

FRANKLIN TOWN COUNCIL

Agenda & Meeting Packet

October 21, 2020

Meeting will be held at the **Municipal Building**
2nd floor, Council Chambers
355 East Central Street
7:00 PM

The public will **NOT** be permitted to enter the building or participate in person. Only pre-approved participants on the meeting agenda will be allowed to enter the Building and participate in person. **Residents can attend and participate via the “ZOOM” Platform.**

A NOTE TO RESIDENTS: *Due to the continued concerns regarding the COVID-19 virus and Governor Baker’s declared State of Emergency, we will be conducting a remote/virtual Town Council Meeting for all public access and participation. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by clicking on the attached [link](#) (Phone, Computer, or Tablet required). The attached link and phone number will be active for the duration of the meeting for citizens to ask questions/voice concerns. If residents are just interested in watching the meeting it will also be [live-streamed by Franklin TV](#) and shown on Comcast Channel 11 and Verizon Channel 29.*

- **Link to access meeting:** October 21, 2020 Town Council Meeting Link [HERE](#) -- Then click “Open Zoom”
 - Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/82006714885>
 - **Call-In Phone Number:** Call **1-929-205-6099** and enter Meeting ID # **820 0671 4885** --Then press #

1. ANNOUNCEMENTS FROM THE CHAIR

- a. *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.*
- b. Nancy Danello, Temporary Town Clerk
- c. Chief of Police Thomas J. Lynch: Unemployment Fraud PSA
- d. DPW Director Brutus Cantoreggi: Massachusetts Drought Level 3

2. CITIZEN COMMENTS

- a. *Citizens are welcome to express their views for up to five 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

- a. Board of Registrars - Gail Karner

- b. Election Workers
 - c. Finance Committee: Natalie Riley
 - d. Fire Department Pinnings: Joshua Impey, Joshua Sables, Kristopher Smith
 - e. Police Department:
 - i. Pinnings - Jonathan Giron, Nicholas Storelli
 - ii. Retiree Recognition - Doug Nix
- 6. HEARINGS - *None Scheduled***
- 7. LICENSE TRANSACTIONS - *None Scheduled***
- 8. PRESENTATIONS/DISCUSSIONS**
- a. Emergency Management (Trees & Power Outages): Chief McLaughlin (Fire Chief), Brutus Cantoreggi (DPW Director)
 - b. Beaver Street Interceptor: Brutus Cantoreggi (DPW Director), Doug Martin (Water/Sewer Superintendent)
- 9. SUBCOMMITTEE REPORTS**
- a. Capital Budget Subcommittee
 - b. Budget Subcommittee
 - c. Economic Development Subcommittee
- 10. LEGISLATION FOR ACTION**
- a. Resolution 20-61: Authorization of Town Administrator to Grant Temporary Food Truck Permits to Farmers Series Licenses (**Motion to approve Resolution 20-61 - Majority Vote**)
 - b. Resolution 20-62: Acceptance of Easement on the Westerly Side of Spring Street (**Motion to approve Resolution 20-62 - Majority Vote**)
 - c. Zoning Bylaw Amendment 20-861: Zoning Map Changes on or near Oak Street - Referral to the Planning Board (**Motion to Refer Zoning Bylaw Amendment 20-861 to the Planning Board - Majority Roll Call Vote**)
 - d. Zoning Bylaw Amendment 20-862: Zoning Map Changes on or near Longhill Road and Pleasant Street - Referral to the Planning Board (**Motion to Refer Zoning Bylaw Amendment 20-862 to the Planning Board - Majority Roll Call Vote**)
- 11. TOWN ADMINISTRATOR'S REPORT**
- 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

APPOINTMENTS

Board of Registrars

Gail Karner
48 Indian Lane
Franklin, MA 02038



The Board of Registrars has recommended the appointment of Gail Karner to serve as a member of the Board of Registrars with a term to expire on June 30, 2022.

MOTION to ratify the appointment by the Town Administrator of Gail Karner to serve as a member of the Board of Registrars.

DATED: _____, 2020

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

Nancy Danello,
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Gail Karner

48 Indian Lane Franklin, Ma 02038

SUMMARY OF QUALIFICATIONS

I am an accomplished bank operations manager with proven success in achieving company goals. With excellent communication skills, I can interact with professional staff, clients and customers. I have also assisted in the development of new banking products to meet changing customer needs.

PROFESSIONAL EXPERIENCE

Management

- Supervised all mortgage and commercial loan operations achieving maximum customer satisfaction and meeting processing deadlines.
- Designed products within legal and system requirements promoting customer outreach.
- Developed clerical/teller groups providing support services to operating departments and branch offices.

Communication

- Maintained frequent correspondence with attorneys, realtors, investors and financial institutions expanding company networks.
- Implemented procedures for accurate loan servicing and acquiring other banking institutions.
- Identified potential problems and recommended solutions to improve corporate efficiency and customer loyalty.

Organizational

- Assisted in collection efforts, restructuring loans and account reconciliations to service departmental and customer needs.
- Organized statistical data and department budgets to facilitate optimum operations.

WORK HISTORY

CVS <i>Store Associate</i>	2019-Present
Hallmark Cards <i>Retail Merchandiser</i>	2014-2019
BFCCPS Franklin, MA <i>Lunch Coordinator</i>	2002-2004
<i>Substitute teacher</i> DEWITT ANIMAL CLINIC Plainville, MA	2000-2001
<i>Receptionist</i> PLYMOUTH MORTGAGE COMPANY Foxboro, MA	1991-1995
<i>Loan workout and collections assistant</i> COOLIDGE BANK & TRUST Waltham, MA	1990-1991
<i>Documentation specialist</i> BANK OF NEW ENGLAND Hartford, CT & Boston MA	1979-1990
<i>Operations Officer</i>	

EDUCATION

BENTLEY UNIVERSITY Waltham, MA *BS Business Communications, 1994*

APPOINTMENTS



Election Workers

The Town Clerk has submitted the attached names to be appointed as Election Workers for the upcoming 2020 national and local elections.

MOTION to ratify the appointment by the Town Administrator of the attached Election Workers as requested by the Town Clerk.

DATED: _____, 2020

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

**Nancy Danello,
Temporary Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

**Election Workers to be Reappointed
2020**

LESLEY ROBINSON	PATRICIA GORHAM
LORNA DOUBET	ROBERT GARDNER
LOUISE VOZZELLA	BARBARA GARDNER
MARIANNE LONATI	ELIZABETH MACMILLAN
ELIZABETH COOKE	GAIL MATANES
JUDITH HYNES	JUDITH MOLINARO
SOPHIE KRIPP	KATHLEEN HAMMOND
LORETTA RAUTENBERG	ELISA CHECKOWAY
MARY HARRIGAN	STEVEN CHECKOWAY
THERESA ATTINELLO	L CHISHOLM
RICHARD CICCONE	DIANE HENRIKSEN
MAUREEN MOLLOY-GUILIANI	CAROLINE READ
JOHN JEWELL	MARY KINNEY
MARIE SANTORO	KATHLEEN CELORIER
NANCY DOWD	SCOTT FAUGHT
NANCY WHITEHOUSE-BRODER	EMILY HALLETT
MICHELE TODESCA	DENISE AUCHTERLONIE
KATHLEEN MULLANEY	DIANE LIND
CAROL RECCHINO	JILLIAN DWYER
LINDA GALLITANO	DIANNA PRINCE
LUCILLE ALBERT	DENISE CYR
FREDERICK SMITH	LINDA JONES
SHARON FILOSA	SUSAN ROBB
DEIRDRE DONOVAN	JANENE ASGEIRSSON
EMMA GOULET	MARY ANN OPPENHEIMER
LAURA MCCAFFREY	FAITH DONOVAN
SANDRA BRANDFONBRENER	SYLVIA SMIT
JANET JEWETT	STEVEN COOKE
COLIN CASS	MARTHA PEPE
SUSAN CASS	HALLEY ELWELL
KAREN KEARNS	ANNE MUISE
KEVIN KEARNS	NANCY WILGA
CHRISTINA WIECH	AMY MULLEN
PAMELA CARRIER	ROBERTA DOHERTY

APPOINTMENTS



Finance Committee

Natalie Riley
23 Conlyn Avenue
Franklin, MA 02038

The Finance Committee has recommended the appointment of Natalie Riley to serve as a member of the Finance Committee with a term to expire on June 30, 2023.

MOTION to ratify the appointment by the Town Administrator of Natalie Riley to serve as a member of the Finance Committee.

DATED: _____, 2020

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

A True Record Attest:

Nancy Danello,
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You!

Date Submitted: July 10, 2020

Name: Natalie Riley

Home Address: 23 Conlyn Avenue
Franklin, MA 02038

Mailing Address: 23 Conlyn Avenue
Franklin, MA 02038

Phone Number(s):

Email Address:

Current Occupation/Employer: Vice President of Finance and Operations, Topo Athletic LLC (athletic footwear company)

Narrative: I would be available for all committee meetings as well as any special meetings required. I have been in Accounting/Finance for my entire career (20 years) and have been in charge of budgeting for the last 3 companies I have worked with. I excel in understanding current policies and procedures and working with the team to offer insight and/or improvement opportunities. I have always been interested in getting involved in town government and view this as a great opportunity to learn more and contribute.

Board(s) / Committee(s): ___ Finance Committee

NATALIE A. RILEY, CPA

23 Conlyn Avenue
Franklin, MA 02038

HIGHLIGHTS OF QUALIFICATIONS

- Dynamic financial professional with over 15 years of experience in both the public and private sector
- Results-driven and highly organized with excellent analytical and quantitative skills
- Sound managerial skills with a focus on staff development
- Strong team skills with proven ability to work cross-departmentally

EXPERIENCE

*December 2012 –
Current*

TOPO ATHLETIC, LLC

Framingham, MA

Vice President of Finance and Operations

(Director of Finance and Operations 2012-2018)

- Manage and execute on all aspects of financial reporting, inventory management, logistics, human resources, and administration
- Initial member of start-up team that was heavily involved in all aspects of company setup including NetSuite implementation, website development, corporate registrations, and establishment of policies of procedures for all of Operations and Finance
- Prepare financial models and budgets to ensure cash management and prepare for future fundraising efforts – Company is consistently ahead of cash projections
- Report to bank and investors on a monthly and quarterly basis, ensuring compliance with covenants
- Analyze incoming and outgoing freight costs and work with vendors and forwarders to reduce costs
- Manage Senior Accountant, Inventory Manager and Customer Service team

*February 2011 –
December 2012*

VISION GOVERNMENT SOLUTIONS, INC.

Northborough, MA

Director of Finance / Treasurer

- Responsible for all aspects of company financial reporting, human resources, payroll, office management and contract management
- Ensured compliance with GAAP, with emphasis given to software revenue recognition
- Direct report to CEO and member of Company management team
- Responsible for monthly and quarterly reporting to lenders, including quarterly covenant compliance calculations
- Presented quarterly financial updates to board members
- Provided financial analyses to CEO to support new debt and investment transactions

*April 2006 –
February 2011*

GILLETTE STADIUM

Foxborough, MA

Assistant Controller / Manager of Financial Reporting and Budgeting – Finance

- Prepared quarterly and annual financial reports for consolidated and stand-alone external reporting requirements, including audited financial statements
- Managed compilation of departmental operating budgets and adjustments for annual consolidated operating budget and quarterly reforecast
- Distributed monthly financial results to operating departments and resolve issues as identified
- Participated in monthly close activities, including review of staff accountant
- Managed accounts payables process for eight Kraft Group entities

NATALIE A. RILEY, CPA

*July 2004 – April
2006*

GILLETTE STADIUM

Foxborough, MA

Quality Control Manager – Operations

- Responsible for the execution of an event day testing program that uses established metrics to rate the quality of operational aspects of an event. Areas tested include: security, parking, ticketing and food and beverage. Reports distributed directly to top management, including Company ownership.
- Hired and managed a seasonal staff of 15-20 people
- Work jointly with the Finance department to develop new reporting segments and monthly close requirements for the Operations department.

*August 2003 – July
2004*

GILLETTE STADIUM

Foxborough, MA

Special Projects Manager – Finance

- Responsible for the proper allocation of over \$80 million in deferred ticket revenue.
- Responsible for the accounting of over \$10 million in food and beverage revenue, which included developing new methods to properly account for overages and shortages.

*August 2000 – July
2003*

ERNST & YOUNG, LLP

Audit Associate

- Actively participated in audit engagements for public and private companies ranging in size from small start-up clients to a large public company with over \$2 billion in revenue. Industry experience includes manufacturing, retail, banking and hi-tech.
- Responsible for staffing audit engagements, coordinating with the client, assigning areas to the appropriate staff levels, and reviewing staff audit areas.
- Developed staff on day-to-day basis including training in audit techniques and accounting practices, providing performance evaluations and counseling.
- Researched and resolved technical accounting issues using firm and third party resources.

EDUCATION

UNIVERSITY OF MASSACHUSETTS, AMHERST

Bachelor of Business Administration, May 2000

GPA: 3.5 Overall, 4.0 Accounting

OTHER INFORMATION

- Strong MS Excel and MS Word skills
- Knowledgeable in MS PowerPoint and Access
- Experienced with NetSuite, MS Dynamics SL, MS Dynamics GP, FRx Reporting
- Avid runner and Crossfit athlete



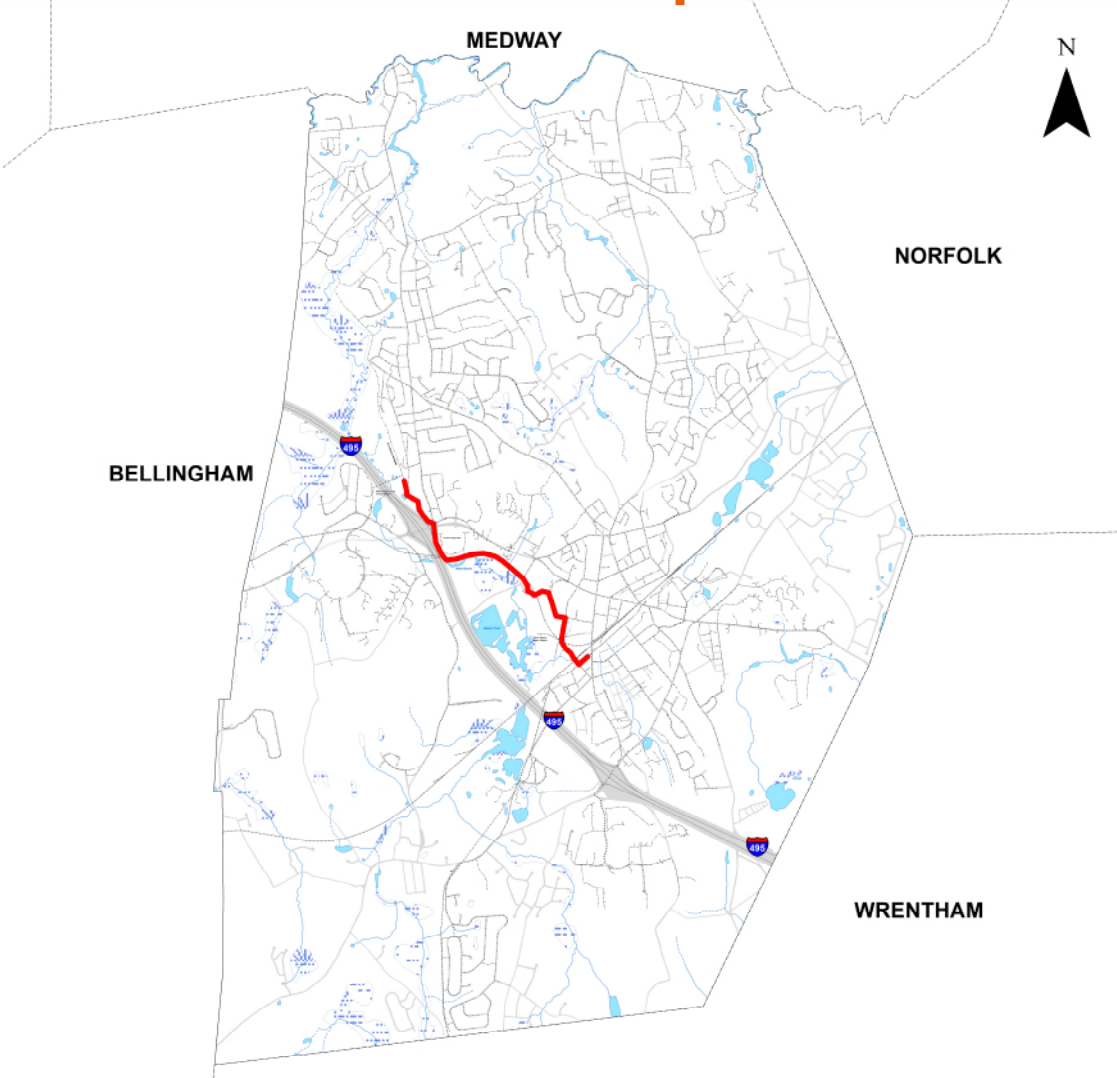
BEAVER STREET INTERCEPTOR REPLACEMENT

Alternatives Analysis

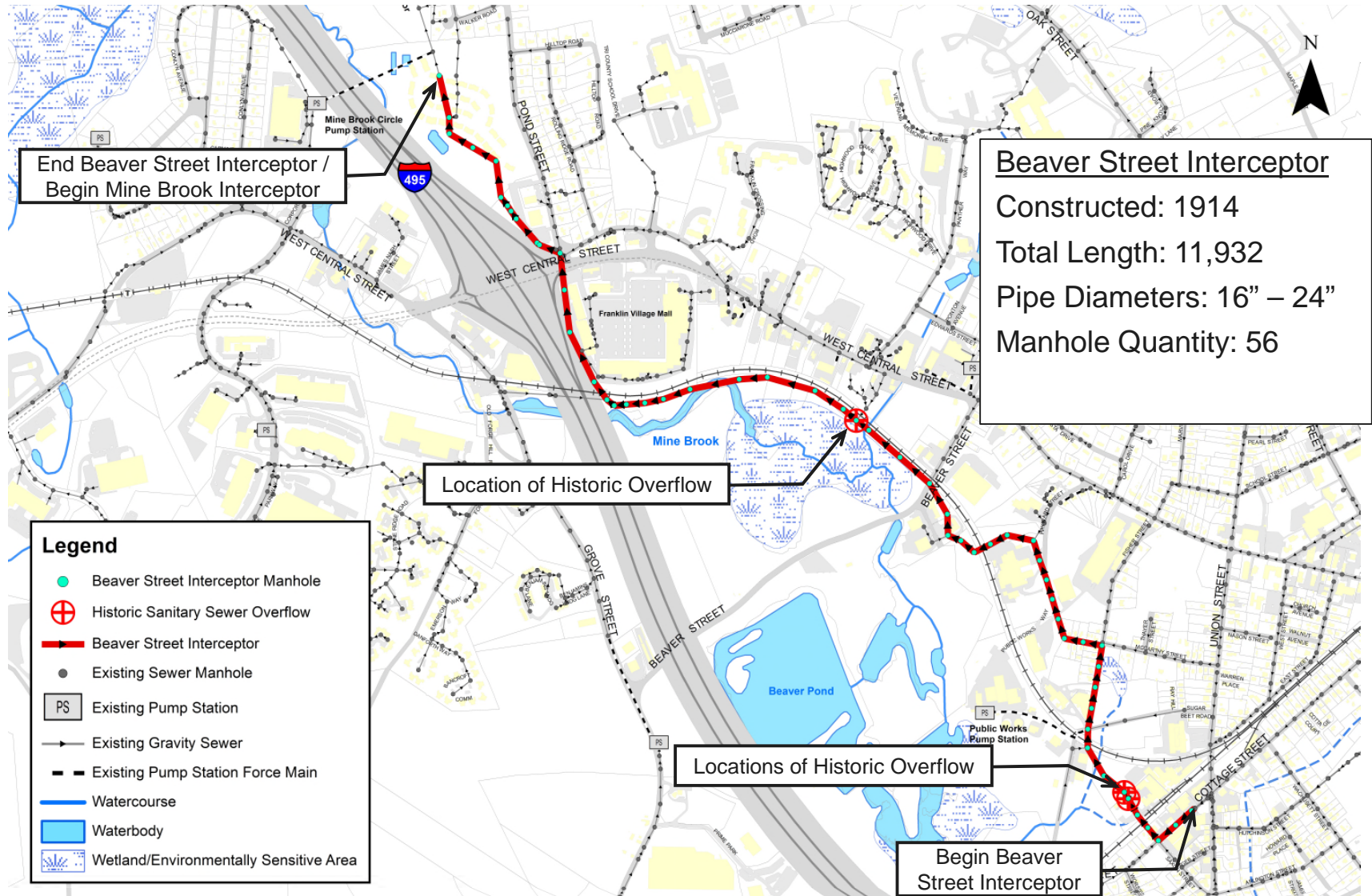
Franklin Town Council Meeting – October 21, 2020

Brutus Cantoreggi, DPW Director
Doug Martin, PE, Water & Sewer Superintendent
Scott Haynes, PE, Arcadis

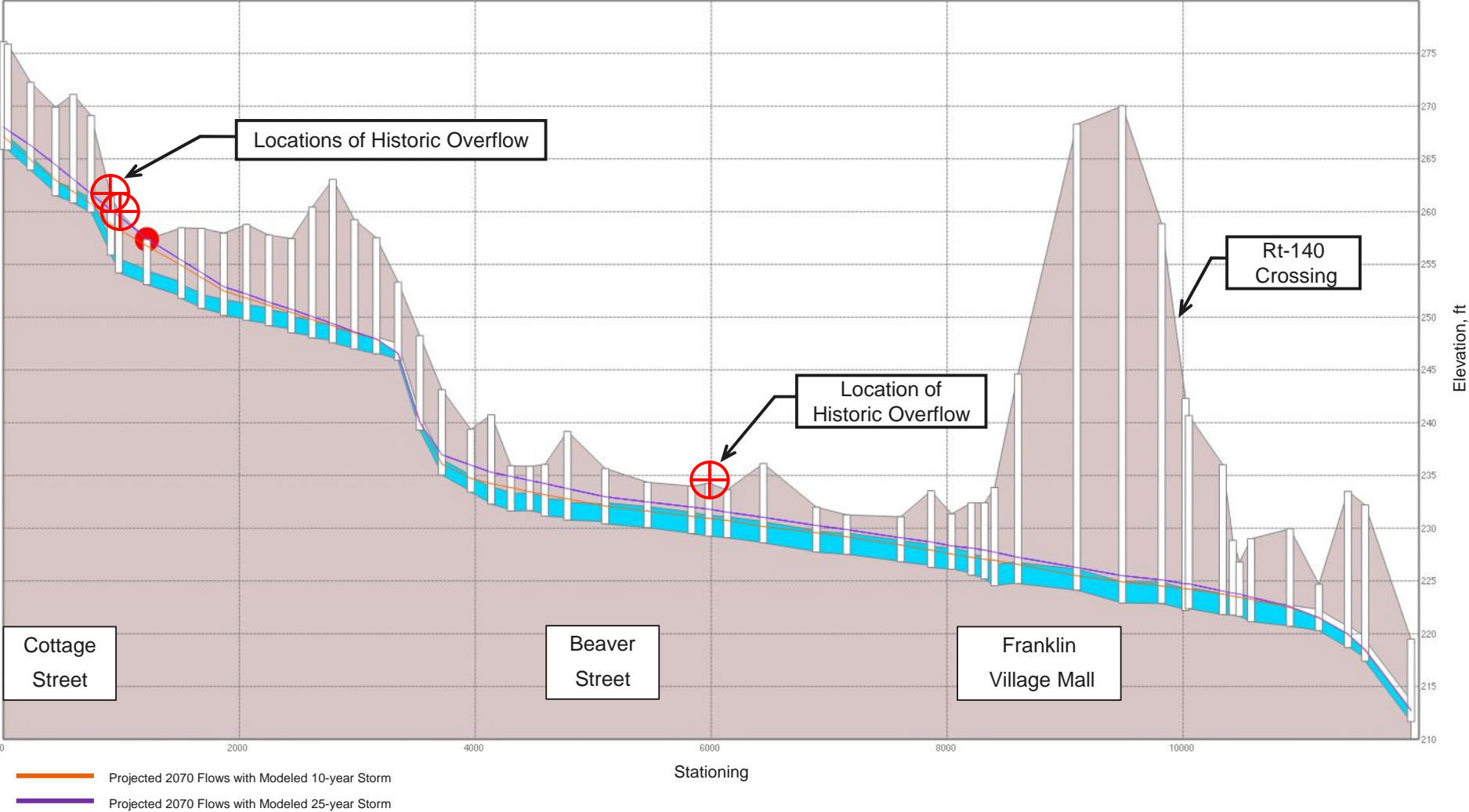
Beaver Street Interceptor Location



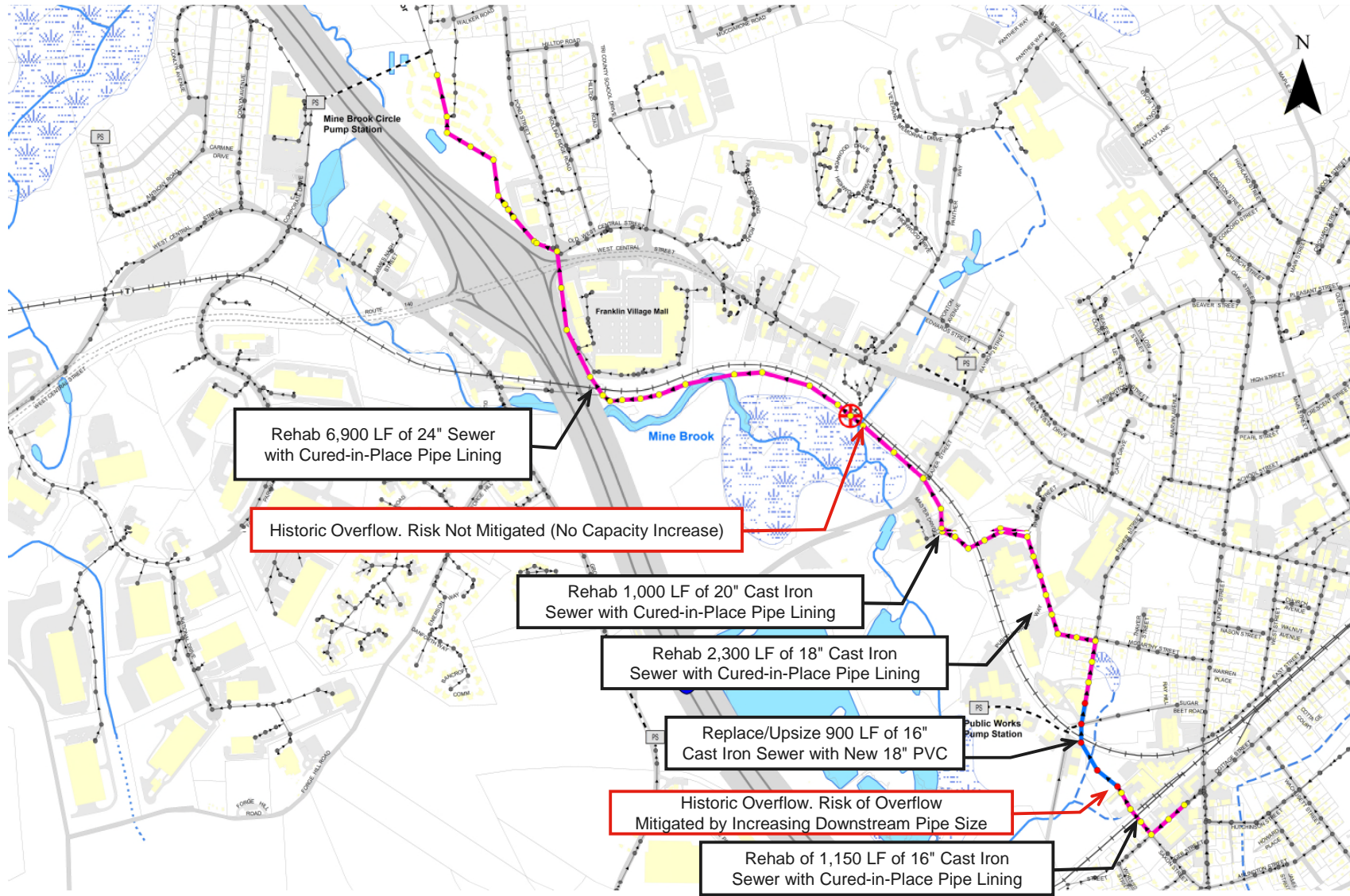
Beaver Street Interceptor (BSI) Existing Conditions



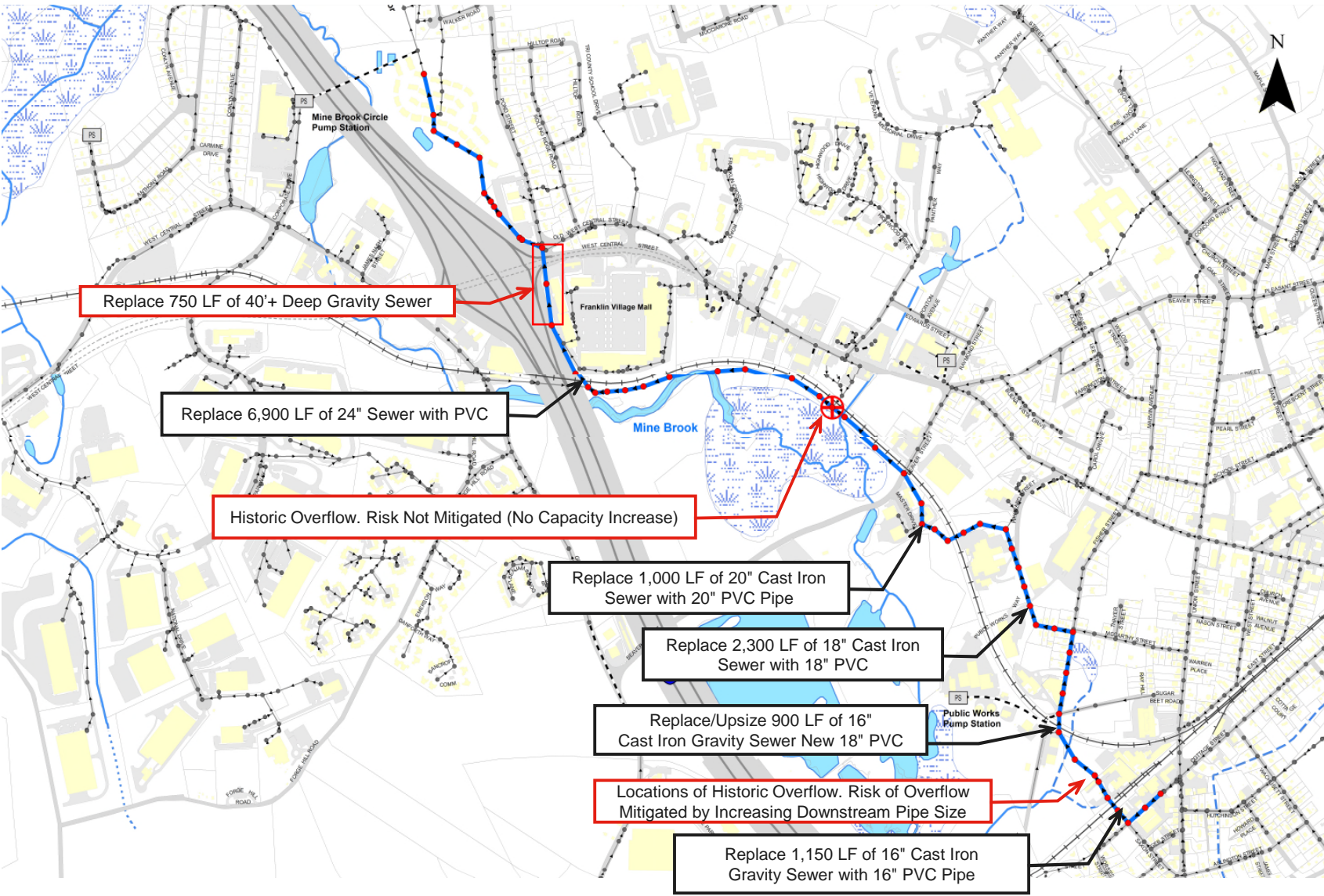
Existing Profile and Hydraulic Model at 50-year Buildout 10-year and 25-year Storm Events



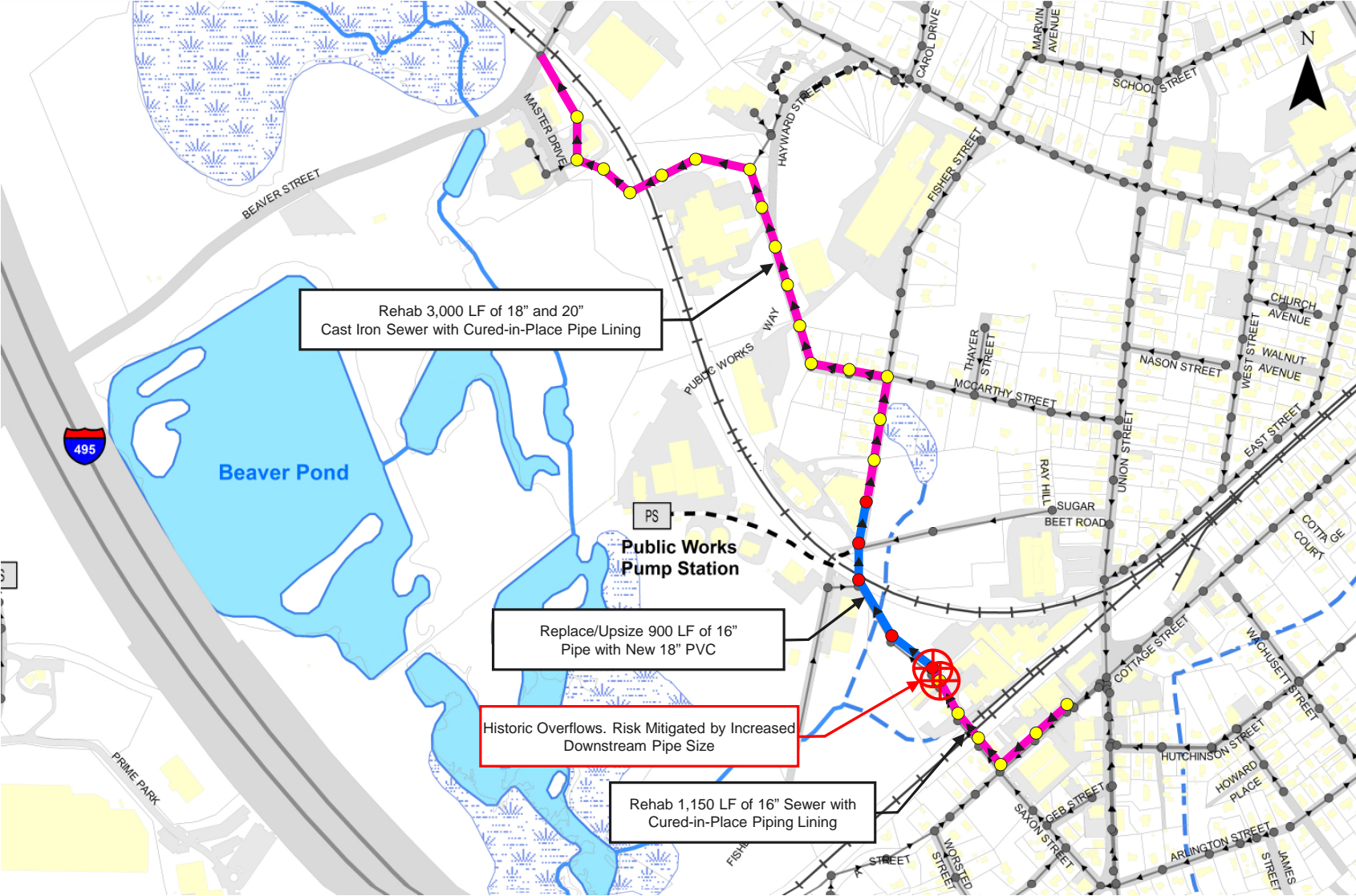
Alternative 1 – Rehabilitation of Existing BSI



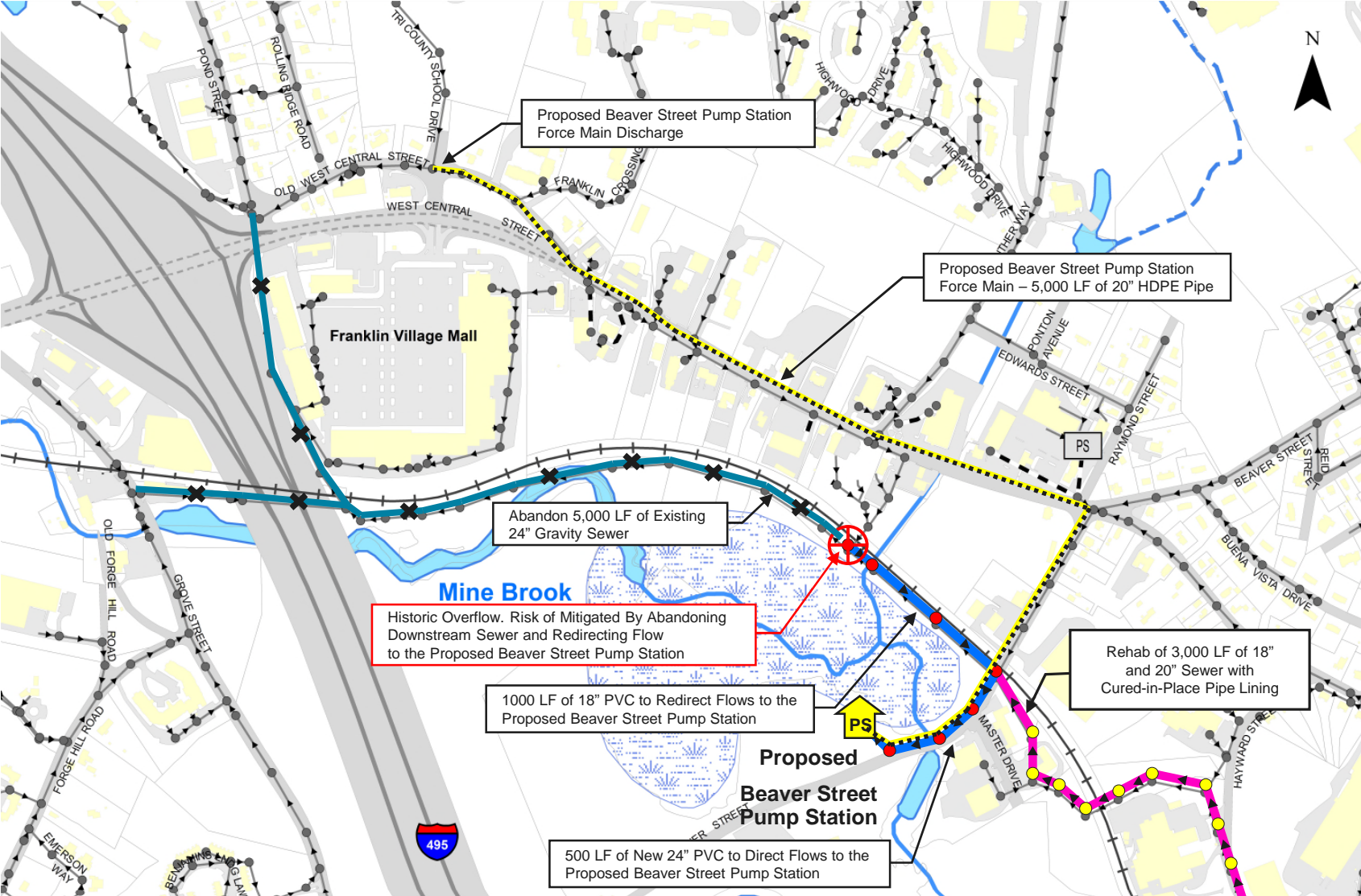
Alternative 2 – BSI Replacement



Alternative 3 – Cottage St to Beaver St



Alternative 3 – Beaver St. to Old West Central St.



Alternative 3 – Old West Central St to Mine Brook Int.



Project Cost Estimates and Comparison of Alternatives

Alternative	Cost Estimate
Alternative 1 – Rehabilitation of Existing BSI	\$9M
Alternative 2 – BSI Replacement	\$13M
Alternative 3 – Rehabilitation and Realignment of BSI	\$25M

Parameter	Relative Weight or Level of Importance	Alternative 1	Alternative 2	Alternative 3
Construction Cost	20%	5	3	2
Reliability of Design/Operation	10%	3	2	5
Risk of Overflows	20%	2	3	5
Environmental Concerns/Risk	15%	2	1	5
Maintenance	10%	3	3	2
Accessibility/Easements	15%	1	1	4
Impacts to Residents/Businesses	5%	4	4	3
Permitting Requirements	5%	2	1	3
	100%			
	Weighted Average	2.8	2.3	3.8
1 - Highly Disadvantageous , 2 – Disadvantageous, 3 – Neutral, 4 – Advantageous, 5 - Highly Advantageous				

QUESTIONS



Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

October 2, 2020

To: Town Council

From: Jamie Hellen, Town Administrator

Re: Resolution 20-61: Authorization for Town Administrator to Grant Temporary Food Truck Permits to G.L. Ch. 138 Section 19B,C, and E Farmers Series Licensees

As a result of the COVID-19 Pandemic, Massachusetts Governor Charlie Baker has developed a phased re-opening for the state of Massachusetts. In phase 2 of the Governors reopening plan, Beer Gardens, Breweries, Wineries, and Distilleries were able to open and serve beverages only if the licensee provided seated food service under retail food permits issued by municipal authorities.

Without this granted permission to contract with food trucks these Farmer Series businesses that do not currently operate a retail food establishment are at risk of closure.

This resolution will give formal authorization to the Town Administrator to grant temporary food truck permits to Farmer Series Licensees who are currently unable to provide this food service due to no on-site kitchen facilities and who are outside the "Food Truck Friendly Zone".



**TOWN OF FRANKLIN
RESOLUTION 20-61**

**Authorization for Town Administrator
to Grant Temporary Food Truck
Permits to G.L. Ch. 138 Section
19B,C, and E Farmers Series
Licensees**

WHEREAS, The Massachusetts Governor released an executive order stating that all alcoholic beverages may only be served in Phase 2 if the licensee provides seated food service under retail food permits issued by municipal authorities,

WHEREAS, Farmer Series Licensees (G.L. Ch 138 Section 19 B,C,E) who are currently unable to provide this food service due to no on-site kitchen facilities are required to remain closed until Phase 4 of the State’s COVID -19 Pandemic Re-Opening Plan,

WHEREAS, Food Trucks are currently only permitted in the “Food Truck Friendly Zone” during special events,

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin hereby grants authority to the Town Administrator to grant temporary Licenses to G.L. Ch 138 Section 19B,C, and E Farmer Series Licensees to satisfy the requirement to provide food for on-premises consumption by contracting with third parties such as food truck operators to provide food on a licensee’s premises.

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

DATED: _____, 2020

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Nancy Danello
Temporary 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

TO: Franklin Farmer Series Businesses
FROM: Jamie Hellen, Town Administrator
Chrissy Whelton, Assistant to the Town Administrator

RE: Temporary Food Truck Permits to G.L. Ch. 138 Section 19B,C, and E Farmers Series Licensees

This guidance is for Farmer Series Businesses (ie. Wineries, Breweries, Distilleries) to receive a permit to contract with and allow for food trucks on their licensed premises during Phase 2 and 3 of the Governors COVID-19 Order to increase business activity and revenues in a safe and responsible way during the COVID-19 pandemic. This license will expire upon the declaration of Phase 4 of the Governors order.

Before the granting of a temporary expansion is allowed, the owner or his/her/their designee, shall complete the online [“Temporary Permit for Food Trucks During COVID-19”](https://franklinma.viewpointcloud.com/) application via Viewpoint under “Administration”. <https://franklinma.viewpointcloud.com/>

Required Documents to Submit (where applicable)

- 1. Application:** Complete the online application for a Temporary Permit for Food Trucks and upload the additional documents needed
here: <https://franklinma.viewpointcloud.com/categories/1080/record-types/6584>
- 2. Temporary Food Permit:** Complete the online application for a temporary food permit
here: <https://franklinma.viewpointcloud.com/categories/1082/record-types/6585>
- 3. Food Truck Location Plan:**
Submit a legible drawing showing the location of where the Food Trucks will be parked that includes the following information:
 1. Dimensions of the portion of the parking lot to be used for Food Trucks.
 2. Include the number of spaces that will be used for food trucks, parking spaces for customers, including handicap spaces. All public ways, including sidewalks, roads and alleys, are prohibited.
 3. Locations of curb cuts with ramps to the parking lot, if applicable.
 4. Layout of Food Trucks.

- 4. Copies of Valid Hawkers and Peddlers Licenses from each Food Truck Vendor:**
The state license must be current for the duration of the locally permitted and licensed operation. If at any time, the state license is revoked, suspended and/or not active the local license shall be void.
- 5. Letter of Permission:** if applicable. If the parking lot is not owned by the business owner, a letter of permission from the owner of the parking lot indicating permission to allow food trucks on property is required. If you own the property, this is not required.
- 6. Letter(s) of Acknowledgement:** if applicable. If other businesses and/or residents share the use of the parking lot, a letter(s) of acknowledgement of this plan from all other users is required. If you do not share the parking lot, this is not required.
- 7. Liability Insurance:** The Licensee shall Provide evidence of comprehensive liability insurance in the amount of at least \$1 million (single claim), and listing the Town of Franklin as an additional insured.

Responsibilities of the Business Owner

The establishment, through its owner and/or manager, are responsible for self-enforcement of the use of the parking lot for Food Trucks, including all laws, regulations and safety protocols by the Governor or local permitting.

Rights of the Town of Franklin

The Town of Franklin reserves the right to revoke its permission to allow food trucks on the premises. The Health Director, Chief of Police, Building Commissioner, Town Administrator, Fire Chief and/or their designees could determine that the operation of the Food Trucks are negatively impacting public health and safety, or that a licensee is not following any of the legal requirements outlined by the Governor, Board of Health or local officials.

Please contact Chrissy Whelton with any questions via email at cwhelton@franklinma.gov or 774-571-3024

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

October 16, 2020

To: Town Council

From: Jamie Hellen, Town Administrator

Re: Resolution 20-62: Spring Street Easement

I am asking the Council to accept an easement located on property at the westerly side of Spring Street. This is a grant of parking and access easement to the Town of Franklin from Lewis Street Realty, LLC. This is a permanent easement over, under and through land recorded at Norfolk County Registry of Deeds in Plan Book 694 at Page 85. Included within the grant of easement is the right to use the easement area for the parking of vehicles and access to surrounding public lands by members of the public for recreational use.

This easement is a result of the mitigation from the Spring Street Solar Farm. We negotiated the easement as an additional way for folks to park to have access to the State Forest trail network. As mentioned many times publicly prior, the long term goal is to decommission Spring Street from this parking lot all the way to Route 140 and work with the state agencies to enhance passive recreation opportunities.

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



**TOWN OF FRANKLIN
RESOLUTION 20-62**

**ACCEPTANCE OF EASEMENT ON PROPERTY
ON WESTERLY SIDE OF SPRING STREET**

WHEREAS, Lewis Street Realty, LLC is the owner of a certain parcel of land located on the westerly side of Spring Street in Franklin described in a deed dated February 28, 2020 and recorded at Norfolk Registry of Deeds in Book 37693, Page 216 and

WHEREAS, Lewis Street Realty, LLC having agreed to grant to the Town of Franklin a permanent parking and access easement over, under and through that portion of Grantor’s land shown as Easement B Proposed Parking & Access Easement 11,976 ± s.f. or .27± acres” on a plan of land captioned “Plan of Land of Spring Street in Franklin, MA Owned by Lewis Street Realty, LLC” prepared by Andrews Survey & Engineering, Inc. dated August 11, 2020 and recorded at Norfolk County Registry of Deeds in Plan Book 694 at Page 85, executed the Grant of Parking and Access Easement to the Town of Franklin for nominal consideration on October 1, 2020, a true copy of said Grant of Parking and Access Easement being attached hereto as “Exhibit 1”.

NOW THEREFORE BE IT ORDERED that the Town of Franklin, acting by and through its Town Council, accepts the Grant of Parking and Access Easement, a true copy of which is attached hereto as “Exhibit 1” and it is further ordered that a true copy of this resolution, together with the original grant of easement, be recorded at Norfolk County Registry of Deeds.

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

DATED: _____, 2020

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

A True Record Attest:

**Nancy Danello,
Temporary Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

GRANT OF PARKING AND ACCESS EASEMENT
ON WESTERLY SIDE OF SPRING STREET

Lewis Street Realty, LLC, a duly-organized Massachusetts limited liability company with a principal place of business at 28 Tia Place, Franklin, Norfolk County, MA, for consideration paid and in full consideration of

One Dollar (\$1.00)

GRANTS to the Town of Franklin, a duly-organized municipal corporation with administrative offices located in the Municipal Building, 355 East Central Street, Franklin, Norfolk County, MA, a permanent easement over, under and through that portion of Grantor's land shown as "Easement B Proposed Parking & Access Easement 11,976 + or - S.F. 0.27 + or - acres" on a plan of land captioned "Plan of Land of Spring Street in Franklin, MA Owned by Lewis Street Realty, LLC" prepared by Andrews Survey & Engineering, Inc. dated August 11, 2020 and recorded at Norfolk County Registry of Deeds in Plan Book 694 at Page 85. Included within the foregoing grant of easement is the right to use said easement area for parking of vehicles and access to surrounding public lands by members of the public for recreational use, together with the right but not the obligation of Grantee to maintain, repair and replace the parking area and the right to enter upon said easement area on foot and with motor vehicles and equipment for said purpose(s); Grantee shall restore all disturbed areas of Grantor's property to the condition which existed prior to any work which Grantee performs.

Grantor shall not relocate said easement without first obtaining Grantee's written consent to said relocation.

Grantor, for itself and its successors in title, covenants that it shall not permit any use within said easement area described herein, which is inconsistent with this Grant of Easement, including, but not limited to the erection of any structures of any kind or planting shrubs and/or trees within the easement area or performing any act which will impair the function and purpose of said Grant of Easement.

For Grantor's title, see deed recorded in Norfolk Registry of Deeds in Book 37693 at Page 216.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf by Anthony Marinella its duly-authorized manager this 1st day of October, 2020.

Lewis Street Realty, LLC, by:



Anthony Marinella, Manager

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 1st day of October, 2020, before me, the undersigned notary public, personally appeared Anthony Marinella, proved to me through satisfactory evidence of identification which was MADL to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily on behalf of the limited liability company for its stated purpose.



Notary Public

My commission expires: March 4th 2027



BRANDON AARON CARRICO
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 4, 2027

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

October 16, 2020

To: Town Council

From: Jamie Hellen, Town Administrator

Re: Zoning Bylaw Amendments 20-861 & 20-862

I am asking the Council to refer zoning bylaw amendments 20-861 and 20-862 to the Planning Board for their review. These bylaw amendments are part of our ongoing lot line cleanup project, 20-861 and 20-862 are lot line clean up numbers 5 and 6, respectively. Zoning bylaw amendment 20-861 focuses on the area on or near Oak Street and zoning bylaw amendment 20-862 focuses on the areas on or near Longhill Road and Pleasant Street.

Both were unanimously approved by the Town Council Economic Development Subcommittee.

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: FRANKLIN TOWN COUNCIL

FROM: BRYAN W. TABERNER, AICP, DIRECTOR

RE: ZONING BYLAW AMENDMENTS 20-861 AND 20-862, ZONING MAP CHANGES TO BETTER DEFINE THE TOWN OF FRANKLIN'S ZONING DISTRICTS

CC: JAMIE HELLEN, TOWN ADMINISTRATOR; MARK G. CEREL, TOWN ATTORNEY; AMY LOVE, TOWN PLANNER; CHRISSEY WHELTON, ASSISTANT TO THE TOWN ADMINISTRATOR; MAXINE KINHART ASSISTANT TO THE PLANNING DIRECTOR

DATE: OCTOBER 14, 2020

As you know the Department of Planning and Community Development (DPCD) and other Town staff are undergoing a multi-year project to better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts, the Zoning District line is moved so each parcel is only in one zoning district, in most cases based on the current land use.

Attached are two proposed Zoning Map Amendments that would change the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code), Zoning Map Amendments 20-861 and 20-862.

Zoning Bylaw Amendment 20-861: 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 Oak Street.

Zoning Bylaw Amendment 20-862: Zoning Map Changes from Single Family Residential III and Single Family Residential IV, to Single Family Residential III or Single Family Residential IV an area on or near Longhill Road and Pleasant Street.

The two attached Zoning Map Amendments include the amendment document, a list of parcels proposed for rezoning, and a diagram with two maps: one showing the current zoning, and one showing proposed Zoning Map changes.

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



**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 20-861**

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

Parcel Numbers

252-091-000	252-107-000	260-018-000
252-092-000	252-108-000	260-019-000
252-093-000	259-062-000	260-020-000
252-094-000	260-009-000	260-024-000

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

Parcel Numbers

260-010-000

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

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2020

VOTED:
UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

**Nancy Danello,
Temporary Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

Proposed Zoning Map Amendment 20-861

Purpose: Better define Zoning District boundaries by following parcel lines.

**From Rural Residential II & Single Family Residential III,
To Rural Residential II or Single Family Residential III,
An Area On Or Near Oak Street**





Parcel	Location	Size (acres)	Owners	From	To
252-091-000	7 Farm Pond Lane	1.0570	Aditya Pellore and Manisha Thanneeru	RRII & SFRIII	RRII
252-092-000	5 Farm Pond Lane	0.7231	Thomas and Raina Yeulenski	RRII & SFRIII	RRII
252-093-000	3 Farm Pond Lane	0.6905	Christopher and Hellen Chaulk	RRII & SFRIII	RRII
252-094-000	3 Echo Bridge Road	0.7028	Pamela and Matthew Barcello	RRII & SFRIII	RRII
252-107-000	375-A Oak Street	25.5310	Austris Kruza C/O J A Kruza	RRII & SFRIII	RRII
252-108-000	6 Diablo Drive	1.4850	David and Karen Bryan	RRII & SFRIII	RRII
259-062-000	2 Diablo Drive	0.6887	Michael and Justine Dolan	RRII & SFRIII	RRII
260-009-000	2 Angelo Way	0.6910	James and Leanne Makris	RRII & SFRIII	RRII
260-010-000	365 Oak Street	0.4604	Mary Ellen Hasenfuss	RRII & SFRIII	SFRIII
260-018-000	6 Lena Circle	2.6960	Terry Elliot	RRII & SFRIII	RRII
260-019-000	Lena Circle	1.1680	Ronald and Karen Calabrese	RRII & SFRIII	RRII
260-020-000	8 Lena Circle	2.8950	Michael and Josephine Callahan	RRII & SFRIII	RRII
260-024-000	Lena Circle	2.5610	Joanne Marguerite	RRII & SFRIII	RRII
	Total Area	41.34950			

RRII = Rural Residential II

SFRIII = Single Family Residential III

Proposed Zoning Map Changes

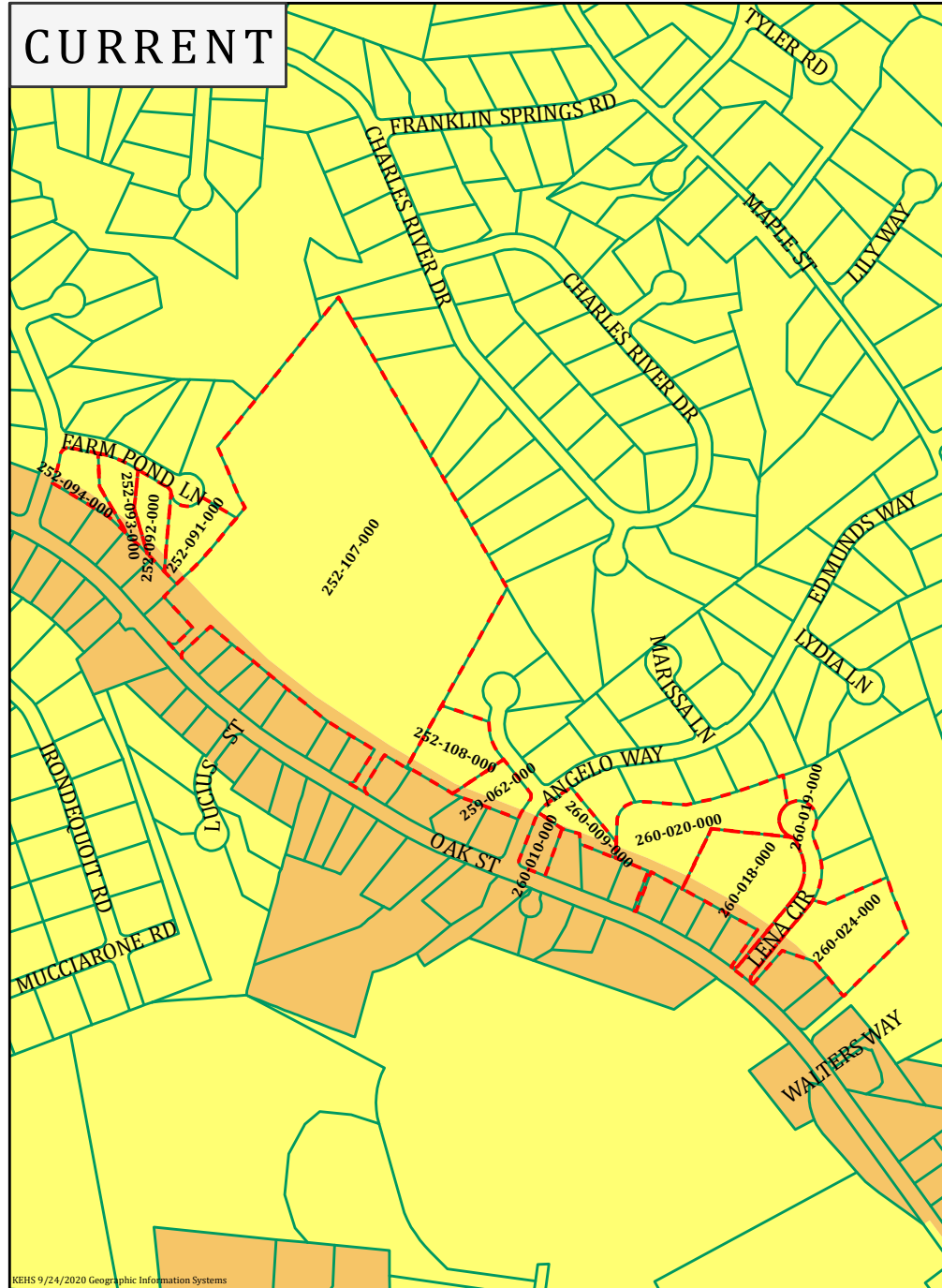
An Area On Or Near Oak Street
From Rural Residential II & Single Family Residential III, To Rural Residential II or
Single Family Residential III

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

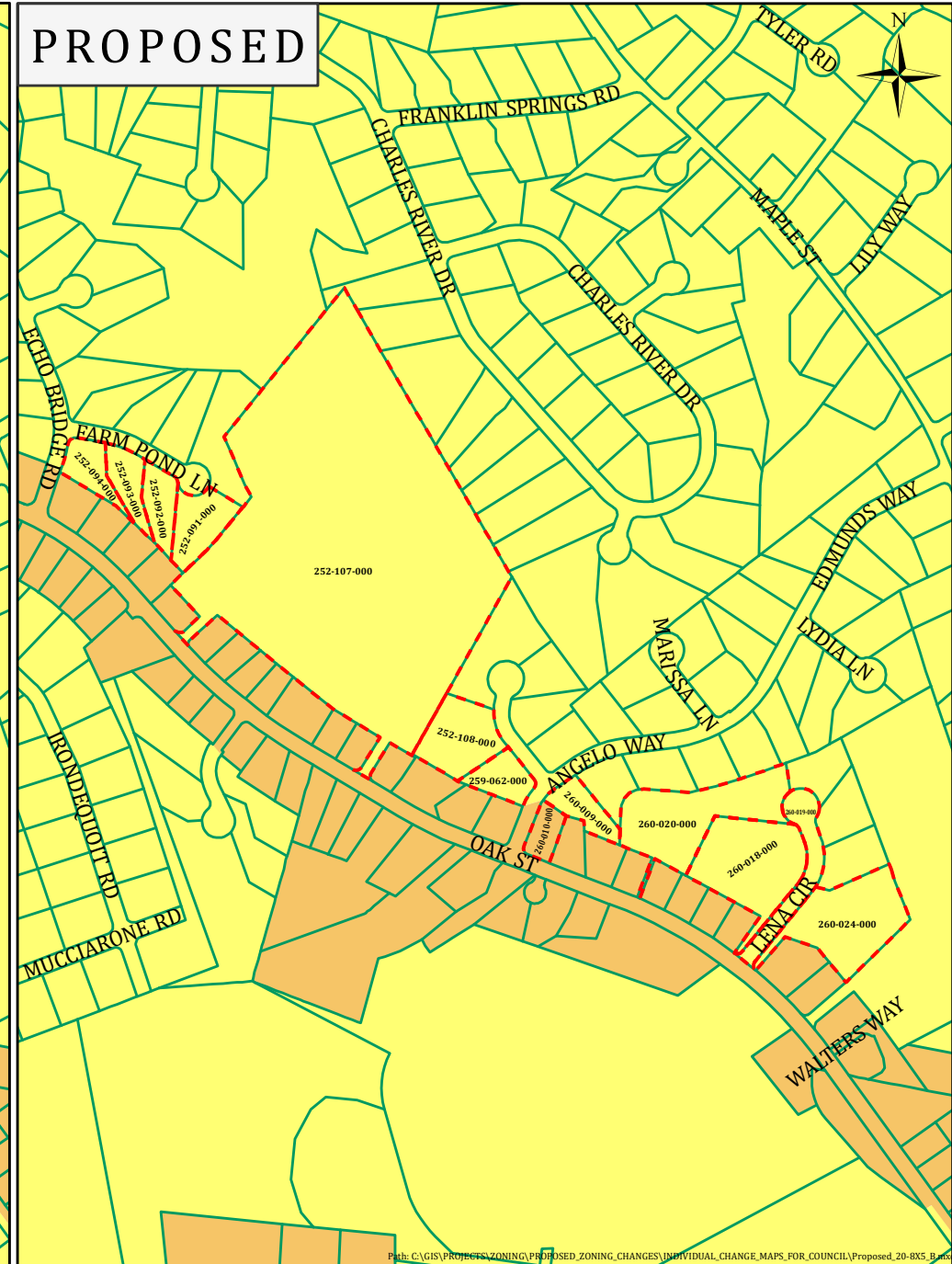
0 445 890 1,780
Feet

20-861

CURRENT



PROPOSED





SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 20-862**

**ZONING MAP CHANGES FROM SINGLE FAMILY
RESIDENTIAL III AND SINGLE FAMILY RESIDENTIAL IV
TO SINGLE FAMILY RESIDENTIAL III OR SINGLE FAMILY
RESIDENTIAL IV AN AREA ON OR NEAR LONGHILL ROAD
AND PLEASANT STREET
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 Single Family Residential III and Single Family Residential IV to Single Family Residential III an area containing **8.48± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

- | | | |
|--------------------|--------------------|--------------------|
| 261-037-000 | 261-041-000 | 268-034-000 |
| 261-038-000 | 261-042-000 | 268-144-000 |
| 261-040-000 | | |

And the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential III and Single Family Residential IV to Single Family Residential IV an area containing **3.7± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

- | | |
|--------------------|--------------------|
| 268-114-000 | 268-115-000 |
|--------------------|--------------------|

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

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2020

VOTED:
UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

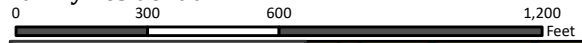
RECUSED: _____

**Nancy Danello,
Temporary Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

Proposed Zoning Map Changes

An Area On Or Near Longhill Rd and Pleasant Street
From Single Family Residential III and Single Family Residential IV, to Single Family Residential III or Single Family Residential IV



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

20-862

