

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, February 27, 2023 and again on March 6, 2023

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on Monday, March 13, 2023 at 7:00 PM and the Town Council will hold a Public Hearing on Wednesday, April 12 at 7:00 PM to consider amending Chapter 185, Attachment 7, Part VI of the Code of the Town of Franklin.

ZONING BY-LAW AMENDMENT 23-889

That Chapter 185 of the Code of the Town of Franklin is hereby amended by additions and deletions to §185, Attachment 7, Part VI, Use Regulation Schedule: Residential Uses, Multifamily or Apartment.

The exact text of the proposed zoning bylaw amendment is posted on the website along with the hearing notice.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Greg Rondeau, Chairman



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 23-889 (FORMERLY 22-889)**

**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, ATTACHMENT 7. PART VI, USE REGULATION SCHEDULE:
RESIDENTIAL USES**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following additions (~~xyz~~) and as deletions (~~xyz~~) to §185, Attachment 7, Part VI, Use Regulation Schedule: Residential Uses, Multifamily or Apartment:

185 Attachment 7
USE REGULATION SCHEDULE
PART VI

Symbols in the Use Regulations Schedule shall mean the following:

- Y = A permitted use.
- N = An excluded or prohibited use.
- BA = A use authorized under special permit from the Board of Appeals.
- PB = A use authorized under special permit from the Planning Board.
- P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District																
	RR	RV	RRII	RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
6. Residential																	
6.1 Multifamily or Apartment	N ⁴	N	N	N	PB ²	PB ⁴	PB ³	PB ^{2,8}	N	PB ³	N	Y ^{5,6}	N	N	N	PB ^{7,8}	N
a. With Four or More Housing Units ⁴	N ¹	N	N	N	Y ^{2,3}	PB ^{2,8}	Y ^{2,3}	Y ^{2,3}	N	Y ^{2,3}	N	Y ^{5,6}	N	N	N	PB ^{7,8}	N
b. With Three Housing Units	N	N	N	N	Y ²	Y ²	Y ²	Y ²	N	Y ²	Y	Y	N	N	N	N	N
6.2 Single-family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
6.3 Two-family																	
a. New	N	N	N	N	Y ²	Y ²	Y ²	Y ²	N	Y	Y	N	N	N	N	N	N
b. By conversion	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	Y	BA	N	N	N	N	N

NOTES:

1. Except PB in RVI District (see § 185-38), per § 185-38, and RVII District per § 185-50.
2. Lot area must be at least 25% greater than that required for a single-family dwelling.
3. No more than one dwelling unit per 1,000 2,250 square feet of lot area may be permitted; additional dwelling units may be allowed by Special Permit from the Planning Board.
4. ~~No more than one dwelling unit per 3,000 square feet of lot area may be permitted.~~ All multifamily developments with 10 or more housing units are required to address the Affordable Housing requirements in § 185-51.
5. All dwelling units shall be located on floors above the street level floor.
6. No more than one dwelling unit per 2,000 square feet of lot area will be permitted; additional dwelling units may be allowed by Special Permit from the Planning Board.
7. All multi-family residential developments require a minimum of 5-acres.
8. No more than one dwelling unit per 3,000 square feet of lot area will be permitted.

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: _____, 2023

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: ____ **ABSENT:** ____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council