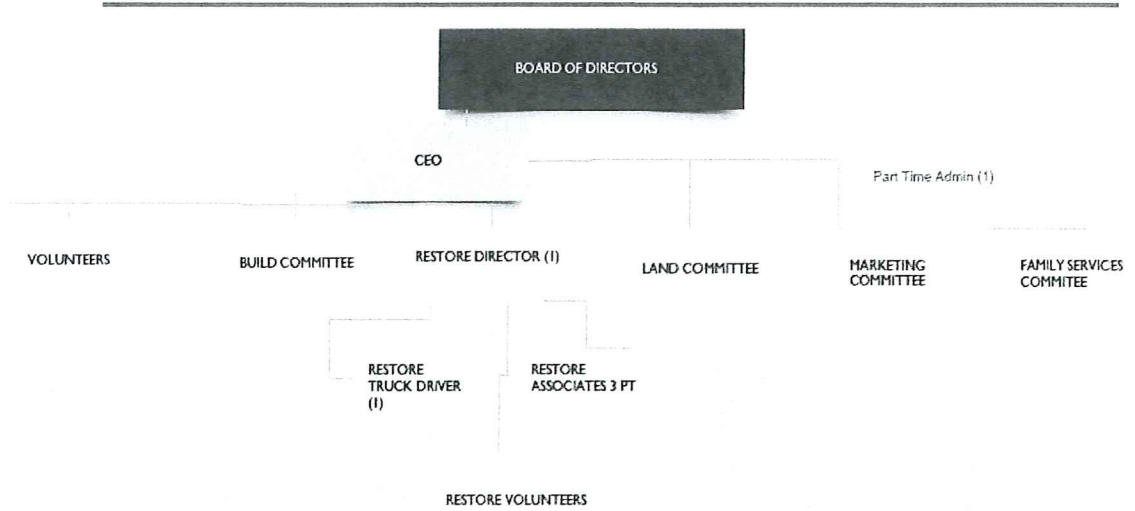
In 2013, she received the Woman of Achievement award from Girls Inc. in Taunton for her work with the survivors of domestic and sexual violence. She received her bachelor's degree in communications from Bridgewater State College and her master's degree in management from Cambridge College. She spent a year in leadership development training through Leadership SouthCoast, and she has served on a number of community boards of directors and supported many community organizations.

Kim also serves on the board of Bluestone Bank and is chair of the bank's Foundation and a Board of Incorporators of Sturdy Memorial Hospital Foundation and Planning Committee. Kim recently joined the Board of the Joe Andruzzi Foundation.

Proposal to The Town of Franklin by OCHFH



ORGANIZATION CHART



Proposal to The Town of Franklin by OCHFH

Board of Directors:

Officers

Tim Travers – President President of Bristol Construction Corp 617-828-3289
Timt@oldcolonyhabitat.org

Robert Peixoto - Vice President Senior VP Wealth Manager Bluestone Bank 508-317-8474
Robpeixoto1259@comcast.net

Jack Wetherbee – Treasurer Owner of Weatherlaines 508-455-7108
jcwetherbee@hotmail.com

Brenda McDonough - Secretary Partner at Locke Lord LLP 774-254-6839
Brenda.McDonough@lockelord.com

Directors

Heidi Yates-Akbaba, Marketing Committee Plainridge Park Casino 508-576-4460
heidi.yates-akbaba@pngaming.com

Charles Beauchamp, Land Acquisition Committee Retired Engineer 401-864-5731
charlesbeauchamp@msn.com

Suzanne Catraio, Marketing and Development Committee Chair Alltrust Credit Union
508-965-8502 scatraio@alltrustcu.com

Deborah Gagnon BlueStone Bank (Branch Manager Norton), **Marketing and Build Committees**
401-663-0274 dgagnon@bluestonebank.bank

Ian Hedges, Land Acquisition Committee Co-Chair Vieira & DiGianfilippo Ltd. 508- 238-2510
IHedges@clozers.com

Grant King, AICP, Land Acquisition Committee Co-Chair
Southeastern Regional Planning and Economic Development District (SRPEDD)
Director of Comprehensive Planning and Housing 508-386-8238
grantjosephking@gmail.com

Steven Manni, Build Committee Chair Retired IBM 508-243-6818 smmanni@gmail.com

Randy Miller President Miller Recycling Corp 508-878-0321 Rmiller966@gmail.com

Linda O'Brien, Family Services Committee Chair Retired/Volunteer/CLO
508-256-5909 lobrien478@gmail.com

Proposal to The Town of Franklin by OCHFH

Description of the Developer

Since 1989, OCHFH has built / renovated 9 homes and sold each to qualifying low-income families under Habitat for Humanity International (HFHI) guidelines. We now have a 10th home under construction in Attleboro. A sample of past home builds are pictured below. Our affiliate has been fortunate to have the support of local contractors and subcontractors who are willing to donate their time and expertise over the years, and we have already received an outpouring of support from the community once again for this project.

Our Program:

A sample of previous projects are pictured below

DAVID BISHOP		4 ZELLER AVE	PLAINVILLE	MA	02762
CHRISTOPHER HOLMES	LISA HOLMES	474 S. WORCESTER ST	NORTON	MA	02766
THOMAS COUGHLIN	APRIL COUGHLIN	478 S WORCESTER ST	NORTON	MA	02766
ELIZABETH OHLSON		7 LELAND RD	NORFOLK	MA	02056
DONNA WIDAK		476 S WORCESTER ST	NORTON	MA	02766
EVERETT BLATCH		10 COLUMBINE STREET	MANSFIELD	MA	02048
SANDRA HOVAGIMIAN		88 HOLMAN ST	ATTLEBORO	MA	02703
Kathy Coyle		4 Gude St	Seekonk	MA	02771



Current Construction at 134 Pike Avenue, Attleboro, MA 02703

Proposal to The Town of Franklin by OCHFH



Before



After Mansfield Build (2018)



Attleboro Build (1998)



Seekonk Build (2014)



Norton Build



Norfolk Build (2010)

Proposal to The Town of Franklin by OCHFH



Norton Build (2012)



Norton Build (2004)



Norton Build (2003)



Plainville Build (20

Proposal to The Town of Franklin by OCHFH

List of Developers/Contractors/Tradesman

GRM Construction	George Moses	508-509-5453	grm916@hotmail.com	Contractor
Craft Architecture	Sam Williams	978-457-2832	Sam@craftarchitecturellc.com	Architect
Dennis Colwell Architects	Chris Dranin	508-241-2122 x10	chris@dc-architects.com	Blueprints
Oakhill Engineering	Mark Mariano	401-574-0871	mark4026@gmail.com	Site Engineering
Riser Engineering	John Riser	508-695-3583	risserengineering@outlook.com	Perc Test
E. Otis Dyer	Rachel Smith	508-252-4363	Rachel Smith < e_otis_dyer@m >	Site Engineering
Home Energy Raters	Chris Mazzola	508-833-3100	Chris@EnergyCodeHelp.com	HERS Rating
Vieira & DiGianfilippo Ltd.	Ian C. Hedges	508-238-2510		Closing Costs - Land
C. Walsh Construction	Craig Walsh	508-222-1435		Clear Lot
WB Construction	Bill Ward	508-294-3795	wward@wb-construction.com	Excavation and Septic System
Peep Palace Portable Potties			peepalacepotty@gmail.com	Jobsite Restroom
Miller Recycling	Randy Miller	508-878-0321	Randy Miller < rmiller@millerrec >	Jobsite Dumpster
Signs By Tomorrow		508-222-1900	norton@signsbytomorrow.com	Site Sign
Able Forms	Gary Meadows	508-958-5118	ablegm@yahoo.com	Foundation
Boro Sand & Stone				Concrete
	Steve ??			Basement & Garage Floors
Koopman	Peter Koopman	774-643-0130	pkoopman@koopmanlumber.com	Framing Lumber, Windows,...
B. T. Construction	Tim Downing	508-728-4998	BTtim65@aol.com	Framer
Eastern Roofing	Chris Fitzsimon	617-756-4429	eastonroofingma@gmail.com	Roof
Compton Doors		508-399-7981	sales@comprdoors.com	Garage Door
Gutter Pro	Bill Power	781-831-4961	bill@gutterpro.com	Gutter & Downspouts
Supply New England	Chris Kollins	774-340-0314	kcollins@supplyne.com	Rough Plumbing Materials
Pinette Plumbing	Chris Pinette	774-226-6062	pinetteplumbing@gmail.com	Plumbing
Granite City Electric (GCE)	Jeff Hammond	413-537-7613	Jeff.Hammond@granitecityelectric.com	Rough Electric Materials
Richard Brothers Electric	Bill Richard	508-339-5100	office@richardbros.com	Electrician
Quality Insulation				Insulation
Wood Palace	Tim Hollick	508-400-0687	thollick@woodplacekitchens.com	Cabinets & Vanities
Bedrock Granite	Carlene Barth	508-226-2616	Carlene Barth < bedrockcarlene >	Granite Countertops
Lowes	David Hamel	508-813.2907	Dave.w.Hamel.jr@store.lowes.com	Appliances
Cryan Landscaping	Kevin Cryan	508-889-7446	kevin@cryanlandscape.com	Landscaping
Ryan Paving				Paving

Offer to Purchase and Bid Deposit

OCHFH proposes to purchase for \$1,000 the property located at 762 Washington Street, Franklin, Massachusetts ("Property") for the purpose of developing a low-income, affordable, single family home. The preliminary site plan is provided in the required documents section of this proposal.

Site Description:

The Property sits on a .655 acre parcel on the southern side of Washington Street and to the southwest of the intersection of Washington Street and Colt Road. The existing building is constructed on a relatively flat site. There is no identifiable adjacent parking lot on this site, however, there is a gravel access road along the east and north of the Property. There is an existing pump house to the south of the Property.

The legal description of the parcel is as follows:

Proposal to The Town of Franklin by OCHFH

Commencing at a stake and stones at the northwest corner of said lot on the southern boundary of the newly made road; thence southwardly by a stone wall which divides said lot from lands belonging to Joseph B. Whiting twelve rods to a stake and stones; thence eastwardly ten rods to a stake and stones; thence northwardly twelve rods to a stake and stones at the southern location of said new road; thence westerly by said new road ten rods to the bound first mentioned. Being the same premises conveyed by The First Congregational Church of Franklin, a/k/a The First Congregational Parish to the Town of Franklin, Town of on August 18, 1972 and described in a deed recorded with the Norfolk County Registry of Deeds in Book 4859, Page 675

Project Description

Zoning:

This parcel is zoned Rural Residential 1. OCHFH will develop the site as an affordable single-family residence following Franklin Bylaws 185-4-C-1: The Rural Residential Districts (RRI, RRII) are intended primarily for single-family residential uses in a rural and semi-rural environment. Agricultural uses are generally permitted. Generally, commercial and industrial uses are not permitted.

Building Permit. OCHFH plans to build a single-family affordable home. OCHFH will inform the Town of the progress, and of any issues throughout the permitting process, if they arise.

OCHFH recognizes that the property is an important local historical resource. Consideration will be given to the historic character and the impact of the project to the area. The building's historical facade will be maintained in alignment with Town of Franklin conditions as stated in the RFP. OCHFH will meet the Town's requirement of a permanent historic preservation deed restriction. Any changes made to the rear and west side facades will be made in compliance with Town conditions. Additionally, the Town will retain a permanent easement for regular access to the Water Booster Station on the property.

OCHFH plans to use the percolation tests, engineering, and site planning work without any deviation, except the building footprint. It is our intent to keep the building footprint within the extents of the footprint shown in the RFP plans. OCHFH will develop wastewater disposal, water supply, and utilities for the property. OCHFH accepts responsibility for securing all permits and approvals, and will independently determine and verify all aspects of the plans provided in the RFP.

Affordability. The new housing units will be eligible for inclusion in the Town's Subsidized Housing Inventory (SHI). The home will be affordable for purchase by families with a household income earning 80% of the Area Median Income (AMI). The units will have a regulatory agreement and an affordable deed restriction satisfactory to the Department of Housing and Community Development (DHCD) through the Local Initiative Action program, and will become LIP units. The home will be kept affordable in perpetuity by the deed restriction, to the extent of the law.

Proposal to The Town of Franklin by OCHFH

Development Schedule (Plan Summary attached)

A development schedule is included in this proposal (see attached) defining the estimated dates for the major activities and the associated milestones including execution of the agreement following Town Council action, financing in place, permitting, start of construction, end of construction, and occupancy.

Our goal is to utilize professional labor to get the house weather-tight including foundation, framing, siding, plumbing, HVAC, and electrical. Once the house is weather-tight, we will complete the project using volunteer labor to do the interior trim, kitchen cabinets, flooring, painting and landscaping. Once we have selected a family for this home, they will contribute 250 hours of sweat-equity alongside our volunteers.

762 Washington St. Franklin - Plan Summary

smartsheet

Activity (includes hire, order and execute)	Planned Start	Planned Finish	Duration	Gantt Chart														
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
762 Washington St. Franklin				01/02/24	10/15/24	206d												
<i>Project Kickoff (assumes P&S Signed)</i>				01/02/24	01/02/24	0												
1 Plans, Permits & Insurance	01/02/24	03/18/24	55d															
2 Financing Secured	01/29/24	01/29/24	0															
3 Building Permit Secured	03/18/24	03/18/24	0															
4 Site Preparation	03/19/24	04/02/24	11d															
5 Ground Breaking Ceremony	03/06/24	04/04/24	22d															
6 Start Construction	04/04/24	04/04/24	0															
7 Framing	02/27/24	04/24/24	42d															
8 Roofing	03/18/24	04/26/24	30d															
9 Siding	03/25/24	05/03/24	30d															
10 Exterior Paint	05/06/24	05/17/24	10d															
11 House Is Weather Tight	05/17/24	05/17/24	0															
12 Gutters	04/09/24	05/20/24	30d															
13 Septic System	04/11/24	05/22/24	30d															
14 Paving	04/12/24	05/24/24	31d															
15 Rough Plumbing	03/29/24	05/10/24	31d															
16 Rough HVAC	04/08/24	05/21/24	32d															
17 Rough Electrical	04/15/24	05/27/24	31d															
18 Insulation	04/18/24	06/05/24	35d															
19 Board & Plaster	05/05/24	06/14/24	36d															
20 Landscaping	04/26/24	06/19/24	10d															
21 Interior Doors & Millwork	06/20/24	07/03/24	10d															
22 Interior Paint	06/27/24	07/18/24	16d															
23 Flooring	06/06/24	08/15/24	51d															
24 Kitchen & Baths	07/15/24	07/29/24	11d															
25 Finish Plumbing	07/18/24	08/01/24	11d															
26 Finish HVAC	07/16/24	07/30/24	11d															
27 Finish Electrical	08/02/24	09/12/24	30d															
28 Contingency	09/16/24	09/16/24	0															
29 Construction Complete	09/16/24	09/16/24	0															
30 Walkthru, Punch-List & Cleaning	09/17/24	10/07/24	15d															
31 Home Dedication	09/03/24	10/15/24	31d															
32 Home Is Dedicated	10/08/24	10/08/24	0															
33 Home Is Occupied	10/15/24	10/15/24	0															

Proposal to The Town of Franklin by OCHFH

Eligible Purchaser Selection Process

Town of Franklin Involvement and Community Engagement

OCHFH will be prepared to work with the Town, Town residents, boards, and departments from permitting through the occupancy of the development. OCHFH and Rotary Clubs, churches, and other community groups to support and fund the development.

OCHFH plans to build a single-family affordable home. OCHFH will inform the Town of the progress, and of any issues throughout the permitting process, if they arise. It is understood that the proposed development may change throughout the pre-development process. The project will be influenced and adjusted based on site conditions, available project financing, abutter concerns, town input, and residents' feedback. The development concept is a starting point, not a finished product.

Proposed outreach efforts to inform the community

We will also post on all of our social media channels, email, schools, libraries, housing authorities to share the word out. OCHFH will hold at least three (3) community meetings to discuss the project to inform the community of the housing opportunity, in which one of the meetings will take place approximately 90 days after the Town selects OCHFH as the developer.

Proposal written evaluation criteria for housing opportunity

All of OCHFH's homes have been sold to low-income families that make 60-80% of the city or town's median income, and that were vetted by OCHFH's Family Selection Committee. In order to qualify for our homeowner program, applicants meet the following requirements:

Have lived or worked in our service area for at least a year

OCHFH has a policy that all applicants must live or work in one of its service communities, which include Assonet, Attleboro, Bellingham, Berkley, East Freetown, Fall River, Foxboro, **Franklin**, Mansfield, Norfolk, North Attleboro, Norton, Plainville, Raynham, Rehoboth, Seekonk, Dighton, Swansea, Somerset, Taunton, Medfield, Medway, Millis and Wrentham. We have had success in finding qualified, low-income families to purchase all eight of our houses built to date and we will focus our search efforts in Franklin to find the right family for this project.

Proposal to The Town of Franklin by OCHFH

Family Selection Criteria:

In developing family selection criteria, Habitat for Humanity affiliates must use three basic criteria:

- Need for adequate shelter
- Ability to pay for the Habitat home
- Willingness to partner

It is the responsibility of the Family Selection Committee to apply these three criteria to the dynamic of their local situation. Once developed, the committee presents the criteria to the Board of Directors for approval.

Need for Adequate Shelter

The first consideration for selecting a partner family is the lack of adequate shelter. With some affiliates, a family cannot qualify for a Habitat home unless the family's present dwelling lacks proper plumbing or wiring or has severe structural problems. In other situations, overcrowding may be the reason the family is approved. The need may also consist of factors beyond obvious structural inadequacies such as the family being cost-burdened, which OCHFH defines as more than 30% of the family's income is spent on housing.

Ability to Pay

The second criterion pertains to the household's financial status. The object in setting up income or ability to pay criterion is to help the committee select low-income families who cannot obtain conventional financing, but have sufficient income to afford the monthly payments and other costs associated with Habitat home ownership. Traditionally, Habitat affiliates use 80 percent of the area median income as their window of service.

Willingness to Partner

The third criterion to consider in the family selection process is the family's willingness to collaborate with Habitat. Unlike "need" and "ability to pay" criterion, developing measures of "willingness to partner" that omit character evaluation is a difficult undertaking. HFH policy requires that the affiliate not use character as a basis for selecting the family.

Examples of objective criteria for assessing willingness to partner include:

- The completion and return of the application for housing in a timely fashion.
- Acceptance of the closing costs requirement.
- Attend homeownership / financial management seminars at our offices;
- Have secure employment, good credit, legal residency, no felony convictions, and no more than one misdemeanor;
- Be able to pay a down payment in the amount of \$2,000;
- Demonstrate an ability to pay a mortgage on time, in full, each month; We have secured a lender who is offering 0% Mortgage financing for families.
- The willingness to collaborate with Old Colony Habitat for Humanity by completing the required sweat equity. The requirement is 250 hours of sweat equity per adult in the household with a cap of 500 hours per household. There is no minimum income – the figures are based on the 80% Median HUD limits

Proposal to The Town of Franklin by OCHFH

Lottery drawings shall result in each applicant who has been given a ranking among other applicants with households receiving preference for units based on the above criteria. Household size shall not exceed State Sanitary Code requirements for occupancy of a unit.

The applicant pool, second preference shall be given to households requiring the number of bedrooms in the unit minus one, based on the above criteria. Third preference shall be given to households requiring the number of bedrooms in the unit minus two, based on the above criteria. A "household" shall mean two or more persons who will live regularly in the unit as their principal residence and who are related by blood, marriage, law or who have otherwise evidenced a stable inter-dependent relationship, or an individual.

Lottery drawings shall result in each applicant being given a ranking among other applicants with households receiving preference for units based on the above criteria. Household size shall not exceed State Sanitary Code requirements for occupancy of a unit.

Closing, Mortgage and Deed Information:

During the closing of the Habitat home, the owner(s) will sign a mortgage, note and receive the keys to their new home. The approved loan for the family will be from Workers Credit Union at a no-interest rate amortized over a minimum of 30 years. The owner will receive a schedule of payments that will include monthly installments of principal, homeowner's insurance, and real estate taxes. Insurance and tax funds will be accumulated in an escrow account, and the insurance and taxes will be paid out of these funds. It is the owner's responsibility to pay their mortgage on time, and to communicate any difficulties to the financial institution and the Habitat office.

Since the house is being sold at an affordable cost, the fair market value will be much greater than the price at which the family purchases the home. The deed will be subject to an affordable housing restriction that will restrict the resale and pricing in conformance with state guidelines to keep it as an affordable housing unit in perpetuity, as permitted by law. OCHFH will conduct a Buyer selection process for the Affordable Unit in accordance with an affirmative fair marketing plan approved by the Department of Housing and Community Development ("DHCD") through the Local Initiative Program ("LIP") and by the Town.

Continued Family Support:

Habitat will have continued interest in the homeowner's success. OCHFH will work with partner families as needed. Habitat will help with financial planning to avoid payment delinquencies. Habitat makes the family's well-being, as a Habitat homeowner, a priority.

Proposal to The Town of Franklin by OCHFH

Preliminary Project “pro forma”

Sale price of the home will be dependent upon foundations, grants, funding and in-kind donations. The sale price will also take into consideration the applications and qualifications of the families applying. The home will be an affordable home. The Family Services Committee will review the applications and the OCHFH Qualified Loan Originator then presented to the Old Colony Habitat Board of Directors.

Development Sources and Uses of the home will be a single-family affordable home with 3 bedrooms to a first time homebuyer earning no more than 80% of the median income in the Metropolitan Statistical Area including the Town the Franklin and will be on the SHI for the town of Franklin

Financial Plan

OCHFH has a relationship with Workers Credit Union, who can offer a line of credit or construction financing at 0% interest to supplement OCHFH’s fundraising. Please see letter of reference from Workers Credit Union in the attachments.

As mentioned previously, OCHFH has the support of local contractors and subcontractors who have been willing to donate their time and expertise over the years, and we are projecting considerable revenue from funding sources that are listed in the projected budget included in this proposal.

OCHFH has funded all nine of our home builds with volunteer or discounted labor, and donations of land, materials, as well as a minimum of 250 sweat equity hours the Habitat family invests into building their own home. We receive funding through individual donations, donations from local groups, businesses, and grants through local foundations to cover expenses associated with a build that are not covered by volunteer labor and donated material. Details of projected funding can be found on the projected budget.

OCHFH plans on submitting an application for funds through the Community Preservation funds to cover infrastructure costs associated with the excavation, septic system installation, and well drilling. As well as any other infrastructure costs that may arise. OCHFH will provide detailed cost estimates for such work. OCHFH will also secure other sources of funding to cover the remaining costs associated with the build. OCHFH has a relationship with Workers Credit Union at 0% if a line of credit or construction loan is needed.

List of potential funders to help carry out proposed development

OCHFH plans on submitting an application for funds through many funders and grantors listed below. We have a solid relationship in the community and a well-known brand. We have built up our volunteer committees including, a Build Committee, Marketing Committee, Land Acquisition Committee and a Family Services Committee. OCHFH will also seek out in-kind gifts such as the flooring, cabinets, discounts on work, granite countertops as well as any other

Proposal to The Town of Franklin by OCHFH

infrastructure costs that may arise. OCHFH will provide detailed cost estimates for such work. OCHFH will also secure other sources of funding to cover the remaining costs associated with the build. Our partners include:

List of Businesses / Companies to be solicited for Cash Donations

- Rockland Trust Bank
- Plansee
- Charlestown Bank Foundation
- Dean Bank
- Bank of America
- Middlesex Savings Bank
- Garelick Farms
- XPO Logistics
- EMS Warehousing
- Amazon
- UPS
- New England Group
- Victory Packaging Inc.
- Blue Linx
- Thermo Fisher
- JEM Electronics
- Eastern Gas
- Tegra Medical
- Entegris
- Franklin Professional Physical Therapy
- Hamilton Storage
- New England Appliance Group
- RT Automation
- Planet Fitness
- Adirondack Club
- Vendetti Buick
- CVS
- BIG Y
- Stop n Shop
- Star Market

Proposal to The Town of Franklin by OCHFH

List of Companies and Businesses to be solicited for product and services donations

- Asphalt Engineering
- Charron Tree Service
- Franklin Lighting Center
- Bellingham Lumber (Located less than 4 miles from location)
- Bellingham Electric (ALL kitchen appliances)
- Republic Plumbing Supply (Norwood) – (bathroom and kitchen fixtures)
- Ferguson Plumbing Supply
- Home Depot (Bellingham) –
- D&D Mulch & Landscape
- Lola Landscaping
- O’Koren Electric
- John Donovan Plumbing
- G&S Plumbing
- WJ Plumbing
- Aubuchon Hardware (Paint)
- Dadario Hardware (Paint)
- Sherwin Williams (Paint)
- Life in Color – Painters
- HM Painters
- Services Plus (Painters)
- Franklin tile and Carpeting
- Scandia Kitchens
- Custom Kitchens
- Hillside Nursery

Build Budget Attached

Proposal to The Town of Franklin by OCHFH

OCHFH has demonstrated a financial and experiential ability to develop South Franklin Congregational Meeting House and to comply with the requirements of this RFP. We have the financial and fund raising experience and qualified Board members and volunteers who have helped us build many affordable housing units.

OCHFH has experience with affordable housing and has successfully developed at a similar property in Mansfield, Massachusetts and several communities of similar size to the Town of Franklin as presented in the plan of service section of this RFP.

Team Experience *Most Advantageous:* *OCHFH* is a non-profit corporation and demonstrates that they have completed 8 builds including one demo project in Mansfield. Applicant has experience working with a comparable community. OCHFH serves our most vulnerable neighbors in a pay-it-forward housing partnership by giving a hand up and empowering families to become part of their own housing solution. We build decent, safe, well-built, affordable homes alongside families who struggle to make rent - in our community, giving a family a foundation to build a strong future on. We build homes with volunteer labor and donations of land, money and materials, as well as a minimum of 250 sweat equity hours the Habitat family invests into building their own home. Homes are sold to Habitat families and financed with affordable low-interest and no interest rate loans. Mortgage payments are reinvested, allowing additional families in the community to be served.

Quality of References *Most Advantageous:* At least two references rate positively the applicant's special skills and abilities as demonstrated on similar developments. Please see letters from the Town Manager in Mansfield for the demo and rebuild of Columbine Street and a letter from the Mayor of Attleboro for our Holman Street build.

Project Funding *Most Advantageous:* Applicant demonstrates experience securing funding for affordable housing, providing financial housing assistance, identifying and assisting eligible homebuyers through closing. As mentioned in the Eligible Purchaser Selection Process, OCHFH assists families in securing affordable housing and assisting them with their prequalification's and education on financing and maintaining a home. We build stronger families! Owning a home has the potential to provide opportunities of success for families, especially for the next generation. By obtaining a home, the family has healthier surroundings that enable the whole family's health to improve, both mentally and physically. With a greater sense of stability, children often make better grades and stay in school longer. Some further their education and grow in their careers because they have gained confidence due to the responsibility of owning a home. A new cycle begins, and it all starts at home. Families with low-income need affordable homeownership opportunities to provide a healthy, stable environment for their family.

Development Guidelines (Refer to Section II) *Most Advantageous:* The proposed project meets the intent of the guidelines as applicable as possible. OCHFH is a qualified nonprofit who has built affordable housing units in Bristol and Norfolk counties.

Proposal to The Town of Franklin by OCHFH

Attachments:

- **June 30, 2021 Annual Financial Statements & Current financial statement as of 9/30/22**
- **Certificate of Good Standing, ST2, IRS Tax Exemption Attached**
- **Concept Sketch from Engineer**
- **Preliminary Floor Plans**
- **References**
 - **BlueStone Bank Charitable Foundation-Corporate Donor**
 - **Bristol County Bank Charitable Foundation-Corporate Donor**
 - **Donna McGrath- Norton Habitat family**
 - **Mayor Dumas of Mansfield-town supporter**
 - **Workers Credit Union-financing**

WASHINGTON STREET (PUBLIC WAY)



LEGEND UNDESIGNED WATER MAIN DESIGNED WATER MAIN EASEMENT EXISTING SEWER PROPOSED SEWER WATER MAIN UNDERGROUND ELECTRICAL OVERHEAD ELECTRICAL HYDRANT EXISTING LOT LINES EXISTING DRIVEWAY		CONCEPT SITE PLAN FOR PROPOSED HOUSING 762 WASHINGTON ST FRANKLIN, MA 02771 MAP 032 LOT 050	SHEET NUMBER C-1 SCALE = 1" = 10' DATE: 10/26/22 DRAWN BY: MPM CHECKED BY: MPM ENGINEER STAMP
APPLICANT: OLD COLONY HABITAT FOR HUMANITY INC 9 WASHINGTON STREET ATTLEBORO, MA 02703		OWNER: OLD COLONY HABITAT FOR HUMANITY INC 75 OAK HILL AVE, 2ND FL SEEKONK, MA 02771 401-574-0871 MARK@OCS@SMAIL.COM	

PROPOSED SEPTIC SYSTEM SITE PLAN
SCALE 1" = 10'

NO. 1	REV. DATE	DESCRIPTION
1	04/04/2022	Concept Plan

THIS DOCUMENT AND THE CONTENTS HEREIN ARE UNPUBLISHED AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF WORK PRIOR TO COMMENCEMENT OF WORK AND DISCREPANCIES WITHOUT DELAY.

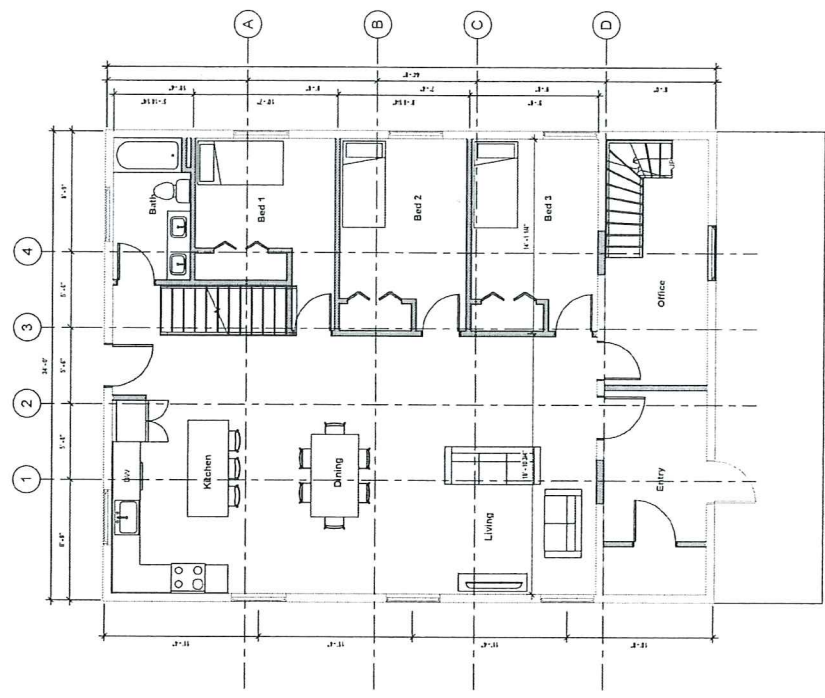
CRAFT ARCHITECTURE LLC
 25 SQUEN STREET
 FRANKLIN, MASSACHUSETTS 01901-2024

PROJECT NAME: FH - Franklin South Church
 762 Washington Street
 Franklin, MA 02038

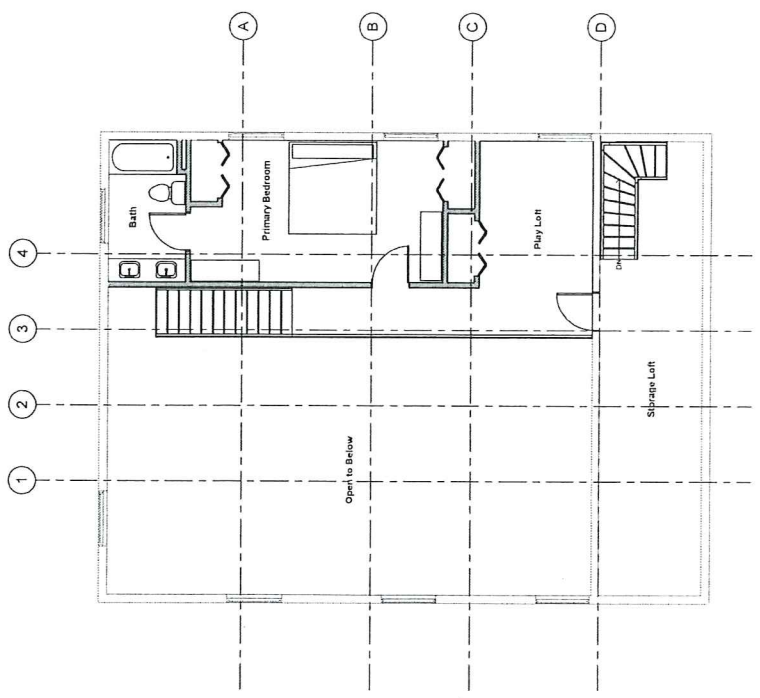
SCALE	1/4" = 1'-0"
DATE	03/20/22
DESIGNER	SKP
ARCHITECT	SKP
PROJECT NO.	1914-0001
DATE	04/04/2022

Floor Plan

Sheet No. **A1.00** of 1



1 Main Floor
 1/4" = 1'-0"



2 Loft
 1/4" = 1'-0"



October 13, 2022

Franklin Purchasing Department
355 East Central Street, Room 206
Franklin, MA 02038

Dear Trustees:

It is my pleasure to write a letter of support on behalf of the Old Colony Habitat for Humanity and their proposal for the disposal of the South Franklin Congregational Meeting house into a single-family affordable home.

Since its establishment, Bluestone Bank, formerly Mansfield Bank, has contributed to the health and vitality of our communities. We have been a proud supporter of the Old Colony Habitat for Humanity for many years. By helping people attain affordable housing, they are also helping families achieve the dream of raising their children in a safe, loving home where they can flourish for generations to come.

We fully support the efforts of the Old Colony Habitat for Humanity as they carry out their mission and continue to build better and brighter futures.

Sincerely,

A handwritten signature in cursive script that reads "Meg D. McIsaac".

Meg McIsaac
President

756 Orchard Street | Raynham, MA 02767
508.884.3300 | 800.356.8622
bluestone.bank



October 21, 2022

Franklin Purchasing Department
355 East Central Street, Room 206
Franklin, MA 02038

Dear Trustees,

It is my pleasure to write a letter of support on behalf of the Old Colony Habitat for Humanity and their proposal for the disposal of the South Franklin Congregational Meeting house into a single-family affordable home.

Since the Bank's establishment 176 years ago, and the Bristol County Savings Bank Charitable Foundation inception in 1996, we continue to seek ways that we can make positive impact to the health and vitality of our communities. We feel that everyone and every family should have the opportunity to feel the sense of security that comes with home ownership. And, like Old Colony, we believe that quality, safe, affordable housing plays a critical role in transforming lives and building strong and stable communities.

As a local funder, we look for organizations such as Old Colony Habitat for Humanity, with a strong track record as a valuable community resource, to partner with in these efforts. For many years we have been proud to support Old Colony Habitat for Humanity, both financially as well as with volunteers. By helping people attain affordable housing, they are also helping families achieve the dream of raising their children in a safe, loving home where they can flourish for generations to come.

We fully support the efforts of the Old Colony Habitat for Humanity as they carry out their mission and continue to build better and brighter futures.

Sincerely,

Michele Roberts
EVP-Chief Marketing and Community Relations Officer
Bristol County Savings Bank
29 Broadway
Taunton, MA 02780

October 13, 2022

Franklin Purchasing Department
355 East Central Street, Room 206
Franklin, MA 02038

Dear Trustees,

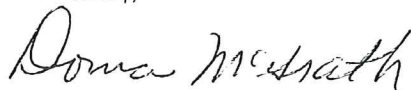
It is my pleasure to write a letter of support on behalf of the Old Colony Habitat for Humanity and their proposal for the disposal of the South Franklin Congregational Meeting house into a single-family affordable home.

We built our home back in 2003 alongside Old Colony Habitat for Humanity at 476 S. Worcester Street in Norton, MA. Everyone worked tirelessly for me and my four children to have a place to call home. They were by our sides explaining, teaching and embracing my family. I am so grateful for this organization and all involved for caring about people who need help at their lowest time. I never felt judged only embraced and grateful still to this day for my blessings.

I strongly recommend Old Colony Habitat for Humanity. When first applying for my home the Board, staff and volunteers were very helpful all along the way through the application process, home build and home dedication. My four children grew up in a spacious home and are thriving today because of this opportunity. I was a single mom trying to buy a home and Old Colony Habitat for Humanity made it possible.

We fully support the efforts of the Old Colony Habitat for Humanity as they carry out their mission and continue to build better and brighter futures.

Sincerely,



Donna McGrath
Old Colony Habitat Homeowner
mcwidak@hotmail.com



Town of Mansfield

6 Park Row, Mansfield, Massachusetts 02048

Town Manager

Kevin J. Dumas

October 19, 2022

Town of Franklin
Purchasing Department
355 East Central Street, Room 206
Franklin, MA 02038

To Whom It May Concern:

It is my pleasure to write a letter of support on behalf of the Old Colony Habitat for Humanity and their proposal for the disposal of the South Franklin Congregational Meeting house into a single-family affordable home.

The town of Mansfield worked with Old Colony Habitat for Humanity to rebuild 10 Columbine Road back in 2018. We have been a proud supporter of the Old Colony Habitat for Humanity for many years. By helping people attain affordable housing, they are also helping families achieve the dream of raising their children in a safe, loving home where they can flourish for generations to come.

We fully support the efforts of the Old Colony Habitat for Humanity as they carry out their mission and continue to build better and brighter futures.

Town of Mansfield
By its Town Manager:

Kevin J. Dumas

October 20, 2022

Franklin Purchasing Department
355 East Central Street, Room 206
Franklin, MA 02038

Dear Trustees,

I am pleased to be writing this letter of support for the Old Colony Habitat for Humanity and their proposal to rebuild the South Franklin Congregational Meeting House into a single family home.

As a "not for profit" financial institution, Workers Federal Credit Union recognizes and shares the values of the Old Colony Habitat for Humanity and its commitment to the communities it serves. We have partnered with both the MetroWest/Greater Worcester and the North Central Massachusetts Habitat for Humanity organizations for several years and are eager to enhance our relationship with the Old Colony organization.

The Habitat for Humanity's mission and vision of bringing people together to build homes, communities and hope in a world where everyone has a decent place to live resonates with our own core fundamentals. As such, we fully endorse Old Colony Habitat for Humanity's endeavors in making a family's dream of home ownership come true.

Sincerely,

Robert H. DaSilva

Robert DaSilva
SVP, Operations
RDaSilva@wcu.com



Banking that works.

815 Main Street, PO Box 8207, Fitchburg, MA 01420 | 800.221.4020 | workerscu.com | NMLS #472618



Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

November 23, 2022

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Resolution 22-83: Parking Lot Kiosks Authorization

With this resolution the Town Council will vote to appropriate \$24,239 from the Receipts Reserved for Appropriation Parking Fund for the purchase of three FlowBird STRADA Multi-use kiosks to manage payments for parking at municipal parking lots.

Two kiosks will be installed at the Depot Street Parking Lot (68 Spaces) and one Kiosk will be installed at the Ferrara Parking Lot (21 Spaces).

At the November 2nd, 2022 Town Council meeting, four pieces of parking legislation were approved, bylaw amendments 22-884, 22-885, 22-886 and 22-879. These kiosks will aid in the implementation of these policies.

Included in this packet are the formal quotes from FlowBird for the purchase, install, and training necessary to get the kiosks up and running.

Please let us know if you have any questions.



TOWN OF FRANKLIN
RESOLUTION 22 - 83

APPROPRIATION: Receipts Reserved for Appropriation Parking Fund

TOTAL REQUESTED: \$ 24,239

PURPOSE:

To see if the Town will vote to transfer and appropriate from the Receipts Reserved for Appropriation Parking Fund, reserves in the amount requested for the purchase of three (3) FlowBird STRADA Multi-use Kiosks to manage payments for parking at two municipal parking lots.

MOTION:

Be It Moved and Voted by the Town Council that the sum of Twenty-four Thousand Two Hundred Thirty-Nine (\$24,239) Dollars be transferred and appropriated as indicated above from the Receipts Reserved for Appropriation Parking Fund.

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

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

A True Record Attest:

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



May 26, 2022

Sales Quote -Franklin MA			
Contact : Kristin Gustaukas-Donovan			
StradaPAL Rapide			
(Accepts coins and credit card)			
Includes:			
Solar Power Operation w/Autonomous Battery			
Color Display			
Coin Acceptor/Validator			
Credit/Debit Card Reader			
Modem and Antenna Kit			
Includes 1 coin canister			
Thermal Graphic Printer w/Self Sharpening Receipt Cutting Blade			
1 Roll of Paper			
Personalized Software Including Programming and Testing			
Instructional Graphics and Personalized Rate Plate			
Multi Lingual Button			
Increment and Max Buttons for Credit Card Payments			
Credit Card Software and Parkfolio License Fees			
Limited One Year Warranty			
	QUANTITY	PRICE	TOTAL
StradaPAL Rapide	3	\$7,139	\$21,417
TOTAL	3	\$7,139	\$21,417

Recommended Options	QUANTITY	PRICE	TOTAL
Installation, Travel & Training	3	\$750	\$2,250
Mobile Coinbox (for collections)	2	\$286	\$572
TOTAL Recommended Options			\$2,822

TOTAL Including Options	3		\$24,239
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Note: Site preparation is not included in this quote.



BOS Management Fees

myParkfolio Back-Office Software Management System

Monthly Total

Includes: Pay And Display Enforcement

2

\$55

\$110

2 way wireless connectivity

Wireless airtime fees

On-line access to hosted secure server

Processing and storage of all transactions, maintenance, alarms, & statistic.

Database space

PCI Level 1 Certified real-time credit card authorization account set-up and management

Secure user rights management

Back Office Options:

Pay by Space (Option)

2

\$60

\$120

Please send questions to:

Ed Kinkade

Business Development Manager

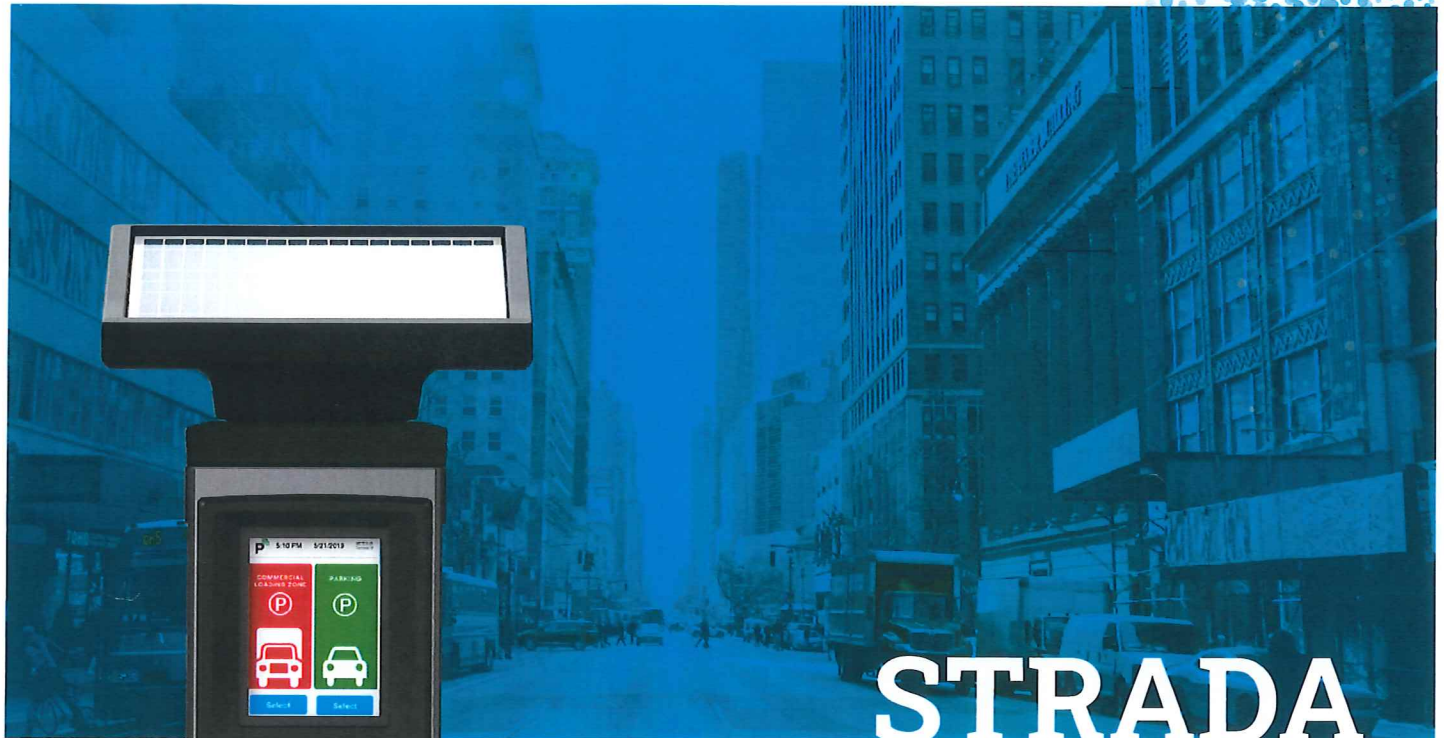
Parkeon

40 Twosome Drive, Suite 7, Moorestown, NJ 08057

Phone: 856-234-8000 x 230

Email aekinkade@parkeon.com





STRADA

MULTI-USE KIOSK

MAXIMIZE THE USER EXPERIENCE AND IMPROVE YOUR OPERATIONS

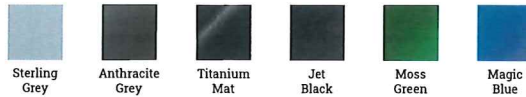
- Designed to **manage payments** for parking, admission passes, transit fares, and much more
- **9.7" touch screen** option, customizable to meet your operational needs
- Many available **payment methods** such as coins, bills, debit and credit cards, contactless/NFC payments like Apple Pay and Google Pay
- Text receipt and **Extend by Text** options help users remain in compliance
- **ADA Compliant** with accessible information and user input
- **Remote software downloads** reduce on-site maintenance and allow for fast rate changes

STRADA

MULTI-USE KIOSK



Optional Cabinet Colors



Power:

Solar (with optional 4-way rotating solar panel) or AC Power

Communications:

4G LTE, Ethernet, or Satellite

Friendly User interface:

9.7" tablet-sized color touch screen reinforced with a 6mm-thick tempered guard glass. Displays videos, animated pictures, text, maps and dynamic menus to guide the user in real time.
Optional: 7" color screen or 4.75" monochrome display

Payment Options:

- Motorized coin selector: 14 different coins or tokens
- 4 way bill acceptance
- Credit/debit card acceptance: EMV, PA-DSS, P2PE certified card reader
- Contactless/NFC payments: Digital Wallets such as Apple Pay, Google Pay, Samsung Pay
- Extend payments by text (w/touch screen display only)
- Validation codes acceptance
- Secure PCI-DSS payment platform

Graphical thermal printer - Paper or self-adhesive tickets

- Without BNA option: 6,500 tickets capacity
- With BNA option: 4,500 tickets capacity
- Text receipt option (touch screen model only)

Secure collection vault

- 5 security level options
- Mobile cash box or transfer collection options
 - Mechanical or electronic locks
 - Vault capacity
 - Non BNA option: 2,700 coins
 - BNA option: 2,000 coins, 1,000 bank notes

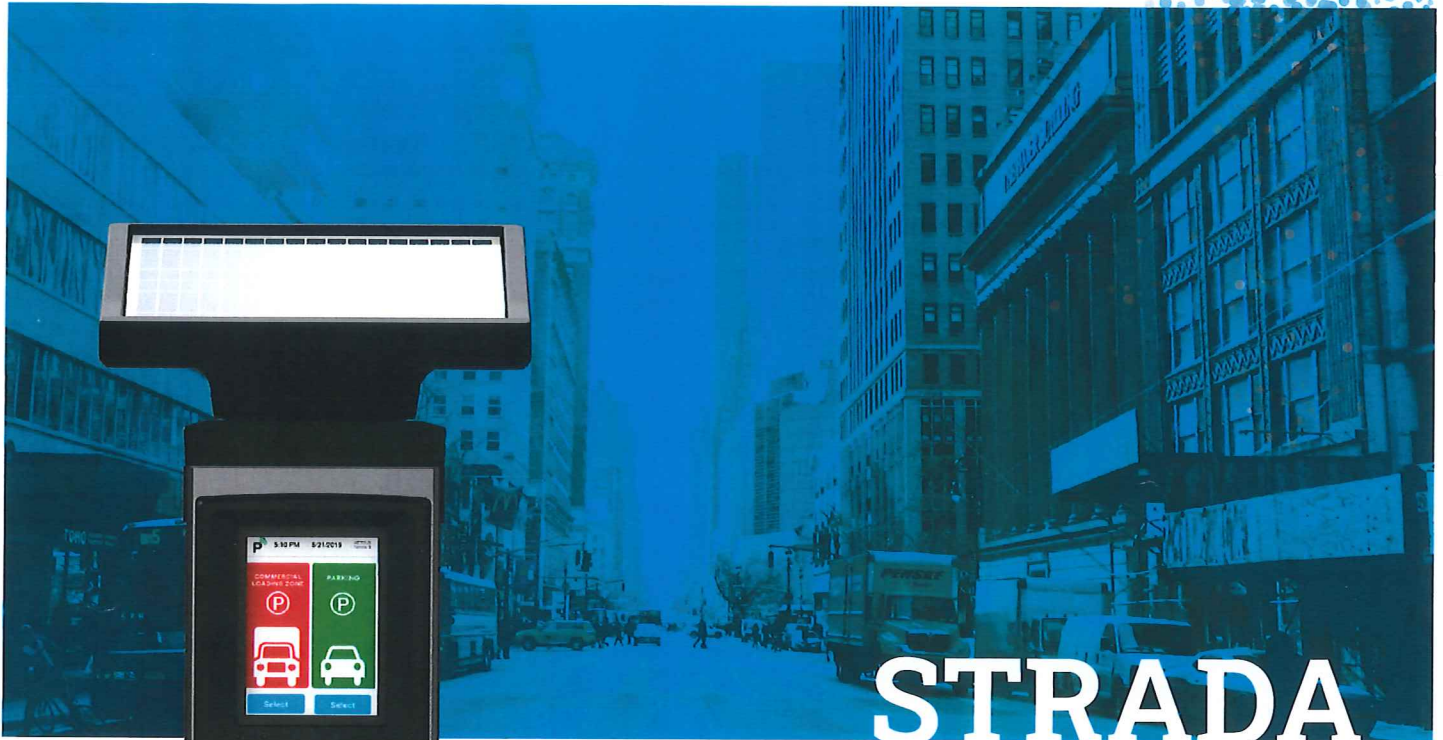
Optional **adaptive pedestals** to increase the housing height.
Installation on prepared concrete.

Other Attributes:

Material: Anti-corrosive steel

Dimensions: 67.32" x 11.42" x 10.83"

Temperature/Humidity: -13 degrees F° to 131 degrees F° up to 95% relative humidity at 131 degrees F°



STRADA

MULTI-USE KIOSK

MAXIMIZE THE USER EXPERIENCE AND IMPROVE YOUR OPERATIONS

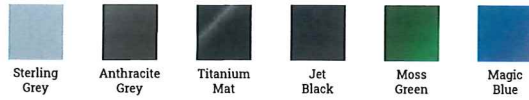
- Designed to **manage payments** for parking, admission passes, transit fares, and much more
- **9.7" touch screen** option, customizable to meet your operational needs
- Many available **payment methods** such as coins, bills, debit and credit cards, contactless/NFC payments like Apple Pay and Google Pay
- Text receipt and **Extend by Text** options help users remain in compliance
- **ADA Compliant** with accessible information and user input
- **Remote software downloads** reduce on-site maintenance and allow for fast rate changes

STRADA

MULTI-USE KIOSK



Optional Cabinet Colors



Power:

Solar (with optional 4-way rotating solar panel) or AC Power

Communications:

4G LTE, Ethernet, or Satellite

Friendly User interface:

9.7" tablet-sized color touch screen reinforced with a 6mm-thick tempered guard glass. Displays videos, animated pictures, text, maps and dynamic menus to guide the user in real time.
Optional: 7" color screen or 4.75" monochrome display

Payment Options:

- Motorized coin selector: 14 different coins or tokens
- 4 way bill acceptance
- Credit/debit card acceptance: EMV, PA-DSS, P2PE certified card reader
- Contactless/NFC payments: Digital Wallets such as Apple Pay, Google Pay, Samsung Pay
- Extend payments by text (w/touch screen display only)
- Validation codes acceptance
- Secure PCI-DSS payment platform

Graphical thermal printer - Paper or self-adhesive tickets

- Without BNA option: 6,500 tickets capacity
- With BNA option: 4,500 tickets capacity
- Text receipt option (touch screen model only)

Secure collection vault

- 5 security level options
- Mobile cash box or transfer collection options
 - Mechanical or electronic locks
 - Vault capacity
 - Non BNA option: 2,700 coins
 - BNA option: 2,000 coins, 1,000 bank notes

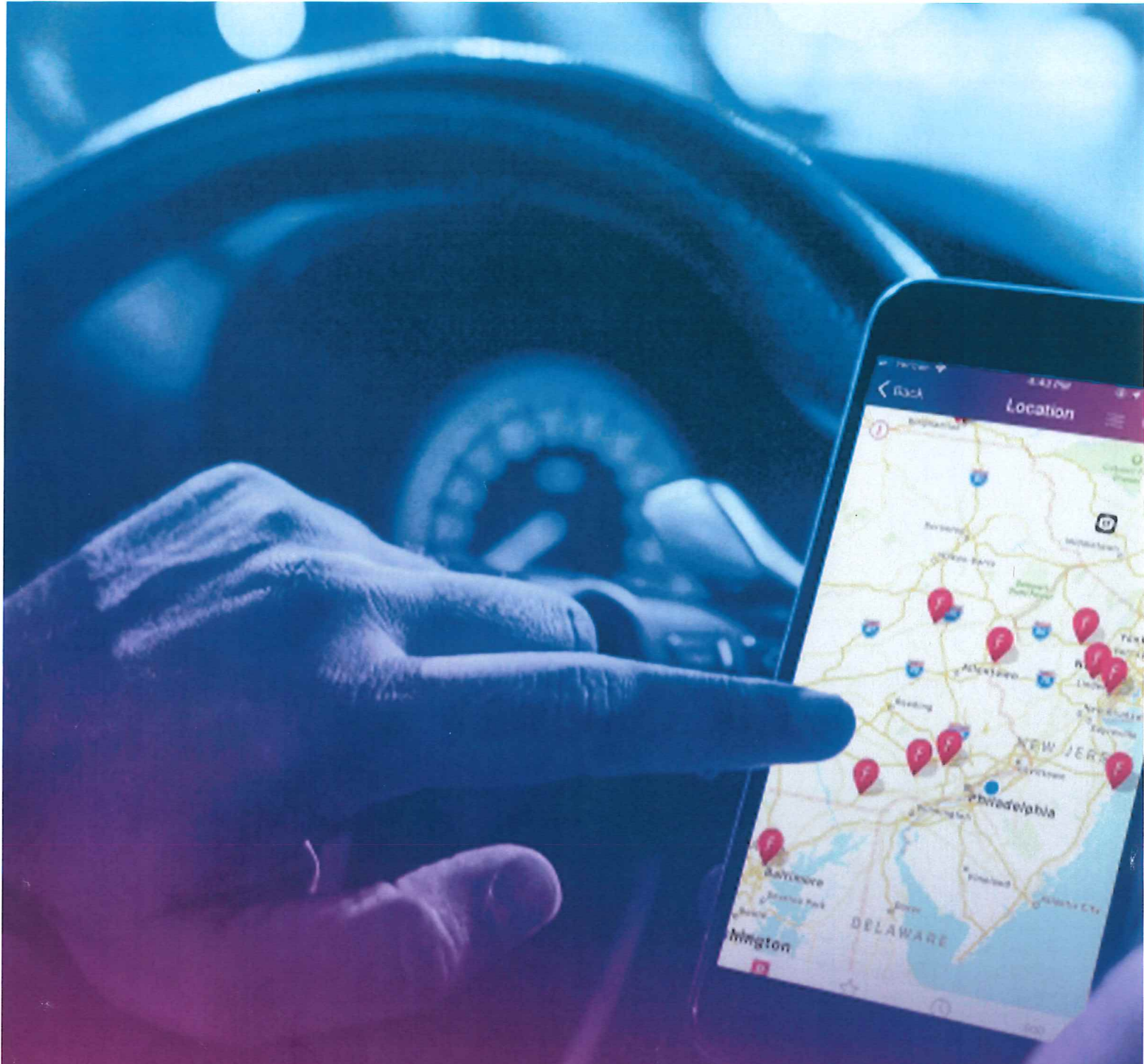
Optional **adaptive pedestals** to increase the housing height.
Installation on prepared concrete.

Other Attributes:

Material: Anti-corrosive steel

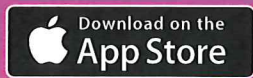
Dimensions: 67.32" x 11.42" x 10.83"

Temperature/Humidity: -13 degrees F° to 131 degrees F° up to 95% relative humidity at 131 degrees F°



Flowbird App

The revolutionary, multi-function app platform designed to improve downtown mobility.





THE FLOWBIRD DIFFERENCE

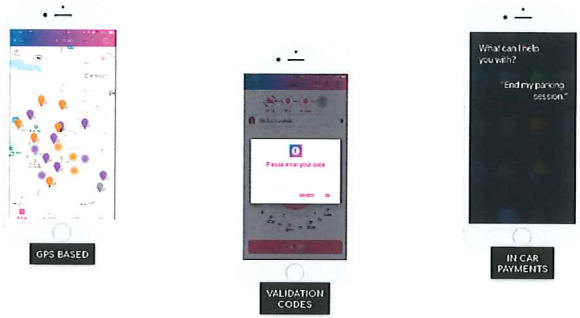
Feature Rich and Simple to Use

- Curb Management**
Manage the curb on your terms. Users may select their location via zone, machine number or GIS location within the app. The choice is yours.
- Parking Pressure**
Functionality that displays street maps where users are most likely to find parking.
- Find My Car**
Provides walking directions back to your vehicle.
- E-Wallet**
Allows users to load money onto a virtual parking payment account.
- Validation Codes**
Allows the Town or local merchants to distribute validation codes to app users so they don't have to pay for parking.
- Bluetooth**
Bluetooth and QR code capabilities offer drivers a frictionless parking experience.
- In-Car Payments**
Via Apple CarPlay and Siri Payment.
- White Labeling**
Customizes the app to match your Agency branding.

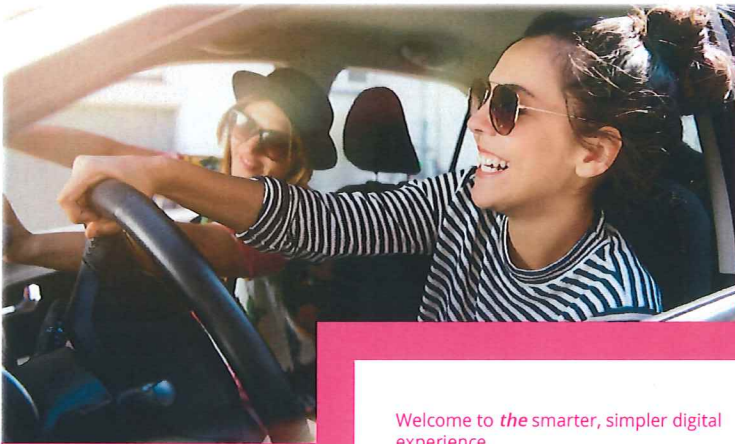


Superior Functionality

- FLEXIBILITY**
Payment and account management through iPhone, Android, mobile web, or desktop web
- SECURITY**
Password protected access integrated with Face ID, Touch ID and Facebook credentials
- NOTIFICATIONS**
Time expiration reminders with ability for the end-user to customize the alert time on their phone or Apple Watch
- EXTEND**
Add time from anywhere up to the maximum time limit



MORE THAN A MOBILITY APP



Welcome to *the* smarter, simpler digital experience.

Flowbird is a leader in mobility systems providing parking and transit solutions worldwide. This allows us to offer a wide variety of mobility solutions that can be centralized within a single, digital, open platform. Imagine providing your customers one app offering all possible mobility services!

1.3 MILLION
Mobile Users

25+ MILLION
Transactions/Year

600+
Mobile Clients Worldwide

\$4 MILLION
Invested in Mobile Platform R & D

A MOBILITY COMPANION

On-Street Parking

Manage the curb with an app that provides fast and secure payment, real-time pricing information, and accurate parking availability to reduce traffic congestion.

Off-Street Parking

Find, Reserve, and Pay in garages and parking lots. By integrating Bluetooth and QR code capabilities, drivers can experience a frictionless parking experience.



f.

Transit

Fare payment made simple! Multi-product selection and multiple tickets in the same transaction makes paying for fares ultra-quick. A QR code is provided for integration with validators or handheld enforcement devices.

Park Admissions

Keep up your customer communications even in unattended areas! Sell Admission Passes, Camp Site Reservations, Ferry Ride tickets and more. Display news, events, and emergency announcements remotely all on one multi-use kiosk.

MAKE EDUCATED DECISIONS WITH
FLEXIBILITY . . .

As part of Flowbird's Digital Services platform, you have access to one of the world's most integrative data hubs.

Browse user data.
 Receive timely historical insights.
 Make confident, educated decisions.

& SCALABILITY

Flowbird's integrated data hub provides a macro-view of the entire parking ecosystem, bringing you unparalleled insights into parking behavior.

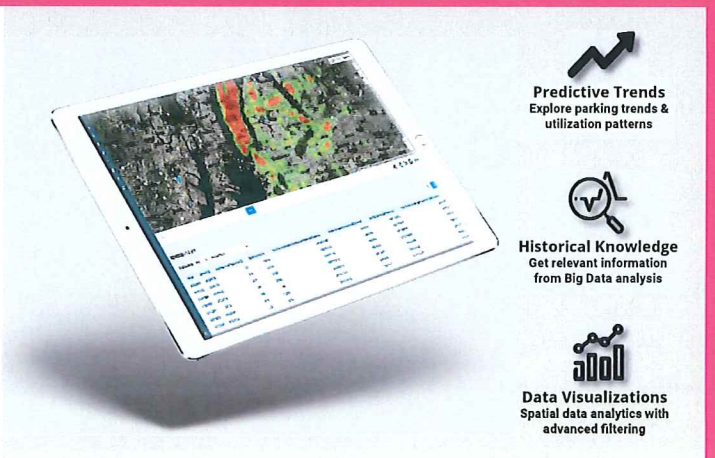
We help you benefit from the data you collect by connecting, relating, interpreting and presenting it in one simple interface.



Easy-to-Read Dashboard

Track Performance

Identify Trends



Predictive Trends
 Explore parking trends & utilization patterns

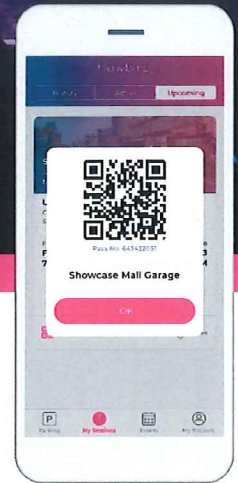
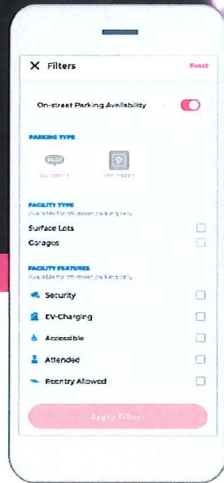
Historical Knowledge
 Get relevant information from Big Data analysis

Data Visualizations
 Spatial data analytics with advanced filtering

DON'T BE LATE TO THE PARTY

Flowbird and Arrive have joined forces to offer a "state of the art" solution for the US market to manage parking. Our ecosystem allows for complete control and remote management of:

- Event and Venue based reservations
- A frictionless experience at the parking facility with pre-validated ID's
- Integration with gated systems



Find parking easier and quicker by having visibility into on and off-street parking availability in one platform.

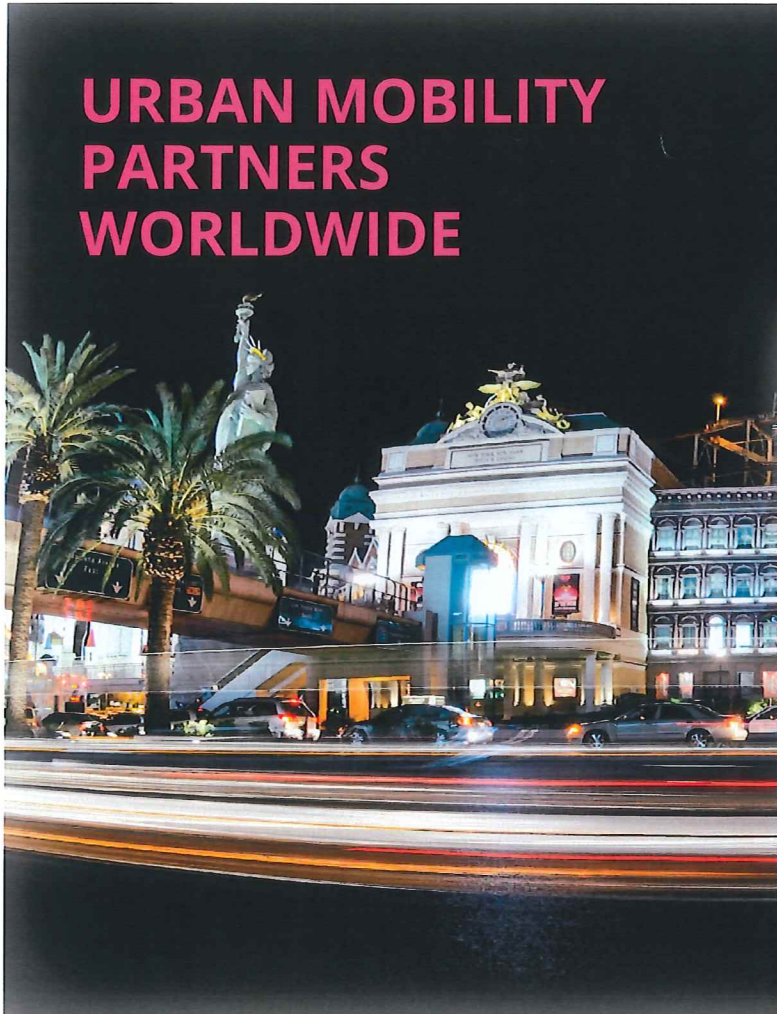
Highlight parking inventory and pricing and allow the driver to evaluate and choose between different options.

Users can search for parking locations by events that will be happening in their area. The app will display specific features (e.g. accessibility, EV charging, security) about local facilities.

Parking reservations allow users to decide and pay for the parking garage or lot of their choice before they leave their home.

URBAN MOBILITY PARTNERS WORLDWIDE

5,000+ partners in 75+ countries around the world.



Las Vegas

Flowbird stepped in to replace the city's mobile payment system with an enhanced mobility app. Now parkers can make on-street payments and enjoy a frictionless off-street experience, for a seamless and personalized user journey.

Paris

The City of Paris has been a Flowbird client for more than two decades. Flowbird systems help City staff control parking in 80,000 spaces downtown. The Flowbird app was recently added as a user-friendly payment option for parkers looking for added convenience.

Detroit

White branded as the 'ParkDetroit' app, the Flowbird solution allows drivers to search for optimal parking on a GPS enabled map, displaying the prices of all on and off-street locations. The Flowbird platform manages the integration of meter and mobile payments with the City's enforcement system.

Niagara Falls

Flowbird is a key mobile phone provider with 17 million transactions per year. Flowbird acts as the 'hub' for other providers towards enforcement systems, dispatching pricing policies and parking rules to the mobile phone providers.

Hong Kong

The Flowbird App platform was designed, deployed, and now managed in one of the world's most densely populated regions - Hong Kong. Flowbird provides innovative payment means with providers such as Union Pay, Alipay, WeChat integration and real-time on-street occupancy.

Brussels

Flowbird manages the multi-app parking solution for 19 cities across the country of Belgium, with the City of Brussels as the largest city in the system, centralizing 8 different mobile app providers. Flowbird consolidates the reporting and analysis of all transactions and integration with the enforcement solution, including the license plate recognition system.

*Innovating to make downtown travel
simpler, safer, and faster.*

flowbird.

40 Twosome Dr, Moorestown, NJ 08057
13190 56th Ct. #401 Clearwater, FL 33760
1-855-FLOWBRD | www.Flowbird.group

FLOWBIRD PERMIT



Flowbird Permit is a web based parking solution that simplifies the management of all types of parking permits as well as customizable permit solutions.



Wide Range of application

- Employee parking
- Residential parking
- Visitor parking
- Customized permit solutions

Integration with Flowbird GO! is an option for a great parking solution to mix temporary parking with longer parking permits.

www.flowbird.group

FLOWBIRD
Urban
Intelligence



Flowbird Permit

- Minimises administration, thanks to automated permit handling.
- Aggregated statistics to monitor revenue streams.
- Permits are issued in real time.
- Customisable for different types of permits, zones and tariffs.
- Customizable internal or external permit solutions
- View and manage all issued permits and historical changes.
- Secure web payment.
- Subscription based payment options available.

Flowbird Permit ensures a fast and flexible way to handle permits with a full control over revenue and statistics. A complete digital trail provides superior control of your parking operation.

Flowbird Permit simplifies administration and improves the issuing of permits, benefiting both issuers and motorists. Paperless permits are environmentally friendly and remove the cost of printing, distribution and fraud. Issued permits are instantly available in real time for motorists and enforcement officers which means that they are valid as soon as they are approved.

Flowbird Permit is customizable platform that handles all kind of permits from free guest permits that are issued on tablets to business permits only accessible on internal computers. Flowbird permit is a cloud based platform that provides access all day every day wherever your parking is located.

The motorist can register and manage their permits using the customer portal. The motorist will receive notifications and can easily purchase or renew permits.

The customer portal allows the motorist to move their permit temporarily or permanently, for example when their car is at maintenance or has been sold. If anything is unclear a discussion box is used to communicate with the operator.

Customer Portal

- Purchase or renew permits
- Chat with the operator
- Get notifications and reminders.
- Move permits between cars.



Swedavia, parking permits for visitors

Arlanda - Huvudkontor

Create a digital parking permit, no ticket is needed in the windshield
Enter the registration number and press Save. Permit valid for 4h.

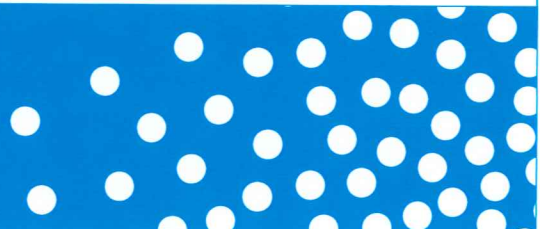
ABC123

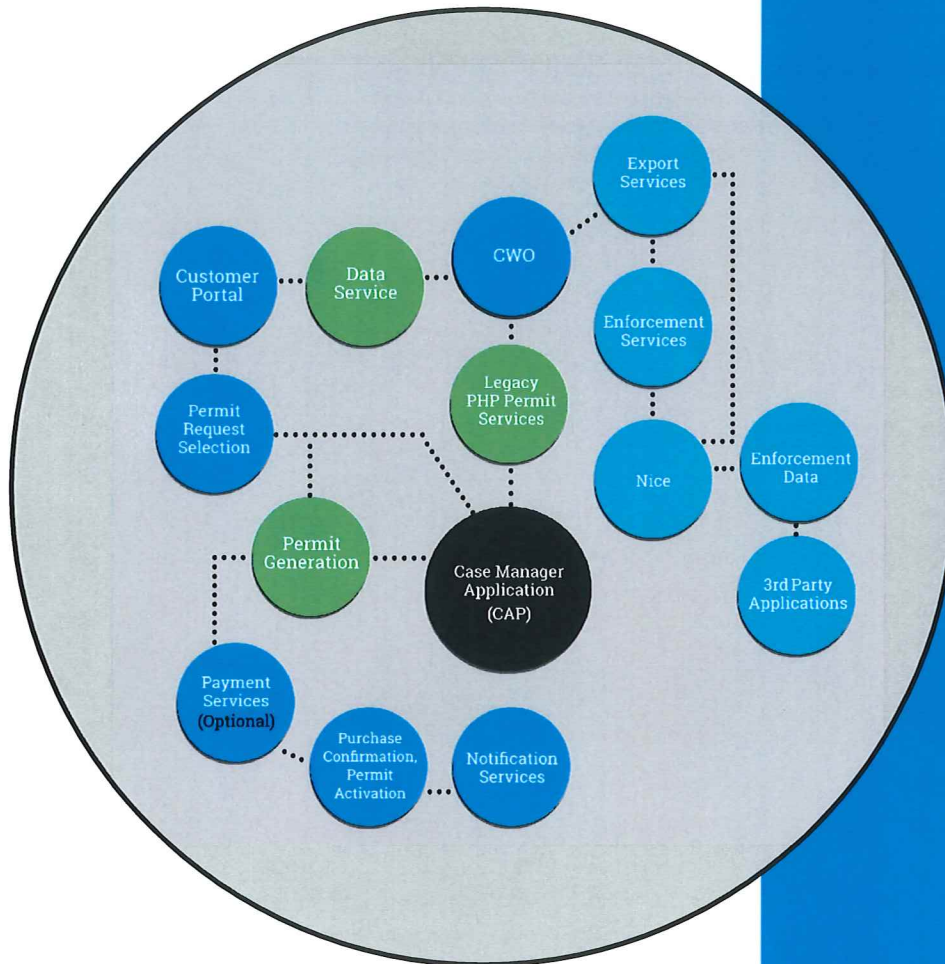
A	B	C	D	E	F	G	H	7	8	9	Save	
I	J	K	L	M	N	O	P	4	5	6		
Q	R	S	T	U	V	W	X	1	2	3		Reset
Y	Z	Å	Ä	Ö	DEL			0				



Security is everything

Flowbird Permit is located within a secure server environment. No raw credit card information is ever stored in our servers, we use the latest encryption techniques to ensure your customers data is safe, and private.





13190 56th Court Suite 401, Clearwater, FL
40 Twosome Drive, Ste 7, Moorestown, NJ
1-855-FLOWBRD

www.flowbird.group

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

November 23, 2022

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Resolution 22-84: 2023 Schedule of Town Council Meetings

We are asking the Council to approve the 2023 Town Council meeting schedule. This schedule outlines the proposed Town Council meeting dates for the 2023 calendar year. While very rare, this does not prohibit the Council from posting additional meetings as necessary within the Open Meeting Law statutory requirements of 48 hours public notice.

We have also included a schedule of monthly office hours for the Town Council and Town Administration at the Senior Center, which are on the third Thursday of every month.

FYI: The Finance Committee will be reviewing their 2023 meeting dates on December 7th. Their meetings are held monthly on Wednesday evenings opposite Town Council dates. We expect their 2023 meeting dates will be announced as follows:

January 11, February 8, March 8, April 26, May 8-11 (budget hearings), June 14, July - No meeting, August - No meeting, September 13, October 25, November 8 and December 13.

The Finance Committee annual FY24 budget hearings are anticipated to be scheduled over four nights:
May 8 (General Government), May 9 (School Dept.), May 10 (Public Safety), and May 11 (Public Works)

Finally, the following are the Community Preservation Committee meeting dates for 2023:

January 17, February 7, March 7, April 4, May 2, June 6, July - no meeting, August - no meeting, September 5, October 3, November 7, December 5.

Once all dates have been settled, we will post them on the Town Calendar. All dates are subject to change throughout the year based on the policy information we have at the time.

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



**TOWN OF FRANKLIN
RESOLUTION 22-84
2023 SCHEDULE OF TOWN COUNCIL MEETINGS**

2023 DATES

January	4	
January	18	
February	1	
February	15	(FYI: School Vacation February 20-24)
March	1	(FYI: Joint Budget SubCommittee Meeting March 8)
March	15	
April	5	
April	12	(FYI: School Vacation April 17-21)
May	3	(Fin Comm Budget Hearings May 8-11)
May	24	(FY24 Operating Budget Hearing 1)
May	25	(FY24 Operating Budget Hearing 2)
June	7	
June	21	
July	19	
August	16	
September	6	
September	20	
October	11	
October	18	
November	1	(FYI: Election Day November 7)
November	15	
December	6	(FY24 Tax Rate Hearing)
December	20	

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



2023 Town Council & Town Administration Monthly Office Hours
Third Thursday / Month
8:30 AM - 9:30 AM

Franklin Senior Center
10 Daniel McCahill Road, Franklin, MA

The Town Council will be holding monthly office hours at the Franklin Senior Center. One or more Councilors, along with the Town Administration, may be present for this standing time for seniors, their families and residents to ask questions, discuss issues of concern or just enjoy a complimentary cup of coffee!

2023 Dates

January 19
February 16
March 16
April 20
May 18
June 15
July 20
August 17
September 21
October 19
November 16
December 21



Finance Committee 2023 Meeting Schedule

Meetings are held Wednesdays at 7:00pm in the Municipal Building
Council Chambers unless otherwise noted.

2023 DATES

January	11	
February	8	
March	8	(FYI: Joint Budget Subcommittee Meeting)
April	26	
May	8	Budget Hearing
May	9	Budget Hearing
May	10	Budget Hearing
May	11	Budget Hearing
June	14	
July	No Meeting	
August	No Meeting	
September	13	
October	25	
November	8	
December	13	



Community Preservation Committee 2023 Meeting Schedule

Meetings are held Tuesdays at 7:00pm in the Municipal Building
Council Chambers unless otherwise noted.

2023 DATES

January	17
February	7
March	7
April	4
May	2
June	6
July	No Meeting
August	No Meeting
September	5
October	3
November	7
December	5

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

November 23, 2022

To: Town Council
From: Jamie Hellen, Town Administrator
Alecia Alleyne, Assistant to the Town Administrator

Re: Zoning Bylaw Amendment 22-887: Zoning Map Changes on or Near Lincoln St. and Lincolnwood Drive - Referral to the Planning Board

We are asking the Council to consider referring Zoning Bylaw Amendment 22-887 to the Planning Board for their consideration and public hearings. This Zoning Bylaw Amendment was discussed at the 11-16-2022 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. We're 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: PROPOSED ZONING MAP AMENDMENT 22-887, ON AND NEAR
LINCOLN STREET AND LINCOLNWOOD DRIVE**
CC: AMY LOVE, PLANNER
DATE: NOVEMBER 23 2022

The Department of Planning and Community Development (DPCD) is working to amend the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code) in an area on and near Lincoln Street and Lincolnwood Drive. This proposed Zoning Map change is a small part of a Town Wide multi-year project being implemented by DPCD and other Town staff.

The project will better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts the subject Zoning Map Amendment will move the Zoning District line so each parcel is only in one zoning district.

As you know the Economic Development Committee discussed the proposed changes at their November 16, 2022 meeting, and recommended sending the proposed zoning map amendment to the full Council for further consideration.

Attached are the following:

- A list of parcels proposed for rezoning;
- Bylaw Zoning Amendment 22-887; and
- A diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

If Council members support the proposed zoning map changes, I request the Town Council vote to refer the Zoning Map Amendment to the Planning Board for a Public Hearing. Please let me know if you have questions or require additional information.



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 22-887**

**ZONING MAP CHANGES FROM RURAL RESIDENTIAL II AND SINGLE
FAMILY RESIDENTIAL III TO RURAL RESIDENTIAL II OR
SINGLE FAMILY RESIDENTIAL III AN AREA ON OR NEAR
LINCOLN STREET AND LINCOLNWOOD DRIVE**

**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 **35.26± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

243-043-000	243-046-000	243-082-000
243-045-000	243-053-000	

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 an area containing **3.02± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

243-047-000	243-065-000	243-067-000
243-052-000	243-066-000	243-068-000
243-064-000		

The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, An Area On Or Near Lincoln Street and Lincolnwood Drive”).

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: _____, 2022

VOTED: _____

A TRUE RECORD ATTEST:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

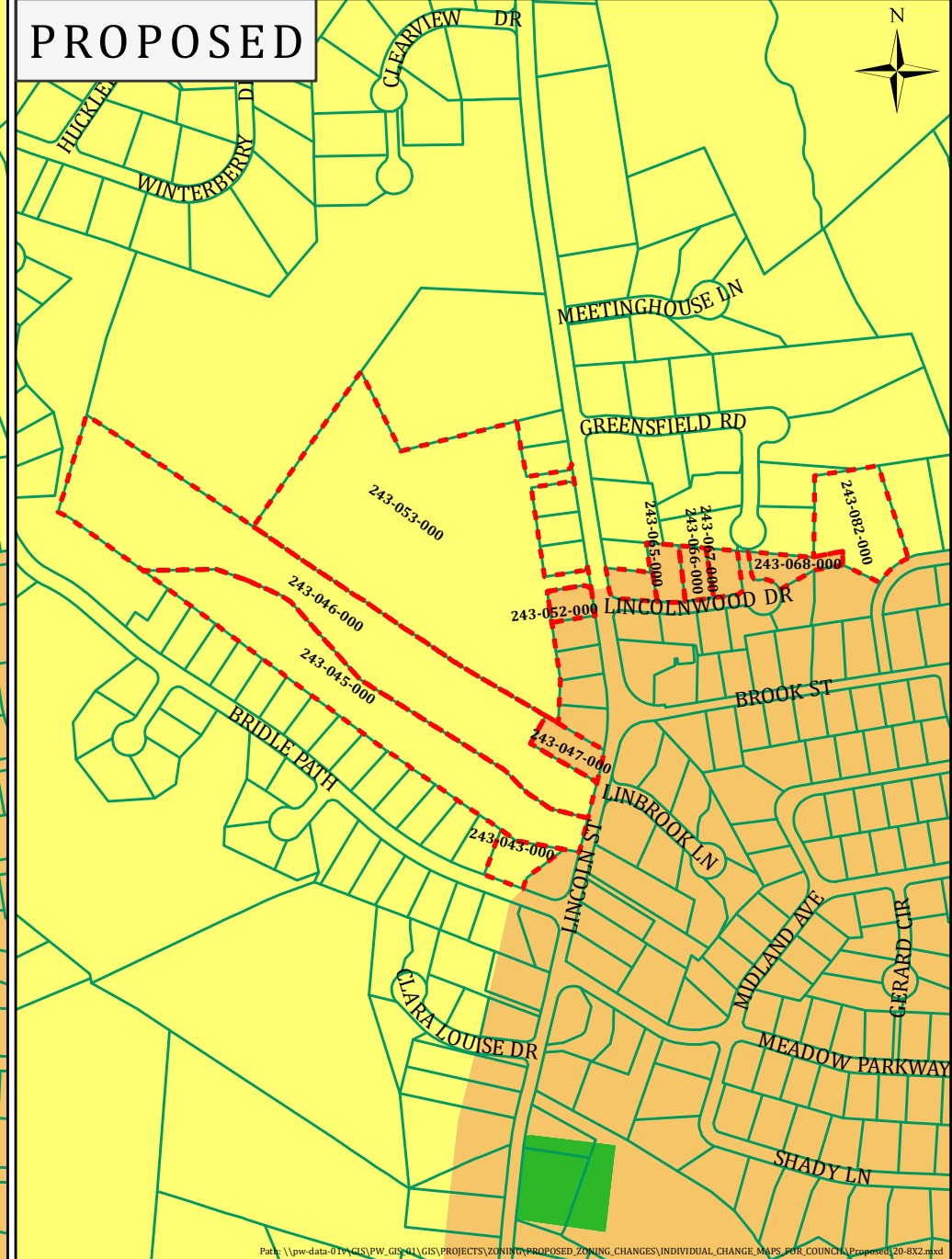
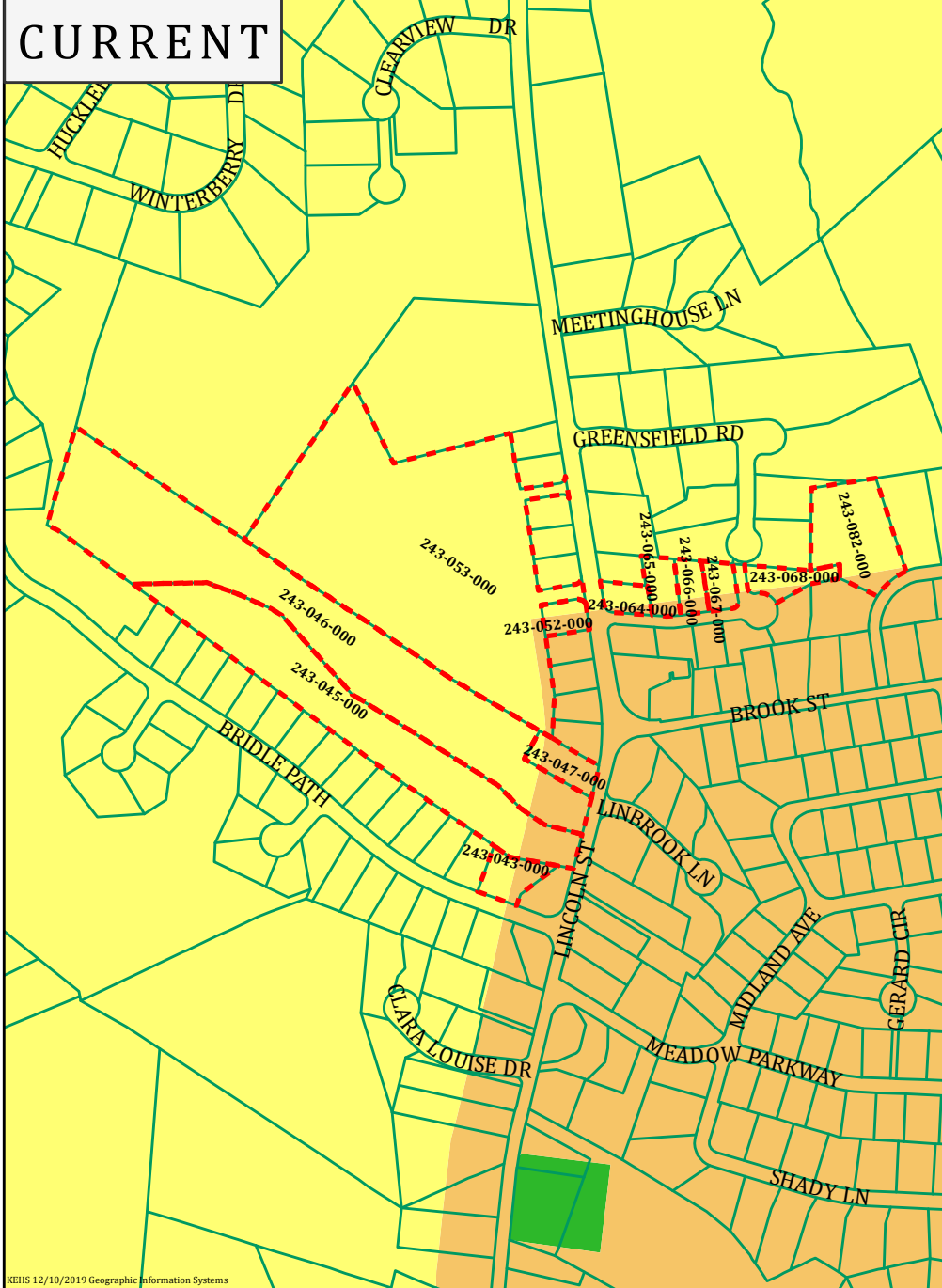
Proposed Zoning Map Changes

An Area On Or Near Lincoln Street, and Lincolnwood Drive
From Rural Residential II & Single Family Residential III, To Rural
Residential II or Single Family Residential III

- Commercial II
- Rural Residential II
- Single-Family III
- Area of Proposed Change
- Parcel Line

22-887

0 375 750 1,500 Feet



Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

November 23, 2022

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Resolution 22-85: Public Property Naming & Memorial Installation Policy

Attached is a draft policy on the naming of public property, facilities, parks, sidewalks, streets, public ways, conference rooms, trails or any other property under the care, custody and control of the Franklin Town Council. The policy also includes any installation of memorials, plaques or naming rights based off gifts, donations or recommendations from public bodies.

This would apply to any structure or space open to the public, or owned by the public, but is not limited to, public facilities, buildings, parks (not under the control of other entities), sidewalks, streets, public ways, roads, squares, conference rooms, trails, paths, benches, walkways, plaques, memorials, trees, structures, public spaces, fields, or any other public property under the care, custody and control of the Franklin Town Council. Please note this policy would not impact other public properties under the care, custody and control of those Boards, notably the School Committee or Conservation Commission.

We have also included the [School Committee Facilities Naming policy](#) for reference.

After some research over the past few months regarding some recent requests for naming on public property, the Town Attorney and I have determined there is not an active bylaw, nor policy, on the matter. The School Committee has had a policy on the books since 2009, revised last in 2013. Our version takes their framework and customizes it for the Council.

The current draft does not wade into the criteria, which is a discussion the Council may want to consider in the future. The current draft is intended to reinforce to the community that naming rights are legally required to come through the Town Council.

Let us know if you have any questions.

FF - Naming New Facilities

File: FF

NAMING FACILITIES

Naming a school is an important matter that deserves thoughtful attention. Personal prejudice or favoritism, political pressure, or temporary popularity should not be an influence in choosing a school name. Generally, school buildings are named for distinguished, deceased individuals who have made extraordinary contributions of an educational, professional or public service nature related to the district's mission. Should the School Committee choose to name a school after an individual, the naming will not occur until 3 years after the individual has been deceased. It is critically important that the integrity, history, behavior and reputation of the named individual be consistent with the academic mission and values of the district. It may be appropriate to name schools for physical locations; geographical areas; distinguished local, state and national leaders whose names will lend dignity and stature to the school.

Effective with the adoption of this policy, specific spaces or areas within school buildings or school grounds will not be named after individuals, living or deceased. However, if a building or specific space had previously been named for an individual, the district will continue to use the name so long as the building or area remains in use and serves its original function. When the use has changed such that it must be demolished, substantially renovated or rebuilt, the district shall refer the name for some other recognition.

The School Committee has the sole authority to name, rename or revoke the naming of buildings or other school spaces.

Cross Reference: KCDA

Reviewed; no revisions 5/19/09

Revised and adopted by School Committee 10/8/13



TOWN OF FRANKLIN RESOLUTION 22-85

Public Property Naming & Memorial Installation Policy

The Franklin Town Council, on behalf of the Town of Franklin, hereby adopts the Public Property Naming & Memorial Installation Policy dated November 30, 2022, attached hereto as "Exhibit 1".

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

DATED: _____, 2022

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

RECUSED: _____

Nancy Danello, 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

Public Property Naming & Memorial Installation Policy

Naming public property, or memorializing space on public property, is an important matter that deserves thoughtful attention. Personal prejudice or favoritism, political pressure, or temporary popularity should not be an influence in naming. Public property should be named only for distinguished individuals or organizations who have made extraordinary contributions to the Town of Franklin or public service.

The Franklin Town Council has the sole authority to name, rename, or revoke the naming of any public property. All proposals, gifts or other recommendations for the naming of public property, including honoring individuals or organizations through memorial plaques, shall be submitted to the Town Council for approval. Public property includes any and all public property under the care, custody and control of the Franklin Town Council, including but not limited to: buildings, both the structure(s) and surrounding grounds and interiors thereof, other facilities and structures, and public lands, ways, and other public spaces and improvements thereon, not under legal control of other governmental entities.

Last Revised: November 30, 2022