

## PUBLIC HEARING - Initial

- BYLAW AMENDMENT 21-874: Parking DC and CI Zoning Districts

## PUBLIC HEARING - Continued

- Site Plan – 27 Forge Parkway  
Site Plan Modification



## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907  
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### **MEMORANDUM**

**DATE:** July 27, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Parking Downtown Commercial and Commercial I

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

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

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

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

Project	Address	Zoning District	Parking Required	Parking Provided
12 Residential units and 2 Commercial spaces	70 East Central St	DC	24 spaces	34 spaces
3 Residential units and 1 Commercial space	14 Ruggles St	C1	10 spaces	7 spaces
257 Residential units	Dean Ave	GRV	514 spaces	463 spaces
Franklin Food Pantry	138 East Central	C1	13 spaces	13 spaces
The Engine Yard	40 Alpine Row	DC	48 spaces	78 spaces

The Planning Board should decide if they will recommend or not recommend the zoning amendment to the Town Council.

# Town of Franklin



## Planning Board

### PUBLIC HEARING NOTICE

The following notice will be published in the Milford Daily Newspaper on July 26, 2021 and again on August 2, 2021.

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### 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 an in person meeting and Remote Public Hearing on August 9, 2021 at 7:05 PM and the Town Council will hold a Public Hearing on August 18, 2021 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending Chapter 185, Sections 3, of the Code of the Town of Franklin, Zoning By-Law as follows:

**ZONING BY-LAWS PROPOSED BY THE FRANKLIN  
TOWN ADMINISTRATION TO AMEND  
THE FRANKLIN TOWN CODE CHAPTER 185, SECTIONS 3,**

**Bylaw Amendment 21-874: Changes to §185-21 Parking, Loading and Driveway Requirements** for the Downtown Commercial and Commercial I Zoning Districts.

The exact text of the proposed zoning bylaw amendments 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.

Anthony Padula, Chairman  
Franklin Planning Board

Thomas Mercer, Chairman  
Franklin Town Council



Sponsor: Administration

## TOWN OF FRANKLIN

### ZONING BY-LAW AMENDMENT 21-874

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

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

A. Parking requirements.

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

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

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

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

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

**DATED:** \_\_\_\_\_, 2021

**VOTED:**

**UNANIMOUS** \_\_\_\_\_

**A True Record Attest:**

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

**ABSTAIN** \_\_\_\_\_

**Nancy Danello, CMC**  
**Deputy Town Clerk**

**ABSENT** \_\_\_\_\_

**RECUSED** \_\_\_\_\_

**Glenn Jones, Clerk**  
**Franklin Town Council**