

## FRANKLIN TOWN COUNCIL

### Agenda & Meeting Packet

November 28, 2018

Municipal Building  
Council Chambers  
355 East Central Street  
2nd Floor  
7:00 PM

#### 1. ANNOUNCEMENTS

- 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.*

#### 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*

#### 4. PROCLAMATIONS/RECOGNITIONS

- a. Swearing in of Firefighters

#### 5. APPOINTMENTS-*None*

#### 6. HEARINGS- **7:10 PM**

- a. Tax Classification Hearing
- b. Zoning Bylaw Amendment 18-821:Zoning Map Changes On Or Near Plain Street, Pond Street, and Palomino Drive

#### 7. LICENSE TRANSACTIONS - *None*

#### 8. PRESENTATIONS/DISCUSSIONS

- a. Snow Update

#### 9. SUBCOMMITTEE REPORTS

- a. Capital Budget Subcommittee
- b. Budget Subcommittee
- c. Economic Development Subcommittee
- d. Town Administrator Search Subcommittee

#### 10. LEGISLATION FOR ACTION

- a. Resolution 18-65: Conditional offer of Town Administrator Position to Current Deputy Town Administrator **(Motion to Approve Resolution 18-65 - Majority Vote (5))**
- b. Resolution 18-66: Classification Tax Allocation - Residential Factor **(Motion to Approve Resolution 18-66 - Majority Vote (5))**
- c. Resolution 18-67: Classification Tax Allocation - Open Space Exemption **(Motion to Approve Resolution 18-67 - Majority Vote (5))**

- d. Resolution 18- 68: Classification Tax Allocation - Small Business Exemption (**Motion to Approve Resolution 18-68 - Majority Vote (5)**)
- e. Resolution 18-69: Classification Tax Allocation- Residential Property Exemption (**Motion to Approve Resolution 18-69 - Majority Vote (5)**)
- f. Zoning Bylaw Amendment 18-821: Zoning Map Changes On Or Near Plain Street, Pond Street, and Palomino Drive - **1st Reading (Motion to Move Zoning Bylaw Amendment 18-821 to a 2nd Reading- Majority Vote (5))**
- g. Zoning Bylaw Amendment 18-822: Changes To §185-20. Signs - **Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 18-822 to the Planning Board- Majority Vote (5))**
- h. Zoning Bylaw Amendment 18-823: Changes To Sign District Regulations - **Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 18-823 to the Planning Board- Majority Vote (5))**
- i. Zoning Bylaw Amendment 18-824: Changes To Sign District Overlay Map - **Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 18-824 to the Planning Board- Majority Vote (5))**
- j. Bylaw Amendment 18-825: Chapter 47, Alcoholic Beverages- **1st Reading (Motion to Move Bylaw Amendment 18-825 to a 2nd Reading- Majority Vote (5))**
- k. Bylaw Amendment 18-828: Fees Bylaw Changes- **1st Reading (Motion to Move Bylaw Amendment 18-828 to a 2nd Reading -Majority Vote (5))**

**11. TOWN ADMINISTRATOR'S REPORT**

**12. FUTURE AGENDA ITEMS**

**13. COUNCIL COMMENTS**

**14. EXECUTIVE SESSION- *None Scheduled***

**15. ADJOURN**

# OFFICE OF THE BOARD OF ASSESSORS



## MEMORANDUM

**DATE:** November 21, 2018  
**TO:** Town Council  
**FROM:** Board of Assessors  
Kevin W. Doyle, Director of Assessing  
**RE:** FY 19 Tax Rate Hearing

Please find attached our information related to the annual Tax Rate Hearing. The hearing is required by Law and is intended for the Town Council to determine whether the FY 19 Tax Rate (July 1, 2018 - June 30, 2019) will be a single or a dual tax rate.

A single tax rate means that all property classes (residential, commercial, industrial and personal property) are taxed at the same tax rate. A dual tax rate means the commercial-industrial-personal property tax rate is increased while the residential rate is decreased. In other words the 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 18 is \$14.65 and the proposed tax rate for FY 19 rate is \$14.66. The average single family assessment value increased from \$421,800 to \$443,500 or \$21,700. The average single family tax bill (if your home is assessed at \$443,500) will increase by \$322 a year. Individual homes may increase or decrease depending on many other factors.

Approximately 80% of property tax valuation and thus tax revenue is from residential taxes and 20% is 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 3<sup>rd</sup> 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 adjustments in the Debt Exclusion amount to be raised for payments on long-term capital projects (i.e. schools).

## FY 2019 MARKET ADJUSTMENTS SUMMARY

FY 2018 AVERAGE SINGLE FAMILY	\$421,800	
FY 2019 AVERAGE SINGLE FAMILY	\$443,500	
CHANGE (approx. %)	+\$21,700	+ 5 %

<u>Real Estate Property Class Groups</u>	<u>Approx. Overall Percent Change</u>
SINGLE FAMILY	+ 5 %
RESIDENTIAL CONDOS	+ 2 %
2 & 3 FAMILY HOMES	+ 8 %
4 or more APARTMENTS	+ 3 ½ %
VACANT RESIDENTIAL LAND	+ ½ %
OTHER RESIDENTIAL (i.e. mixed use)	+ 5 %
RESIDENTIAL OVERALL	+ 4 %
COMMERCIAL	+ ½ %
INDUSTRIAL	+ ½ %

FY 2019 PROPERTY CLASS TOTALS		VALUE PORTION OF TOTAL	PROPERTY TYPE	ACCT/ PARCEL COUNT	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	0.64938	101	7,722	3,424,692,100					
RESIDENTIAL CONDO	0.08929	102	1,818	470,908,300					
2 RES BLDGS / ONE LOT	0.00428	Misc 103,109	46	22,547,900					
TWO FAMILY	0.01409	104	230	74,303,800					
THREE FAMILY	0.00452	105	68	23,863,800					
APARTMENTS	0.03522	111-125	63	185,742,600					
RESIDENTIAL LAND	0.00701	130-132, 106	450	36,978,500					
OTHERWISE NOT CLASSIFIED	0.00000	200-231	0						
COMMERCIAL	0.06376	300-393	226			336,269,000			
INDUSTRIAL	0.08815	400-452	193				464,895,400		
CLASSIFIED FOREST	0.00000	CH 61 Land	0			0			
CLASSIFIED AGRICULTURAL	0.00002	CH 61A Land	9			108,901			
CLASSIFIED RECREATIONAL	0.00021	CH 61B Land	12			1,126,593			
RES/COM/IND MIXED USE	0.01050	012-043	77	32,992,010			53,340		
PERSONAL PROP - INDIVIDUAL	0.00741	501	248					39,104,490	
PERSONAL PROP - CORPORATION	0.01020	502	407					53,807,820	
PERSONAL PROP - MFG CORP	0.00000	503	0					0	
PERSONAL PROP - TRANSMISSION	0.01135	504,550-552	6					59,844,440	
PERSONAL PROP - TELEPHONE	0.00294	505	6					15,509,900	
PERSONAL PROP - PIPELINES	0.00126	506	1					6,630,600	
PERSONAL PROP - WIRELESS	0.00039	508	4					2,065,540	
	1.00000	TOTALS	11,586	4,272,029,010	0	359,840,194	464,948,740	176,962,790	
					REAL AND PERSONAL PROPERTY TOTAL VALUE				5,273,780,734
					EXEMPT VALUE				407,181,000

MINIMUM RESIDENTIAL FACTOR COMPUTATION  
 Fiscal Year 2019

A Class	B Full and Fair Cash Valuation	C Percentage Share	
1. Residential	4,272,029,010	81.0051%	81.0051%
2. Open Space	0	0.0000%	
3. Commercial	359,840,194	6.8232%	18.9949%
4. Industrial	464,948,740	8.8162%	
5. Personal Property	176,962,790	3.3555%	
<b>TOTALS</b>	<b>5,273,780,734</b>	<b>100.0000%</b>	

Maximum Share of Levy for Classes Three, Four and Personal Property:  $150\% * 18.9949\%$  (Lines 3C + 4C + 5C) = **28.4924%** (Max % Share)

Minimum Share of Levy for Classes One and Two:  $100\% - 28.4924\%$  (Max % Share) = **71.5076%** (Min % Share)

Minimum Residential Factor (MRF):  $71.5076\%$  (Min % Share) /  $81.0051\%$  (Lines 1C + 2C) = **88.2754%** (Minimum Residential Factor)

MINIMUM RESIDENTIAL FACTOR LA7 (6-96): **88.2754%**

Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent.

MASSACHUSETTS DEPARTMENT OF REVENUE  
 DIVISION OF LOCAL SERVICES  
 BUREAU OF LOCAL ASSESSMENT

Franklin  
 TOWN

LA13 Tax Base Levy Growth  
 Retain documentation for 5 years in case of DOR audit - Fiscal Year 2019

Property Class	(A) PFY LA4 Values	Omitted and Revised No.	(B) Omitted and Revised Values	Abatement No.	(C) Abatement Values	Other Adjustment No.	(D) Other Adjustment Values	(E) Adjusted Value Base
RESIDENTIAL								
SINGLE FAMILY (101)	3,248,659,900	0	0	19	1,104,000	657	-1,811,400	3,245,744,500
CONDOMINIUM (102)	440,857,900	0	0	6	70,200	131	-570,600	440,217,100
TWO & THREE FAMILY (104 & 105)	91,211,800	0	0	0	0	22	-703,900	90,507,900
MULTI - FAMILY (111-125)	186,004,100	0	0	2	4,805,900	2	217,300	183,415,500
VACANT LAND (130-132 & 106)	38,973,200	0	0	3	303,500	25	-4,057,900	34,611,800
ALL OTHERS (103, 109, 012-018)	52,078,610	0	0	1	152,000	7	757,100	52,683,710
TOTAL RESIDENTIAL	4,059,795,510	0	0	31	6,435,600	844	-6,169,400	4,047,180,510
OPEN SPACE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
COMMERCIAL	357,491,065	0	0	0	0	15	-1,269,900	356,221,165
COMMERCIAL - CHAPTER 61, 61A, 61B	1,307,442	0	0	0	0	2	2,128	1,309,570
TOTAL COMMERCIAL	358,798,507	0	0	0	0	17	-1,267,772	357,530,735
INDUSTRIAL	466,888,250	0	0	9	1,864,100	10	-6,500	465,017,650
PERSONAL PROPERTY	169,074,130	1	5,660					
TOTAL REAL & PERSONAL	5,054,546,397	1	5,660					

NOTE: The information was approved on 11/19/2018



MASSACHUSETTS DEPARTMENT OF REVENUE  
 DIVISION OF LOCAL SERVICES  
 BUREAU OF LOCAL ASSESSMENT

Franklin  
 TOWN

LA13 Tax Base Levy Growth  
 Retain documentation for 5 years in case of DOR audit - Fiscal Year 2019

Property Class	Reval Pct	(F) +/- Reval Adj Values	(G) Total Adjusted Value Base	(H) CFY LA4	(I) New Growth Valuation	(J) PY Tax Rate	(K) Tax Levy Growth
<b>RESIDENTIAL</b>							
SINGLE FAMILY (101)	0.04819	156,428,550	3,402,173,050	3,424,692,100	22,519,050		
CONDOMINIUM (102)	0.01966	8,653,300	448,670,400	470,908,300	22,037,900		
TWO & THREE FAMILY (104 & 105)	0.08157	7,382,700	97,890,600	98,167,600	277,000		
MULTI - FAMILY (111-125)	-0.03490	-6,401,300	177,014,200	185,742,600	8,728,400		
VACANT LAND (130-132 & 106)	-0.00667	-230,700	34,381,100	36,978,500	2,597,400		
ALL OTHERS (103, 109, 012-018)	0.05052	2,661,700	55,345,410	55,539,910	194,500		
<b>TOTAL RESIDENTIAL</b>	<b>0.04163</b>	<b>168,494,250</b>	<b>4,215,674,760</b>	<b>4,272,029,010</b>	<b>56,354,250</b>	<b>14.65</b>	<b>825,590</b>
OPEN SPACE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
<b>TOTAL OPEN SPACE</b>	<b>0.00000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>
<b>COMMERCIAL</b>							
COMMERCIAL - CHAPTER 61, 61A, 61B	-0.00328	-1,168,165	355,053,000	358,604,700	3,551,700		
	-0.05657	-74,076	1,235,494	1,235,494	0		
<b>TOTAL COMMERCIAL</b>	<b>-0.00347</b>	<b>-1,242,241</b>	<b>356,288,494</b>	<b>359,840,194</b>	<b>3,551,700</b>	<b>14.65</b>	<b>52,032</b>
INDUSTRIAL	-0.00759	-3,530,910	461,486,740	464,948,740	3,462,000	14.65	50,718
PERSONAL PROPERTY				176,962,790	40,077,680	14.65	587,138
<b>TOTAL REAL &amp; PERSONAL</b>			<b>5,273,780,734</b>	<b>5,273,780,734</b>	<b>103,445,630</b>		<b>1,515,478</b>

Community Comments:

IN ADDITION TO THE PERSONAL PROPERTY AND THE RESIDENTIAL (LUC's 101, 102 & 130) GROWTH DETAILS ATTACHED BELOW, PLEASE NOTE THE NEW CONSTRUCTION ADDED TO THE APARTMENT CLASS IN THE COMPLETION OF THE NEW 280 UNIT APARTMENT COMPLEX AT WOODSIDE WAY OFF ROUTE 140 NEAR THE BELLINGHAM TOWN LINE CONTRIBUTING \$8.62 MILLION TOWARD CLASS 111-112 VALUATION GROWTH. GROWTH IN COMMERCIAL AND INDUSTRIAL PROPERTIES CONTINUES AS WELL WITH APPROXIMATELY \$3.5 MILLION IN GROWTH VALUE ADDED TO EACH OF THESE CLASS GROUPS. THE NUMBER OF BUILDING PERMITS HAS CONTINUED TO RISE BY ABOUT 10% EVERY YEAR OVER THE PRIOR YEAR FOR THE PAST 10 YEARS. MORE FREQUENTLY WE'RE SEEING UNDERUTILIZED PROPERTIES TRANSFORMED TO THEIR HIGHEST AND BEST USE THROUGH ASSEMBLAGE AND/OR DEMOLITION. EFFORTS CONTINUE TO BROADEN THE TAX BASE, BUT RESIDENTIAL CONTINUES TO EXPAND AND STRENGTHEN WHILE WE BARELY HOLD ONTO OUR 80%/20% RES/CIP TAX BASE; THIS YEAR IT'S 81%/19%.

Board of Assessors  
 KEVIN William DOYLE, Dir. of Assessing, Franklin, kdoyle@franklinma.gov 508-520-4920 | 11/11/2018 2:40 PM

Signatures

NOTE: The information was Approved on 11/19/2018

Levy Limit  
 Fiscal Year 2019

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2018 LEVY LIMIT

A. FY 2017 Levy Limit	67,013,107	
A1. ADD Amended FY 2017 Growth	0	
B. ADD (IA + IA1)*2.5%	1,675,328	
C. ADD FY 2018 New Growth	1,479,602	
C1. ADD FY 2018 New Growth Adjustment	0	
D. ADD FY 2018 Override	0	
E. FY 2018 Subtotal	<u>70,168,037</u>	
F. FY 2018 Levy Ceiling	126,363,660	I. <u>70,168,037</u>
		FY 2018 Levy Limit

II. TO CALCULATE THE FY 2019 LEVY LIMIT

A. FY 2018 Levy Limit from I	70,168,037	
A1. ADD Amended FY 2018 Growth	0	
B. ADD (IIA + IIA1)*2.5%	1,754,201	
C. ADD FY 2019 New Growth	1,515,478	
C1. ADD FY 2019 New Growth Adjustment	0	
D. ADD FY 2019 Override	0	
E. ADD FY 2019 Subtotal	<u>73,437,716</u>	
F. FY 2019 Levy Ceiling	131,844,518	II. <u>73,437,716</u>
		FY 2019 Levy Limit

III. TO CALCULATE THE FY 2019 MAXIMUM ALLOWABLE LEVY

A. FY 2019 Levy Limit from II.	73,437,716
B. FY 2019 Debt Exclusion(s)	3,904,735
C. FY 2019 Capital Expenditure Exclusion(s)	0
D. FY 2019 Stabilization Fund Override	0
E. FY 2019 Other Adjustment :	0
F. FY 2019 Water/Sewer	0
G. FY 2019 Maximum Allowable Levy	<u>77,342,451</u>

Signatures

Board of Assessors

KEVIN William DOYLE, Dir. of Assessing, Franklin, kdoyle@franklinma.gov 508-520-4920 | 11/20/2018 10:37 AM

Comment: SIGNED BY AUTHORIZATION OF THE BOARD; BOARD SIGNED ORIGINALS ON FILE.

NOTE: The information has not been Approved and is subject to change.

CLASSIFICATION TAX ALLOCATION  
 Fiscal Year 2019

1. The selected Residential Factor is 1.000000

If you desire each class to maintain 100% of its full values tax share, indicate a residential factor of "1" and go to question 3.

2. In computing your residential factor, was a discount granted to Open Space?

Yes  No

If Yes, what is the percentage discount? 0

3. Was a residential exemption adopted?

Yes  No

If Yes, please complete the following:

Class 1 Total Assessed Value	=	4,272,029,010	X	<u>0</u>	=	<u>0</u>
Class 1 Total Parcel Count *		0		Selected Res. Exemption %		Residential Exemption

\* Include all parcels with a Mixed-Use Residential designation

Applicable number of parcels to receive exemption 0

Net value to be exempted 0

4. Was a small commercial exemption adopted?

Yes  No

% Selected 0

If Yes, please complete the following:

No. of parcels eligible	<u>0</u>
Total value of parcels	<u>0</u>
Total value to be exempted	<u>0</u>

5. The following information was derived from the LA-7. Please indicate in column D percentages (accurate to 4 digits to the right of the decimal point) which result from your selected residential factor. (If a residential factor of "1" has been selected, you may leave Column D blank.)

A Class	B Certified Full and Fair Cash Value Assessments	C Percentage Full Value Shares of Total Tax Levy	D New Percentage Shares of Total Tax Levy
Residential	4,272,029,010.00	81.0051%	81.0051%
Open Space	0.00	0.0000%	0.0000%
Commercial	359,840,194.00	6.8232%	6.8232%
Industrial	464,948,740.00	8.8162%	8.8162%
Personal Property	176,962,790.00	3.3555%	3.3555%
<b>TOTALS</b>	<b>5,273,780,734.00</b>	<b>100.0000%</b>	<b>100.0000%</b>

NOTE : The information is preliminary and is subject to change.

CLASSIFICATION TAX ALLOCATION  
Fiscal Year 2019

6. Notice was given to taxpayers on (date), (time), at (place), by (describe type of notice) that a public hearing on the issue of adopting the tax levy percentages for fiscal year 2019 would be held on (meeting date).

7. We hereby attest that on (date), (time), at (place) in a public hearing on the issue of adopting the percentages for fiscal year 2019, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives, and that the percentages set forth above were duly adopted in public session on (date).

8. The LA-5 excess capacity for the current fiscal year is calculated as 28,825.44

The LA-5 excess capacity for the prior fiscal year is calculated as 7,506.29

For cities : City Councilors, Aldermen, Mayor

For towns : Board of Selectmen

For districts : Prudential Committee or Commissioners

Signatures

No signatures to display.

CLASS	VALUE	%	CLASSIFICATION OPTIONS										Levy Amounts										Tax Rates	
			Res Factor	Res SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	Comm-Ind ET	PP ET								
Residential	4,272,029,010	81.0051	1.0000	81.0051	8.8232	8.8162	3.3555	100.0000	62,627,980	5,275,263	6,816,124	2,594,259	77,313,626	14.66	14.66	14.66								
Open Space	0	0.0000	0.0000	81.0051	6.8232	8.9044	3.3891	100.0000	62,481,123	5,328,016	6,884,285	2,620,201	77,313,626	14.63	14.81	14.81								
Commercial	359,840,194	6.8232	0.9951	80.6252	6.9597	8.9925	3.4226	100.0000	62,334,266	5,380,769	6,952,445	2,646,144	77,313,625	14.59	14.95	14.95								
Industrial	464,948,740	8.8162	0.9930	80.4333	7.0279	9.0807	3.4562	100.0000	62,187,409	5,433,521	7,020,608	2,672,086	77,313,625	14.56	15.10	15.10								
Personal Property	176,962,790	3.3555	0.9906	80.2453	7.0961	9.1688	3.4997	100.0000	62,040,533	5,486,274	7,088,769	2,698,029	77,313,624	14.52	15.25	15.25								
Total	5,273,780,734	100.0000	0.9883	80.0534	7.1644	9.2570	3.5233	100.0000	61,893,696	5,539,026	7,159,930	2,723,972	77,313,623	14.49	15.39	15.39								
Levy	77,313,626		0.9859	79.8654	7.2326	9.3452	3.5568	100.0000	61,746,839	5,591,779	7,225,091	2,749,914	77,313,623	14.45	15.54	15.54								
Single TaxRate	14.66		0.9836	79.6755	7.3008	9.4333	3.5904	100.0000	61,599,982	5,644,532	7,293,253	2,775,857	77,313,623	14.42	15.69	15.69								
1.0000	1.0000	0.9812	79.4855	7.3691	9.5215	3.6239	100.0000	61,453,125	5,697,284	7,361,414	2,801,799	77,313,623	14.38	15.83	15.83									
1.0100	0.9977	80.8152	0.9789	79.2956	7.4373	9.6097	3.6575	100.0000	61,306,268	5,750,037	7,429,575	2,827,742	77,313,622	14.35	15.98	15.98								
1.0200	0.9951	80.6252	0.9766	79.1056	7.5055	9.6978	3.6911	100.0000	61,159,411	5,802,790	7,497,736	2,853,685	77,313,622	14.32	16.13	16.13								
1.0300	0.9930	80.4333	0.9742	78.9157	7.5738	9.7860	3.7246	100.0000	61,012,554	5,855,542	7,565,898	2,879,627	77,313,621	14.28	16.27	16.27								
1.0400	0.9906	80.2453	0.9719	78.7257	7.6420	9.8741	3.7582	100.0000	60,865,697	5,908,295	7,634,059	2,905,570	77,313,621	14.25	16.42	16.42								
1.0500	0.9883	80.0534	0.9695	78.5358	7.7102	9.9623	3.7917	100.0000	60,718,841	5,961,048	7,702,220	2,931,512	77,313,620	14.21	16.57	16.57								
1.0600	0.9862	79.3452	0.9672	78.3458	7.7784	10.0505	3.8253	100.0000	60,571,984	6,013,800	7,770,381	2,957,455	77,313,620	14.18	16.71	16.71								
1.0700	0.9841	78.6548	0.9648	78.1559	7.8467	10.1396	3.8588	100.0000	60,425,127	6,066,553	7,838,542	2,983,398	77,313,620	14.14	16.86	16.86								
1.0800	0.9820	77.9653	0.9625	77.9653	7.9149	10.2268	3.8924	100.0000	60,278,270	6,119,305	7,906,704	3,009,340	77,313,619	14.11	17.01	17.01								
1.0900	0.9801	77.2760	0.9601	77.7760	7.9831	10.3150	3.9259	100.0000	60,131,413	6,172,058	7,974,865	3,035,285	77,313,618	14.08	17.15	17.15								
1.1000	0.9781	77.0861	0.9578	77.5860	8.0514	10.4031	3.9595	100.0000	59,984,556	6,224,811	8,043,026	3,061,223	77,313,618	14.04	17.30	17.30								
1.1100	0.9762	77.0162	0.9554	77.3961	8.1196	10.4913	3.9930	100.0000	59,837,699	6,277,563	8,111,187	3,087,168	77,313,618	13.97	17.45	17.45								
1.1200	0.9743	76.8262	0.9531	77.2061	8.1878	10.5794	4.0266	100.0000	59,690,842	6,330,316	8,179,349	3,113,110	77,313,618	13.94	17.59	17.59								
1.1300	0.9724	76.6363	0.9508	77.0162	8.2561	10.6676	4.0602	100.0000	59,543,985	6,383,069	8,245,571	3,136,996	77,313,617	13.91	17.74	17.74								
1.1400	0.9705	76.4463	0.9484	76.8262	8.3243	10.7558	4.0937	100.0000	59,397,129	6,435,821	8,315,671	3,164,996	77,313,617	13.88	17.89	17.89								
1.1500	0.9686	76.2564	0.9461	76.6363	8.3925	10.8439	4.1273	100.0000	59,250,272	6,488,574	8,388,832	3,190,938	77,313,616	13.85	18.03	18.03								
1.1600	0.9667	76.0664	0.9437	76.4463	8.4608	10.9321	4.1608	100.0000	59,103,415	6,541,327	8,451,994	3,216,881	77,313,616	13.82	18.18	18.18								
1.1700	0.9648	75.8765	0.9414	76.2564	8.5290	11.0203	4.1944	100.0000	58,956,558	6,594,079	8,520,155	3,242,823	77,313,615	13.80	18.32	18.32								
1.1800	0.9629	75.6866	0.9390	76.0664	8.5972	11.1084	4.2279	100.0000	58,809,701	6,646,832	8,588,316	3,268,766	77,313,615	13.77	18.47	18.47								
1.1900	0.9610	75.4966	0.9367	75.8765	8.6655	11.1966	4.2615	100.0000	58,662,844	6,699,584	8,656,477	3,294,709	77,313,615	13.73	18.62	18.62								
1.2000	0.9591	75.3066	0.9343	75.6866	8.7337	11.2847	4.2950	100.0000	58,515,987	6,752,337	8,724,639	3,320,651	77,313,614	13.70	18.76	18.76								
1.2100	0.9572	75.1167	0.9320	75.4966	8.8019	11.3729	4.3286	100.0000	58,369,130	6,805,090	8,792,800	3,346,594	77,313,614	13.66	18.91	18.91								
1.2200	0.9553	74.9267	0.9297	75.3066	8.8702	11.4611	4.3622	100.0000	58,222,274	6,857,842	8,860,961	3,372,536	77,313,613	13.63	19.06	19.06								
1.2300	0.9534	74.7368	0.9273	75.1167	8.9384	11.5492	4.3957	100.0000	58,075,417	6,910,595	8,929,122	3,398,479	77,313,613	13.59	19.20	19.20								
1.2400	0.9515	74.5469	0.9250	74.9267	9.0066	11.6374	4.4293	100.0000	57,928,560	6,963,348	8,997,284	3,424,422	77,313,612	13.56	19.35	19.35								
1.2500	0.9496	74.3569	0.9226	74.7368	9.0749	11.7255	4.4628	100.0000	57,781,703	7,016,100	9,065,445	3,450,364	77,313,612	13.53	19.50	19.50								
1.2600	0.9477	74.1669	0.9203	74.5469	9.1431	11.8137	4.4964	100.0000	57,634,846	7,068,853	9,133,606	3,476,307	77,313,612	13.49	19.64	19.64								
1.2700	0.9458	73.9770	0.9179	74.3569	9.2113	11.9019	4.5299	100.0000	57,487,989	7,121,605	9,201,767	3,502,249	77,313,611	13.46	19.79	19.79								
1.2800	0.9439	73.7870	0.9156	74.1669	9.2796	11.9900	4.5635	100.0000	57,341,132	7,174,358	9,269,928	3,528,192	77,313,611	13.42	19.94	19.94								
1.2900	0.9420	73.5971	0.9133	73.9770	9.3478	12.0782	4.5970	100.0000	57,194,275	7,227,111	9,338,090	3,554,134	77,313,610	13.39	20.08	20.08								
1.3000	0.9401	73.4071	0.9110	73.7870	9.4160	12.1664	4.6306	100.0000	57,047,418	7,279,863	9,406,251	3,580,077	77,313,610	13.35	20.23	20.23								
1.3100	0.9382	73.2171	0.9088	73.5971	9.4842	12.2545	4.6641	100.0000	56,900,562	7,332,616	9,474,412	3,606,020	77,313,609	13.32	20.38	20.38								
1.3200	0.9363	73.0271	0.9065	73.4071	9.5525	12.3427	4.6977	100.0000	56,753,705	7,385,369	9,542,573	3,631,962	77,313,609	13.28	20.52	20.52								

1.4100	0.9039	73.2172	9.6207	12.4308	4.7313	100.0000	56,606,848	7,438,121	9,610,735	3,657,905	77,313,609	13.25	20.67	20.67
1.4200	0.9015	73.0272	9.6889	12.5190	4.7648	100.0000	56,459,991	7,490,874	9,678,896	3,683,847	77,313,608	13.22	20.82	20.82
1.4300	0.8992	72.8373	9.7572	12.6072	4.7984	100.0000	56,313,134	7,543,627	9,747,057	3,709,790	77,313,608	13.18	20.96	20.96
1.4400	0.8968	72.6473	9.8254	12.6953	4.8319	100.0000	56,166,277	7,596,379	9,815,218	3,735,733	77,313,607	13.15	21.11	21.11
1.4500	0.8945	72.4574	9.8936	12.7835	4.8655	100.0000	56,019,420	7,649,132	9,883,380	3,761,675	77,313,607	13.11	21.26	21.26
1.4600	0.8921	72.2674	9.9619	12.8717	4.8990	100.0000	55,872,563	7,701,884	9,951,541	3,787,618	77,313,606	13.08	21.40	21.40
1.4700	0.8898	72.0775	10.0301	12.9598	4.9325	100.0000	55,725,706	7,754,637	10,019,702	3,813,560	77,313,606	13.04	21.55	21.55
1.4800	0.8874	71.8875	10.0983	13.0480	4.9651	100.0000	55,578,850	7,807,390	10,087,863	3,839,503	77,313,606	13.01	21.70	21.70
1.4900	0.8851	71.6976	10.1666	13.1361	4.9977	100.0000	55,431,993	7,860,142	10,156,025	3,865,445	77,313,605	12.98	21.84	21.84
1.5000	0.8828	71.5076	10.2348	13.2243	5.0333	100.0000	55,285,136	7,912,895	10,224,186	3,891,388	77,313,605	12.94	21.99	21.99

Massachusetts Department of Revenue								
Division of Local Services								
Municipal Databank/Local Aid Section								
FY1988 - FY2019 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
							average =	161

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
	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
	MEDIAN = MIDDLE			

PROPERTY CLASS	FY 18 CLASS LEVY AT 14.65	FY 19 CLASS LEVY AT 14.66	% CHANGE FY 2018 TO FY 2019
RESIDENTIAL	59,475,857.72	62,627,945.29	5.300%
COMMERCIAL	5,256,398.13	5,275,257.24	0.359%
INDUSTRIAL	6,839,912.86	6,816,148.53	-0.347%
PERSONAL	2,476,936.00	2,594,274.50	4.737%
GRAND TOTALS	74,049,104.71	77,313,625.56	4.409%



**COMMUNITY  
NEWSPAPER  
COMPANY**

GateHouse Media New England

**Community Newspaper Co. – Legal  
Advertising Proof**

15 Pacella Park Drive, Randolph, MA 01821 |  
800-624-7355 phone | 781-433-7951 fax .

**Order Number:** CN13745638

**Salesperson:** Mary Joyce Waite

Franklin Town Administrator  
355 East Central Street  
Franklin, MA 02038

<b>Title:</b>	<b>Milford Daily News</b>	<b>Class:</b>
	<b>Legals</b>	
<b>Start date:</b>	<b>11/12/2018</b>	<b>Stop date:</b>
	<b>11/12/2018</b>	
<b>Insertions:</b>	<b>1</b>	<b>#Lines:</b>
	<b>72 ag</b>	
<b>Price:</b>	<b>\$102.63</b>	

**Payment Information**

**Receipt#**

**Pmt. Type:**

**CC. Number: CC. Exp.:**

**Invoice Total: \$102.63**

FRANKLIN/TA/TAX HEARING 11/28/18

**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 in the Municipal Office Building, 355 East Central Street, Franklin, MA on Wednesday evening, **November 28, 2018 at 7:10 P.M.** on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2019. 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 and Industrial and Personal Property.

The hearing location is accessible to persons with physical disabilities. If you have any questions, please call the Town Administrator's Office at (508) 520-4949.

Submitted by,  
Chrissy Whelton

AD#13745638  
MDN 11/12/18

# **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907  
FAX: 508-520-4906

## **MEMORANDUM**

**TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR**  
**FROM: BRYAN W. TABERNER, AICP, DIRECTOR**  
**RE: ZONING BYLAW AMENDMENT 18-821. ZONING MAP CHANGES ON OR NEAR  
PLAIN STREET, POND STREET AND PALOMINO DRIVE**  
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR;  
AMY LOVE, PLANNER; MAXINE KINHART**  
**DATE: OCTOBER 16, 2018**

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The Department of Planning and Community Development (DPCD) and other Town staff are undergoing a project to 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, in most cases based on the current land use. To clean up the map further two parcels currently within the RRI are proposed to be rezoned to RRII.

If Town Council supports the proposed zoning map amendment, DPCD recommends they refer Zoning By-law Amendment 18-821 to the Planning Board for a Public Hearing.

Attached are the following:

- A list of parcels proposed for rezoning;
- Zoning By-law Amendment 18-821: Zoning Map Changes From Rural Residential I, or Rural Residential I & Rural Residential II, or Rural Residential I & Single Family Residential III, To Rural Residential II or Single Family Residential III, An Area On Or Near Plain Street, Pond Street and Palomino Drive;
- A diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

Please let me know if you have questions or require additional information.

**Proposed Zoning Map Amendment**

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

**From Rural Residential I, or Rural Residential I & Rural Residential II, or Rural Residential I & Single Family Residential III,  
To Rural Residential II or Single Family Residential III, An Area On Or Near Plain Street, Pond Street and Palomino Drive  
18-821**

Parcel	Location	Size (acres)	Owners	From	To
211-021-000-000	72 Palomino Drive	0.31800	A.L. Malchodi & K.R. Farrahar	RRI & RRII	RRII
211-022-000-000	74 Palomino Drive	0.17700	N. and A. Balakrishan	RRI & RRII	RRII
211-037-000-000	213 Plain Street	1.28200	J.V. Follen & K.E. Monroe	RRI & RRII	RRII
211-048-000-000	25 Plain Street	2.40900	Bagdasarian Property Holdings	RRI & RRII	RRII
211-049-000-000	27 Plain Street	0.68900	S. and K. Falcone	RRI & RRII	RRII
211-050-000-000	35 Plain Street	2.95400	V. and J.M. Wasnewsky	RRI & RRII	RRII
211-051-000-000	Plain Street	13.42000	E.A. and B.A. Wasnewsky, and V. Wasnewsky	RRI & RRII	RRII
211-053-000-000	127 Plain Street	1.91500	C.R. Josie	RRI & RRII	RRII
211-056-000-000	10 Palomino Drive	1.51000	J.H. and D.B. Neas	RRI & RRII	RRII
211-148-000-000	Plain Street	0.41410	M. Rumski c/o V.P. Wasnewsky	RRI	RRII
212-017-000-000	1100 Pond Street	3.76000	B.P and M.R. Batchelder	RRI	RRII
212-024-002-000	21 Plain Street	1.29800	Franklin Housing Authority	RRI & RRII	RRII
212-028-000-000	1109 Pond Street	7.15000	W.J. and K.A. Pruyt	RRI & SFRIII	SFRIII

RRI = Rural Residential I  
 RRII = Rural Residential II  
 SFRIII = Single Family Residential III

37.29610

**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 18-821**

**ZONING MAP CHANGES FROM RURAL RESIDENTIAL I, OR  
RURAL RESIDENTIAL I & RURAL RESIDENTIAL II,  
OR RURAL RESIDENTIAL I & SINGLE FAMILY RESIDENTIAL III,  
TO RURAL RESIDENTIAL II OR SINGLE FAMILY RESIDENTIAL III, AN AREA  
ON OR NEAR PLAIN STREET, POND STREET AND PALOMINO 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 I and Rural Residential II to Rural Residential II an area containing **25.972± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

<b>211-021-000</b>	<b>211-022-000</b>	<b>211-037-000</b>
<b>211-048-000</b>	<b>211-049-000</b>	<b>211-050-000</b>
<b>211-051-000</b>	<b>211-053-000</b>	<b>211-056-000</b>
<b>212-024-002</b>		

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I to Rural Residential II an area containing **4.174± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Numbers

<b>211-148-000</b>	<b>212-017-000</b>
--------------------	--------------------

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I and Single Family Residential III to Single Family Residential III an area containing **7.150± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

**212-028-000**

The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, An Area On Or Near Plain Street, Pond Street and Palomino 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:** \_\_\_\_\_, 2018

**VOTED:**

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

**A True Record Attest:**

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

**Teresa M. Burr**  
**Town Clerk**

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

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





---

**Glenn Jones, Clerk**



# Proposed Zoning Map Changes

Rural Residential I or Rural Residential I & II, or Rural Residential I & Single Family Residential III, to Rural Residential II or Single Family Residential III, An Area On Or Near Plain Street, Pond Street and Palomino Drive

-  Residential VI
-  Rural Residential I
-  Rural Residential II
-  Single-Family III

 Area of Proposed Change

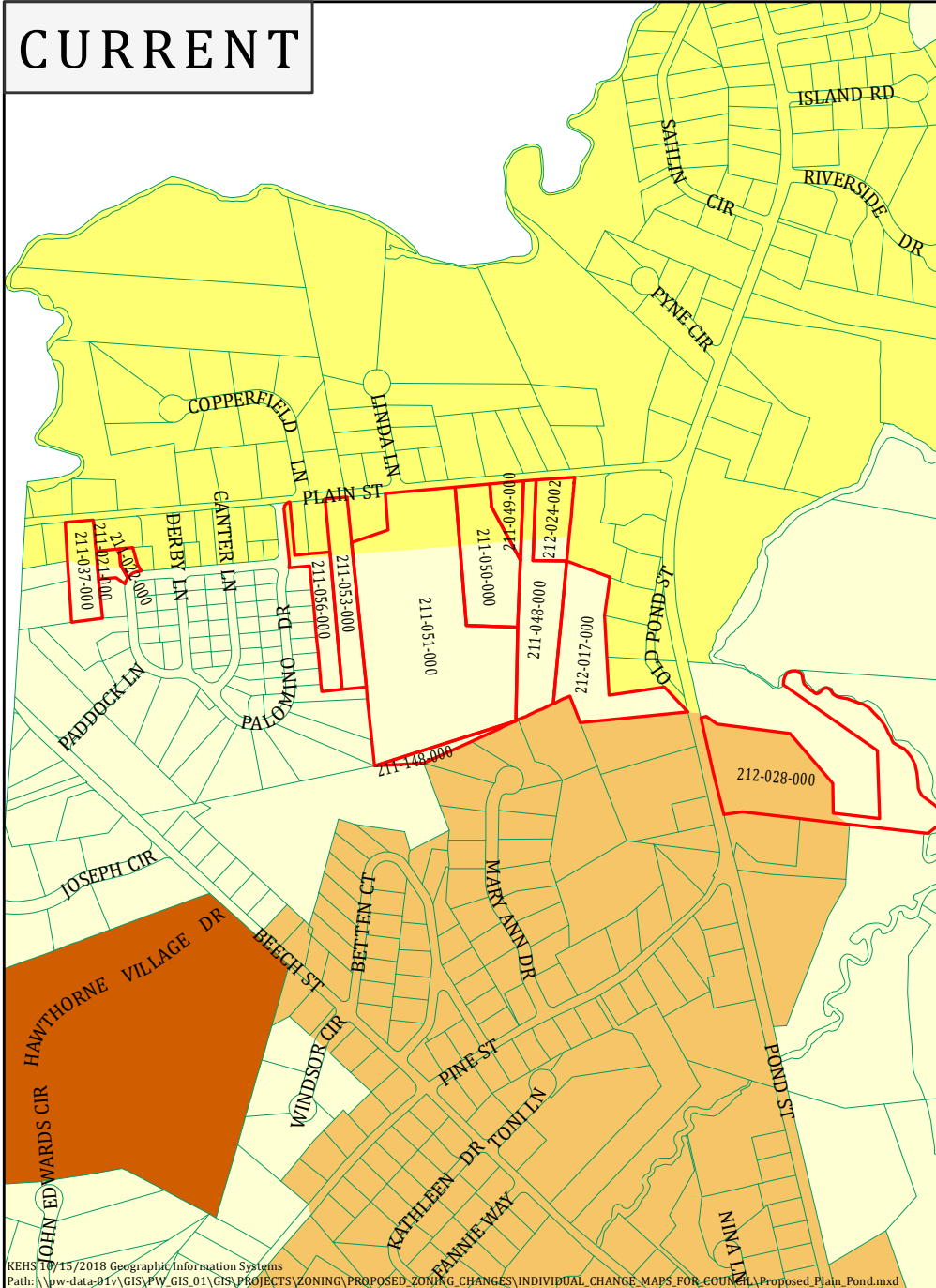
 Parcel Line

**18-821**

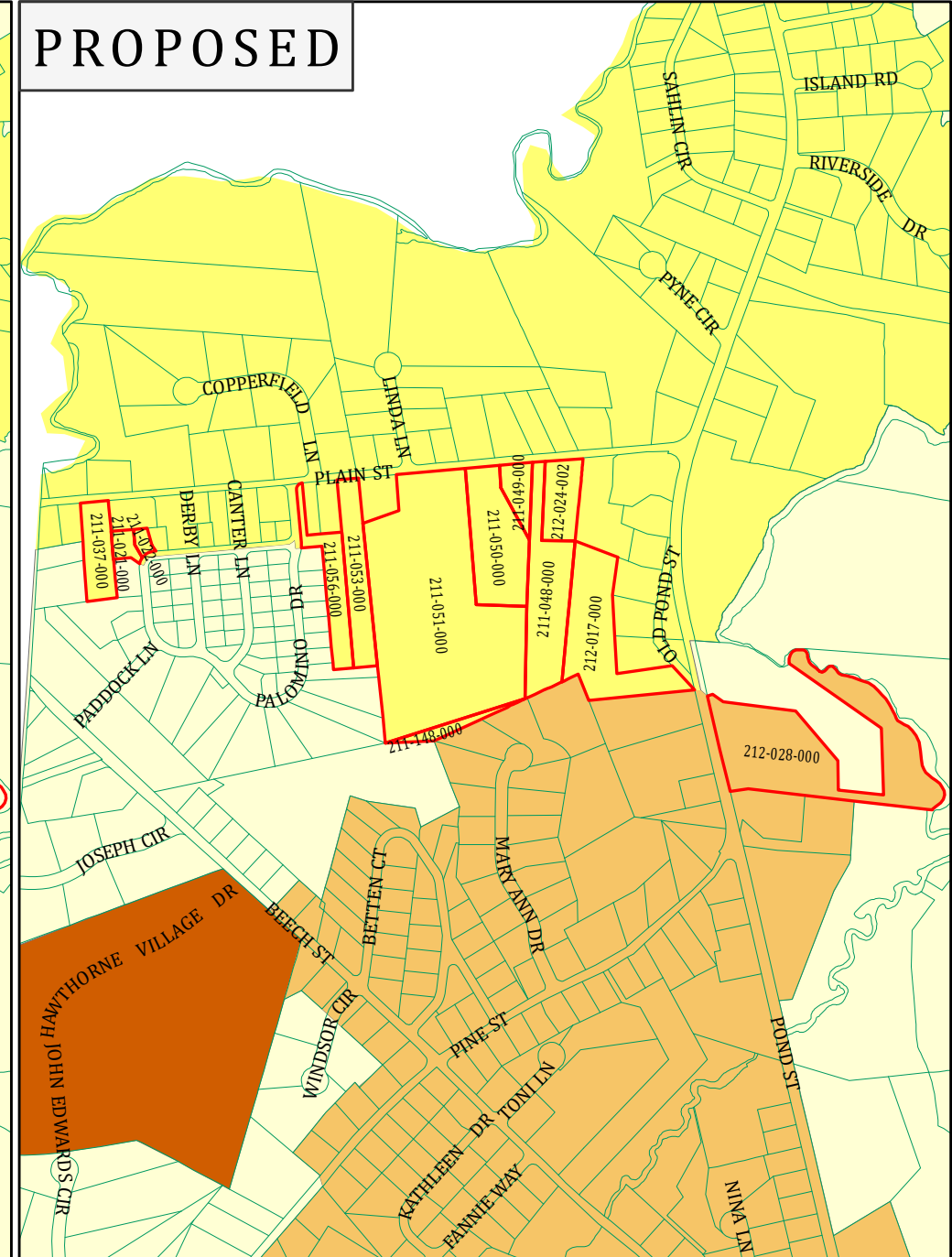
0 150 300 600 900 1,200  
Feet



## CURRENT



## PROPOSED





**TOWN OF FRANKLIN**

**RESOLUTION 18-65**

**CONDITIONAL OFFER OF TOWN ADMINISTRATOR POSITION TO  
CURRENT DEPUTY TOWN ADMINISTRATOR**

**WHEREAS,** the Franklin Town Council appointed a Town Administrator Search Sub-Committee (hereinafter: Search Sub-Committee) and the Search Sub-Committee has recommended that the Town Council offer the position of Franklin Town Administrator to the current Franklin Deputy Town Administrator Jamie Hellen.

**NOW THEREFORE, BE IT RESOLVED** that the Franklin Town Council offers the position of Franklin Town Administrator to the current Franklin Deputy Town Administrator Jamie Hellen, subject to mutual agreement on compensation and other terms and conditions of an employment agreement.

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

**DATED:** \_\_\_\_\_, 2018

**VOTED:** \_\_\_\_\_

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

**A TRUE RECORD ATTEST:**

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

**ABSTAIN:** \_\_\_\_ **ABSENT:** \_\_\_\_

**Teresa M. Burr**  
Town Clerk

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



# TOWN OF FRANKLIN

## RESOLUTION: 18- 66

**WHEREAS,** a public hearing on the Property Tax Classification was held and closed on November 28, 2018.

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

---

**DATED:** \_\_\_\_\_, 2018

**VOTED:**

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

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

**A True Record Attest:**

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

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

**Teresa M. Burr**  
Town Clerk

---

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



# TOWN OF FRANKLIN

## RESOLUTION: 18- 67

**WHEREAS,** a public hearing on the Property Tax Classification was held and closed on November 28, 2018.

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

---

**DATED:** \_\_\_\_\_, 2018

**VOTED:**

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

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

**A True Record Attest:**

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

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

**Teresa M. Burr**  
**Town Clerk**

---

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



# TOWN OF FRANKLIN

## RESOLUTION: 18-68

**WHEREAS,** a public hearing on the Property Tax Classification was held and closed on November 28, 2018.

**NOW THEREFORE** be it resolved that there [ ~~be~~ ] [ not be ] an exemption for residential property

---

**DATED:** \_\_\_\_\_, 2018

**VOTED:**

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

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

**A True Record Attest:**

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

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

**Teresa M. Burr**  
**Town Clerk**

---

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



# TOWN OF FRANKLIN

## RESOLUTION: 18-69

**WHEREAS,** a public hearing on the Property Tax Classification was held and closed on November 28, 2018.

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

---

**DATED:** \_\_\_\_\_, 2018

**VOTED:**

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

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

**A True Record Attest:**

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

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

**Teresa M. Burr**  
**Town Clerk**

---

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

# **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907  
FAX: 508-520-4906

## **MEMORANDUM**

**TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR**  
**FROM: BRYAN W. TABERNER, AICP, DIRECTOR**  
**RE: ZONING BYLAW AMENDMENT 18-821. ZONING MAP CHANGES ON OR NEAR  
PLAIN STREET, POND STREET AND PALOMINO DRIVE**  
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR;  
AMY LOVE, PLANNER; MAXINE KINHART**  
**DATE: OCTOBER 16, 2018**

---

The Department of Planning and Community Development (DPCD) and other Town staff are undergoing a project to 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, in most cases based on the current land use. To clean up the map further two parcels currently within the RRI are proposed to be rezoned to RRII.

If Town Council supports the proposed zoning map amendment, DPCD recommends they refer Zoning By-law Amendment 18-821 to the Planning Board for a Public Hearing.

Attached are the following:

- A list of parcels proposed for rezoning;
- Zoning By-law Amendment 18-821: Zoning Map Changes From Rural Residential I, or Rural Residential I & Rural Residential II, or Rural Residential I & Single Family Residential III, To Rural Residential II or Single Family Residential III, An Area On Or Near Plain Street, Pond Street and Palomino Drive;
- A diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

Please let me know if you have questions or require additional information.

**Proposed Zoning Map Amendment**

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

**From Rural Residential I, or Rural Residential I & Rural Residential II, or Rural Residential I & Single Family Residential III,  
To Rural Residential II or Single Family Residential III, An Area On Or Near Plain Street, Pond Street and Palomino Drive  
18-821**

Parcel	Location	Size (acres)	Owners	From	To
211-021-000-000	72 Palomino Drive	0.31800	A.L. Malchodi & K.R. Farrahar	RRI & RRII	RRII
211-022-000-000	74 Palomino Drive	0.17700	N. and A. Balakrishan	RRI & RRII	RRII
211-037-000-000	213 Plain Street	1.28200	J.V. Follen & K.E. Monroe	RRI & RRII	RRII
211-048-000-000	25 Plain Street	2.40900	Bagdasarian Property Holdings	RRI & RRII	RRII
211-049-000-000	27 Plain Street	0.68900	S. and K. Falcone	RRI & RRII	RRII
211-050-000-000	35 Plain Street	2.95400	V. and J.M. Wasnewsky	RRI & RRII	RRII
211-051-000-000	Plain Street	13.42000	E.A. and B.A. Wasnewsky, and V. Wasnewsky	RRI & RRII	RRII
211-053-000-000	127 Plain Street	1.91500	C.R. Josie	RRI & RRII	RRII
211-056-000-000	10 Palomino Drive	1.51000	J.H. and D.B. Neas	RRI & RRII	RRII
211-148-000-000	Plain Street	0.41410	M. Rumski c/o V.P. Wasnewsky	RRI	RRII
212-017-000-000	1100 Pond Street	3.76000	B.P and M.R. Batchelder	RRI	RRII
212-024-002-000	21 Plain Street	1.29800	Franklin Housing Authority	RRI & RRII	RRII
212-028-000-000	1109 Pond Street	7.15000	W.J. and K.A. Pruyt	RRI & SFRIII	SFRIII

RRI = Rural Residential I  
 RRII = Rural Residential II  
 SFRIII = Single Family Residential III

37.29610



**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 18-821**

**ZONING MAP CHANGES FROM RURAL RESIDENTIAL I, OR  
RURAL RESIDENTIAL I & RURAL RESIDENTIAL II,  
OR RURAL RESIDENTIAL I & SINGLE FAMILY RESIDENTIAL III,  
TO RURAL RESIDENTIAL II OR SINGLE FAMILY RESIDENTIAL III, AN AREA  
ON OR NEAR PLAIN STREET, POND STREET AND PALOMINO 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 I and Rural Residential II to Rural Residential II an area containing **25.972± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

<b>211-021-000</b>	<b>211-022-000</b>	<b>211-037-000</b>
<b>211-048-000</b>	<b>211-049-000</b>	<b>211-050-000</b>
<b>211-051-000</b>	<b>211-053-000</b>	<b>211-056-000</b>
<b>212-024-002</b>		

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I to Rural Residential II an area containing **4.174± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Numbers

<b>211-148-000</b>	<b>212-017-000</b>
--------------------	--------------------

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I and Single Family Residential III to Single Family Residential III an area containing **7.150± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

**212-028-000**

The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, An Area On Or Near Plain Street, Pond Street and Palomino 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:** \_\_\_\_\_, 2018

**VOTED:**

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

**A True Record Attest:**

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

**Teresa M. Burr**  
**Town Clerk**

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





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

---


**Glenn Jones, Clerk**

# Proposed Zoning Map Changes

Rural Residential I or Rural Residential I & II, or Rural Residential I & Single Family Residential III, to Rural Residential II or Single Family Residential III, An Area On Or Near Plain Street, Pond Street and Palomino Drive

-  Residential VI
-  Rural Residential I
-  Rural Residential II
-  Single-Family III

 Area of Proposed Change

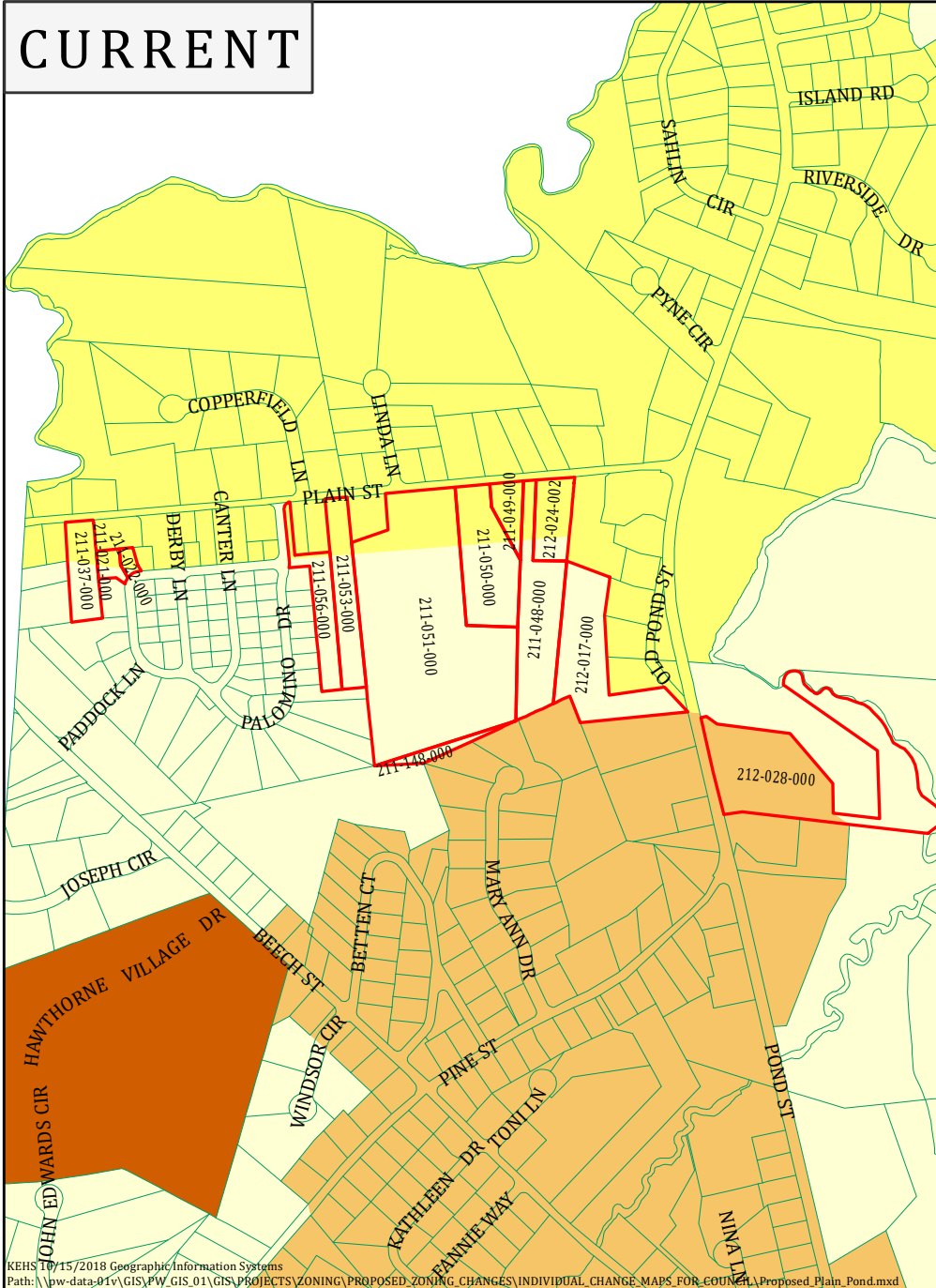
 Parcel Line

**18-821**

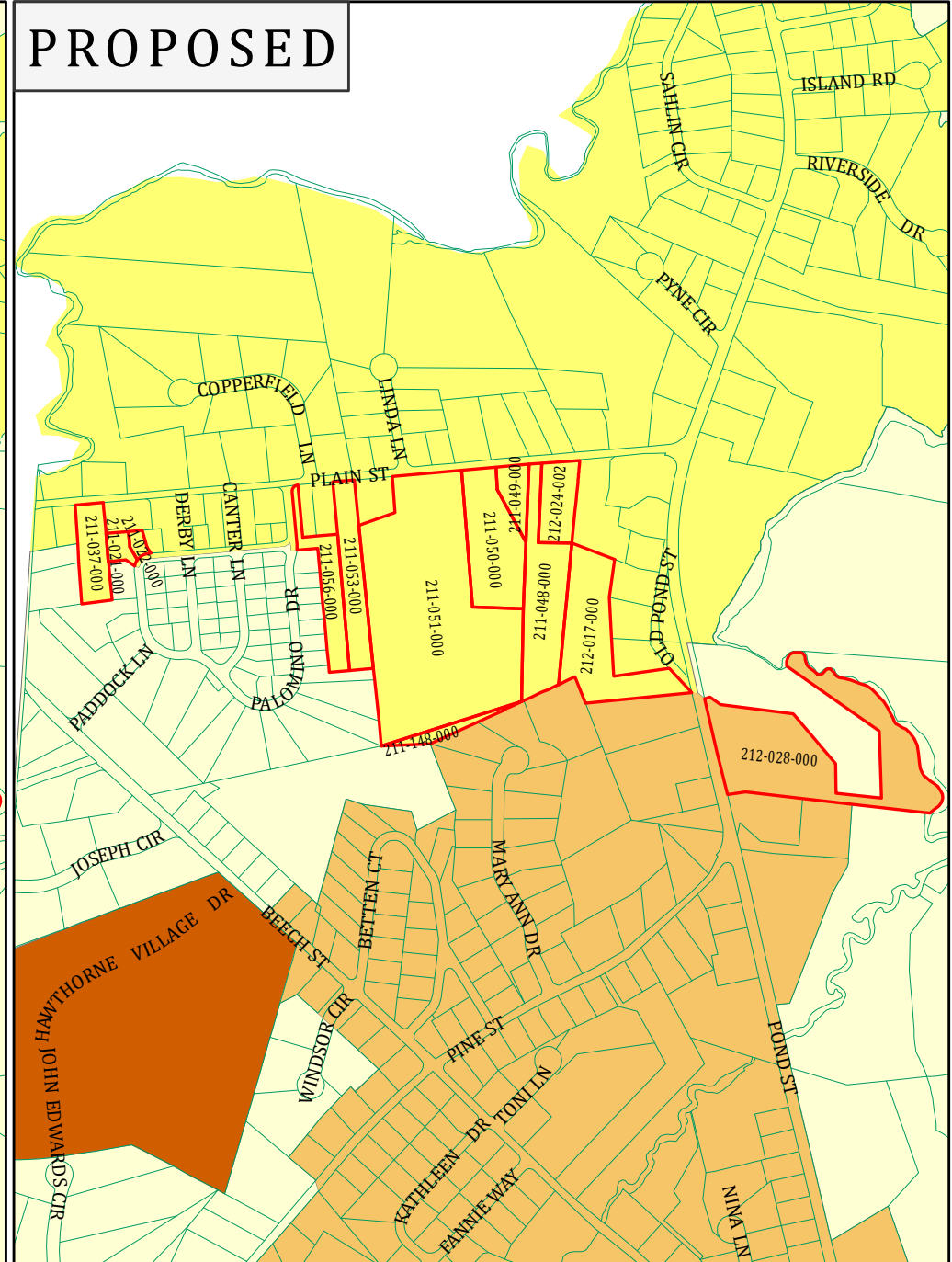
0 150 300 600 900 1,200  
Feet



## CURRENT



## PROPOSED



# **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907  
FAX: 508-520-4906

## **MEMORANDUM**

**TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR**  
**FROM: BRYAN W. TABERNER, AICP, DIRECTOR**  
**RE: PROPOSED AMENDMENTS TO SIGN BYLAW**  
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR**  
**MARK CEREL, TOWN ATTORNEY; GUS BROWN, BUILDING COMMISSIONER;**  
**AMY LOVE, PLANNER**  
**DATE: NOVEMBER 20, 2018**

---

Several months ago the Department of Planning and Community Development (DPCD) and other Town staff began developing proposed amendments to the Town's Sign Bylaw, Chapter 185-20 of Franklin Town Code. The Sign Bylaw was last updated in 2012 and Town staff believed there were several small amendments needed.

The proposed changes have been discussed during four Economic Development Committee meetings, a Design Review Committee meeting, and numerous times by Town staff. In addition, DPCD researched the sign bylaws of eleven other Massachusetts communities, and received input from several Town residents while developing the draft Zoning Bylaw Amendments.

Needed updates to the Sign Bylaw required the following three Zoning Bylaw Amendments:

- Zoning Bylaw Amendment 18-822: Amendment To §185-20. Signs
- Zoning Bylaw Amendment 18-823: Amendment To Sign District Regulations
- Zoning Bylaw Amendment 18-824: Amendment To Sign District Overlay Map

The three Amendments are attached for review and consideration. Also attached is a summary of the more important changes being proposed.

DPCD believes the proposed changes sufficiently address identified problems with the Town's Sign Bylaw without negatively impacting commercial development or building reuse.

If Town Council supports the proposed Sign Bylaw update, DPCD recommends they refer Zoning By-law Amendments 18-822, 18-823 and 18-824 to the Planning Board for a Public Hearing.

Please let me know if you have questions or require additional clarification.

---

**TOWN OF FRANKLIN**  
**ZONING BYLAW AMENDMENT 18-822:**  
**CHANGES TO §185-20. SIGNS**  
**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE**  
**AT CHAPTER 185, SECTION 20. SIGNS**

**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 ~~deletions~~ and additions to §185-20 Signs:

**§ 185-20 Signs.**

**A. Purpose**

The purpose of this Bylaw is to provide for the reasonable regulation and control of billboards, signs, and other advertising devices within the Town of Franklin in order to protect and enhance the appearance of the Town, as well as the health, safety, and welfare of its residents, without unduly restricting the conduct of lawful enterprise.

**B. Applicability**

- (1) All externally visible signs not exempt under State law or under Section F, Exemption of this Bylaw, shall be in compliance with the regulation contained within this Bylaw.
- (2) Only Temporary Signs described by this Bylaw shall be permitted. All others Temporary Signs are not permitted (see Attachment 10, Schedule of Permitted Signs per Sign District).
- (3) This bylaw establishes four separate sign districts with different regulations within each district (See Attachment 10, Schedule of Permitted Signs per Sign District). These districts are delineated on the map entitled Town of Franklin Sign Districts and created under 185-4, Districts enumerated.
  - (a) The Downtown Commercial District (hereafter DCD) consists of parcels within the Downtown Commercial and Rural Business Zoning Districts.
  - (b) The Commercial and Business Corridor District (hereafter CBCD) consists of parcels within the Commercial I, Commercial II, Business, and Limited Industrial Zoning Districts.
  - (c) The Industrial and Office Park District (hereafter IOPD) consists of parcels within the Industrial and Office Zoning Districts.
  - (d) The Residential District (hereafter RD) consists of parcels within all residential zoning districts.

- (4) Any preexisting sign that this bylaw makes nonconforming shall remain legally preexisting nonconforming until it **requires replacement. is replaced because of a change in use. When changed, the sign must conform to this bylaw.**

### C. Permit Requirements

- (1) General: The Building Commissioner shall determine sign compliance with the requirements of this bylaw including but not limited to size, shape, construction, location, lighting, materials, number, condition and method of mounting or affixing to various surfaces.
- (2) Permits.
- (a) All signs shall receive a permit from the Building Commissioner prior to installing or attaching any signs.
- (b) There shall be a fee assessed for a sign permit as set forth in Chapter 82, Franklin Town Code.
- (c) A sign permit shall become null and void if the work for which the permit was issued has not been completed within a six month period.
- (d) The Building Commissioner may order immediate removal of any sign requiring a permit which has been erected without first obtaining such permit.
- (e) All signs within the CBCD, DCD, IOPD or RD are required by this bylaw to obtain approval from the Design Review Commission prior to the issuance of a sign permit from the Building Commissioner. Procedures for obtaining Design Review Commission approval are defined in §185-31(2), Design review.
- (3) Illumination
- (a) Signs may be externally illuminated provided that there shall be no glare cast onto adjacent residential properties or in a manner to disrupt the movement of pedestrian or vehicular traffic.
- (b) Signs may be internally illuminated in all sign districts other than the DCD and RD, provided that the background is dark in color and the letters are light in color, or there is an opaque shield between the light source and the sign panel that only allows the lettering area to be illuminated. Canopies or Awnings may also be internally illuminated. There shall be no glare or direct light reaching any adjacent residential properties or in a manner to disrupt the movement of pedestrian or vehicular traffic from an internally illuminated sign, canopy or awning.
- (4) Dimensional Requirements
- (a) General
- [1] The size of a sign consisting of individual letters or symbols attached to or painted on any type of surface, is the rectangular area that encloses all of the individual letters or symbols. This also includes Canopies and Awnings that have letters or logos as part **of**

~~or attached to~~ them. In addition, any area of material or color forming an integral part of the background of the display or which is used to differentiate the display from the backdrop shall be included in the total sign area calculation.

- [2] Only one side is counted in computing the area of a double-faced sign; however, not having a double-faced sign shall not allow the applicant to add additional square footage to the maximum square footage area allowed within the specific district that the sign is displayed.

(b) Freestanding Signs

- [1] The height of a freestanding sign is the vertical distance from the average finished grade of adjoining ground to the top of the highest attached component of the sign.

- [2] All freestanding signs shall be placed, based upon the Building Commissioner's determination in consultation with the Police Chief, at least ten feet from the ~~curb or edge of pavement when no curb is present~~ road right-of-way. Within the DCD, if in the Building Commissioner and the Police Chief determination that a freestanding sign can be installed closer to the ~~curb~~ road right-of-way, they can, at their option, authorize the sign to be installed no less than a distance of five feet from the ~~curb~~ road right-of-way. Criteria to be considered with regard to freestanding sign location include but are not limited to whether the sign blocks the view of oncoming vehicles or pedestrians, the width of the right-of-way and any conditions that may block the view of the sign.

- [3] Freestanding signs in the DCD, CBCD, IOPD may have a manually changeable reader board with no more than three lines of text. Reader boards shall be the color of the sign or white, with black, red, blue or white block letters and numbers. Reader boards shall be included in calculating the freestanding sign maximum square footage area.

- [4] Freestanding signs shall be supported with two uprights. No freestanding signs shall be wider than the distance between the uprights.

- [5] Freestanding signs are ~~encouraged~~ required to be landscaped with selected flora, no more than two feet above the average finished grade of adjoining ground. This requirement may be waived if the landscaping is determined to be a safety hazard based upon the Building Commissioner determination in consultation with the Police Chief. The criteria to be considered with regard to freestanding sign landscaping shall include but are not limited to whether the landscaping blocks the view of oncoming vehicles or pedestrians.

- [6] Properties having multiple establishments shall only be permitted one freestanding sign unless otherwise specified in Attachment 10 Schedule of Permitted Signs per Sign District.

- (c) Other
  - [1] Properties within the IOPD **and CBCD** that are directly abutting or facing a residentially zoned district, shall have all signs reduced in size by 50%.
  - [2] No sign shall overhang a public way without prior written approval from the Town Administrator and proof of insurance as determined by the Town Administrator.

**D. Temporary signs**

- (1) The following are requirements for temporary signs within the Town of Franklin unless otherwise regulated by this bylaw (See Attachment 10, Schedule of Permitted Signs per Sign District).
  - (a) Any new **business establishment** is permitted to display a temporary sign, **upon Building Commissioner review and approval, for up to 30 days** provided they have filed a complete application **for the permanent sign(s)** to the Design Review Commission. **Temporary signs can be displayed for up to 30 days after the Design Review Commission approval of the permanent sign(s).**
  - (b) Temporary signs shall be attached to the structure where the business is located.
  - (c) Temporary signs shall be no more than six sq.ft. in area, **unless otherwise specified in Attachment 10 Schedule of Permitted Signs per Sign District.**
  - (d) No temporary sign shall be internally or externally illuminated.
  - (e) No temporary signs shall be allowed within the Town right-of-way or on Town property unless prescribed by this Bylaw.
  - (f) All temporary signs shall be constructed with suitable materials to withstand the weather for the time period during which they are displayed. Any temporary sign that shows wear or tear shall be ordered removed by the Building Commissioner.
  - (g) No temporary sign shall be allowed that obstructs visibility, interferes with public access, or is otherwise determined to be a safety hazard by the Building Commissioner in consultation with the Police Chief.
- (2) The following is a list of temporary signs with special permitting requirements and/or time frames for their display within the Town of Franklin.
  - (a) Real estate for sale or lease signs shall be no larger than five square feet in size for residential properties and twenty square feet for all other properties. These signs cannot be displayed until the building or property is available for sale or lease and shall be removed within a week of the sale or lease. These signs do not have to be attached to a building.
  - (b) **Non-profit event signs.** Signs pertaining to non-profit events shall be permitted to be displayed at locations designated by the Town.



All Signs must comply with Town display requirements and shall be permitted through the Building Commissioners Department. These will be allocated based upon the following criteria:

- (1) ~~Town~~ **Municipal** business
- (2) School business
- (3) ~~Town~~ **Municipal** or school related non-profit Business.
- (4) All other non-profit business

~~(3) — Political signs shall not be subject to a time limit. Political signs shall otherwise comply with the requirements for temporary signs contained in section D.(1)(e) through (g).~~

#### **E. Prohibited Signs**

- (1) Any signs having a part that moves or flashes, or signs of the traveling light or animated type, and all beacons and flashing devices, whether a part of, attached to or separate from a sign, are prohibited.
- (2) No liquid crystal display or light emitting diode signs are permitted within the Town of Franklin other than gas station signs displaying one price and no more than sixteen square feet in size.
- (3) Roof signs, billboard signs, inflatable signs or banners are prohibited.
- (4) No flags shall be allowed with the exception of those permitted in Subsection F(3).

#### **F. Exemptions**

- (1) Any sign permitted by the Building Commissioner as necessary for public safety or the public health.
- (2) Directional signs and directory signs bearing only property numbers, names of occupants or premises or other identification of premises, not exceeding one square feet in area and having no commercial connotations.
- (3) Flags and insignia of the United States government or the Commonwealth of Massachusetts, and historical date plaques or markers approved by the Historical Commission.
- (4) Legal notices, identification, informational or directional signs erected or required by government bodies.
- (5) **Political Signs are exempt, except they are subject to the dimensional requirements in Attachment 10 of this Zoning Bylaw, Schedule of Permitted Signs per Sign District.**

#### **G. Sign Maintenance**

All signs shall be structurally sound and free from all hazards caused or resulting from decay or the failure of structural members, fixtures, lighting or appurtenances. All signs shall be maintained in readable and clean condition and the site of the sign shall be maintained free of weeds, debris and rubbish.

Owner's of signs that are determined to be a safety hazard by the Building Commissioner in consultation with the Police Chief shall be directed to correct

the condition by the Building Commissioner. Failure to comply with the Building Commissioner's request will constitute an enforcement action.

## H. Sign approvals.

- (1) Design Review Commission Sign Approvals
  - (a) All new signs and sign modifications must be reviewed and approved by the Design Review Commission prior to issuance of a Building Permit.
- (2) Application Submittal Requirements. Applicants must submit the following information concurrently, to be considered a complete application for review of Signs; incomplete applications may result in refusal of application.
  - (a) One, original, Form Q, Design Review Application with Questions A-F completed.
  - (b) Nine, color copies of the proposed sign rendering.
  - (c) Nine copies of the plan showing sign as required in §185-31.2C(1)(c)[5].
  - (d) Picture(s) of existing sign(s) if applicable.
- (3) Drawing Requirements.
  - (a) Color rendering of the proposed sign which includes but is not limited to the following detailed information:
    - [1] Type of sign (i.e. wall, pylon, etc.)
    - [2] Size/dimensions
    - [3] Style of lettering
    - [4] Colors being used (specific name of color)
    - [5] Materials
    - [6] Lighting (illuminated, nonilluminated)
    - [7] Style of lighting being used (internally illuminated, externally illuminated) and provide details of lighting fixtures.
  - (b) A plan showing the proposed location of existing signs or proposed signs and any proposed landscaping, if applicable to sign area.
- (4) Review Criteria.
  - (a) Signs shall be reviewed by the Design Review Commission according to the criteria set forth in the *Design Review Commission Design Review Guidelines, Part IV Sign Guidelines*, ~~(and Attachment 10, of this Zoning Bylaw)~~, **Schedule of Permitted Signs per Sign District.**

## I. Enforcement

- (1) The Enforcement Agent for this bylaw shall be the Building Commissioner or his designee and the Franklin Police Department.
- (2) The Building Commissioner may order the cessation, repair, alteration, correction or removal of any sign that is not in compliance with the provisions of this bylaw.

(3) Any sign may be inspected periodically by the Building Commissioner for compliance with this bylaw and other requirements of law. Any sign which has been ordered removed by Building Commissioner, or is abandoned or discontinued, shall be removed by the sign owner or the owner of the property on which the sign is located within 30 days of written notice from the Building Commissioner. Violation of any provision of this by-law or any lawful order of the Building Commissioner shall be subject to the following fines. Each day that violation continues shall constitute a separate offense.

- (1) First Offense: \$50.00.
- (2) Second Offense: \$100.00.
- (3) Third and Subsequent Offense: \$200.00.

**J. Appeals.** Any Applicant may appeal a Design Review Commission decision to the Zoning Board of Appeals (ZBA) within 10 days of the decision, by filing the appeal in writing to the ZBA Administrative Secretary specifying the grounds for such appeal. Any Applicant may appeal the Building Commissioner’s order of removal to the Zoning Board of Appeals within 10 days of the issuance of written notice, by filing the appeal in writing to the ZBA Administrative Secretary specifying the grounds for such appeal. Refer to Section 185-45 **Zoning Administration and Enforcement** for more information regarding the ZBA.

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:** \_\_\_\_\_, 2018

**VOTED:**  
**UNANIMOUS** \_\_\_\_\_

**A True Record Attest:**

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

**Teresa M. Burr**  
**Town Clerk**

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

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

---

**Glenn Jones, Clerk**

# **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907  
FAX: 508-520-4906

## **MEMORANDUM**

**TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR**  
**FROM: BRYAN W. TABERNER, AICP, DIRECTOR**  
**RE: PROPOSED AMENDMENTS TO SIGN BYLAW**  
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR**  
**MARK CEREL, TOWN ATTORNEY; GUS BROWN, BUILDING COMMISSIONER;**  
**AMY LOVE, PLANNER**  
**DATE: NOVEMBER 20, 2018**

---

Several months ago the Department of Planning and Community Development (DPCD) and other Town staff began developing proposed amendments to the Town's Sign Bylaw, Chapter 185-20 of Franklin Town Code. The Sign Bylaw was last updated in 2012 and Town staff believed there were several small amendments needed.

The proposed changes have been discussed during four Economic Development Committee meetings, a Design Review Committee meeting, and numerous times by Town staff. In addition, DPCD researched the sign bylaws of eleven other Massachusetts communities, and received input from several Town residents while developing the draft Zoning Bylaw Amendments.

Needed updates to the Sign Bylaw required the following three Zoning Bylaw Amendments:

- Zoning Bylaw Amendment 18-822: Amendment To §185-20. Signs
- Zoning Bylaw Amendment 18-823: Amendment To Sign District Regulations
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The three Amendments are attached for review and consideration. Also attached is a summary of the more important changes being proposed.

DPCD believes the proposed changes sufficiently address identified problems with the Town's Sign Bylaw without negatively impacting commercial development or building reuse.

If Town Council supports the proposed Sign Bylaw update, DPCD recommends they refer Zoning By-law Amendments 18-822, 18-823 and 18-824 to the Planning Board for a Public Hearing.

Please let me know if you have questions or require additional clarification.

---

Sponsor: *Administration*

**TOWN OF FRANKLIN**  
**ZONING BYLAW AMENDMENT 18-823:**  
**CHANGES TO SIGN DISTRICT REGULATIONS**  
**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE**  
**AT CHAPTER 185, ATTACHMENT 10: SCHEDULE**  
**OF PERMITTED SIGNS PER SIGN DISTRICT**

**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 **deletions** and **additions** to §185, Attachment 10: Schedule of Permitted Signs Per Sign District:

**Attachment 10**  
**Schedule of Permitted Signs per Sign District**

Type Sign	Downtown Commercial District	Commercial Business Corridor District	Industrial - Office Park District	Residential District
Wall Signs				
First Floor Storefront Facing Street	No more than 24 Sq.Ft. or 10% of Front Façade <sup>1</sup>	No more than 48 Sq.Ft. or 2 Sq.Ft. per Linear Ft of Frontage <sup>1</sup>	No more than 60 Sq.Ft.	No more than 15 Sq.Ft. for a business with a Special Permit or Variance
				No more than 10 Sq.Ft. for Home Occupation or Professional Office
				All others no more than 3 Sq.Ft.
First Floor Storefront Facing Street Corner	No more than 36 Sq.Ft. or 15% of 1 Facade Divided into 2 <sup>1</sup> .	No more than 64 Sq.Ft. divided into 2 Signs.	No more than 90 Sq.Ft. Divided into 2 Signs.	No more than 23 Sq.Ft. divided into 2 Signs for a business, with Special Permit or Variance.
				All others not permitted
Upper Floors Facing Street	Not Permitted	No more than 6 Sq.Ft.	Not Permitted	Not Permitted
Freestanding Signs				
<b>Single or Multiple Entity</b>	<b>No more than 40 Sq.Ft. and No More Than 14 Ft. High</b>	<b>No more than 60 Sq.Ft. and No More Than 20 Ft. High</b>	<b>No more than 60 Sq.Ft. and No More Than 25 Ft. High</b>	<b>No more than 20 Sq.Ft. and No more than 6 Ft. high for a business with Special Permit or Variance</b> <b>All Others Not Permitted</b>
<u>Single establishment</u>	<u>One sign no more than 30 Sq.Ft. and no more than 14 Ft. High</u>	<u>One sign no more than 50 Sq.Ft. and no more than 20 Ft. High</u>	<u>One sign no more than 50 Sq.Ft. and no more than 25 Ft. High</u>	<u>One sign no more than 20 Sq.Ft. and no more than 6 Ft. high for an establishment with Special Permit or Variance</u> <b>All Others Not Permitted</b>
<u>Single establishment with access from two roadways</u>	<u>One additional freestanding sign permitted near secondary access drive, no more than 15 Sq.Ft. and no more than 7 Ft. High</u>	<u>One additional freestanding sign permitted near secondary access drive, no more than 20 Sq.Ft. and no more than 10 Ft. High</u>	<u>One additional freestanding sign permitted near secondary access drive, no more than 20 Sq.Ft. and no more than 10 Ft. High</u>	<u>Second freestanding sign not permitted</u>
<u>Multiple establishments on same property</u>	<u>One shared sign no more than 40 Sq.Ft. and no more than 14 Ft. High</u>	<u>One shared sign, 50 Sq.Ft. for first establishment and 10 Sq.Ft. for each additional establishment, not to exceed a total of 80 Sq.Ft., and no more than 20 Ft. High.<sup>3,4</sup></u>	<u>One shared sign no more than 60 Sq.Ft. and no more than 25 Ft. High</u>	<u>One shared sign no more than 20 Sq.Ft. and no more than 6 Ft. high for establishments with Special Permit or Variance</u>
<u>Multiple establishments on same property with access from two roadways</u>	<u>One additional freestanding sign permitted near secondary access drive, no more than 15 Sq.Ft. and no more than 7 Ft. High</u>	<u>One additional freestanding sign permitted near secondary access drive, no more than 20 Sq.Ft. and no more than 10 Ft. High</u>	<u>One additional freestanding sign permitted near secondary access drive, no more than 20 Sq.Ft. and no more than 10 Ft. High</u>	<u>Second freestanding sign not permitted</u>

Type Sign	Downtown Commercial District	Commercial Business Corridor District	Industrial - Office Park District	Residential District
Window Signs				
First Floor Facing Street	No more than 6 Sq.Ft. or 10% of Window Surface <sup>1</sup>	No more than 6 Sq.Ft. or 10% of Window Surface <sup>1</sup>	No more than 6 Sq.Ft. or 10% of Window Surface <sup>1</sup>	Not Permitted
Upper Floors Facing Street	No more than 4 Sq.Ft. or 10% of Window Surface <sup>1</sup>	No more than 20% of Window Surface	No more than 20% of Window Surface	Not Permitted
Door Sign	No more than 2 Sq.Ft.	No more than 2 Sq.Ft.	No more than 2 Sq.Ft.	No more than 2 Sq.Ft.
Reader Boards				
Attached to Freestanding Sign	Manual with no more than 3 Lines of Text	Manual with no more than 3 Lines of Text	Manual with no more than 3 Lines of Text	Not Permitted
Awning or Canopy Signs				
First Floor	No more than 10 Sq.Ft. of Signage	No more than 10 Sq.Ft. of Signage	No more than 10 Sq.Ft. of Signage	No more than 10 Sq.Ft. of Signage
Upper Floors	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Off-Site Signs				
Freestanding or Wall	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Temporary Signs				
Non-Profits and Charities	Check for Availability of Town Displays	Check for Availability of Town Displays	Check for Availability of Town Displays	Check for Availability of Town Displays
<b>Project Construction Signage</b>	<b>No more than 80 Sq.Ft. or 1 Sq.Ft. per Linear Ft of Frontage<sup>1</sup></b>	<b>No more than 80 Sq.Ft. or 1 Sq.Ft. per Linear Ft of Frontage<sup>1</sup></b>	<b>No more than 80 Sq.Ft. or 1 Sq.Ft. per Linear Ft of Frontage<sup>1</sup></b>	<b>No more than 16 Sq.Ft. of Signage</b>
All Other Temporary Signs	See §185-20.(D)	See §185-20.(D)	See §185-20.(D)	See §185-20.(D)
Public Use and Safety Signs				
All Sign Types	Permitted	Permitted	Permitted	Permitted
Political Signs				
<b>Freestanding or Wall</b>	<b>No more than 32 Sq.Ft.</b>	<b>No more than 32 Sq.Ft.</b>	<b>No more than 32 Sq.Ft.</b>	<b>No more than 32 Sq.Ft.</b>
<b>Signs Expressing a Political Opinion</b>	<b>No more than 16 Sq.Ft.</b>	<b>No more than 16 Sq.Ft.</b>	<b>No more than 16 Sq.Ft.</b>	<b>No more than 16 Sq.Ft.</b>
<b>Signs Promoting a Candidate or Issue</b>	<b>No more than 16 Sq.Ft.— Displayed for no more than 7 Days— After Vote</b>	<b>No more than 16 Sq.Ft.— Displayed for no more than 7 Days— After Vote</b>	<b>No more than 16 Sq.Ft.— Displayed for no more than 7 Days— After Vote</b>	<b>No more than 16 Sq.Ft.— Displayed for no more than 7 Days— After Vote</b>

<sup>1</sup> Whichever is Smaller

<sup>2</sup> The Rural Business Zoning District has the same sign regulations as the Downtown Commercial Sign District.

<sup>3</sup> For properties with multiple establishments where one establishment is a gasoline station, 1 additional freestanding sign is allowed for the purpose of displaying the brand and the price of gasoline.

<sup>4</sup> For large commercial developments with more than 25,000 Sq.Ft. of floor space and multiple establishments, a freestanding sign greater than 80 Sq.Ft., but no greater than 120 Sq.Ft. may be allowed by Planning Board special permit.

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.

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**DATED:** \_\_\_\_\_, 2018

**VOTED:**

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

**A True Record Attest:**

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

**Teresa M. Burr**  
**Town Clerk**

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

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

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**Glenn Jones, Clerk**



# **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907  
FAX: 508-520-4906

## **MEMORANDUM**

**TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR**  
**FROM: BRYAN W. TABERNER, AICP, DIRECTOR**  
**RE: PROPOSED AMENDMENTS TO SIGN BYLAW**  
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR**  
**MARK CEREL, TOWN ATTORNEY; GUS BROWN, BUILDING COMMISSIONER;**  
**AMY LOVE, PLANNER**  
**DATE: NOVEMBER 20, 2018**

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Several months ago the Department of Planning and Community Development (DPCD) and other Town staff began developing proposed amendments to the Town's Sign Bylaw, Chapter 185-20 of Franklin Town Code. The Sign Bylaw was last updated in 2012 and Town staff believed there were several small amendments needed.

The proposed changes have been discussed during four Economic Development Committee meetings, a Design Review Committee meeting, and numerous times by Town staff. In addition, DPCD researched the sign bylaws of eleven other Massachusetts communities, and received input from several Town residents while developing the draft Zoning Bylaw Amendments.

Needed updates to the Sign Bylaw required the following three Zoning Bylaw Amendments:

- Zoning Bylaw Amendment 18-822: Amendment To §185-20. Signs
- Zoning Bylaw Amendment 18-823: Amendment To Sign District Regulations
- Zoning Bylaw Amendment 18-824: Amendment To Sign District Overlay Map

The three Amendments are attached for review and consideration. Also attached is a summary of the more important changes being proposed.

DPCD believes the proposed changes sufficiently address identified problems with the Town's Sign Bylaw without negatively impacting commercial development or building reuse.

If Town Council supports the proposed Sign Bylaw update, DPCD recommends they refer Zoning By-law Amendments 18-822, 18-823 and 18-824 to the Planning Board for a Public Hearing.

Please let me know if you have questions or require additional clarification.

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**TOWN OF FRANKLIN**  
**ZONING BY-LAW AMENDMENT 18-824**  
**CHANGES TO SIGN DISTRICT OVERLAY MAP**  
**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT**  
**CHAPTER 185, SECTION 4 DISTRICTS ENUMERATED**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:**

Chapter 185 of the Code of the Town of Franklin is hereby amended by deleting the current Sign District Map created by adoption of Zoning Bylaw Amendment 12-671, and replacing with the following:



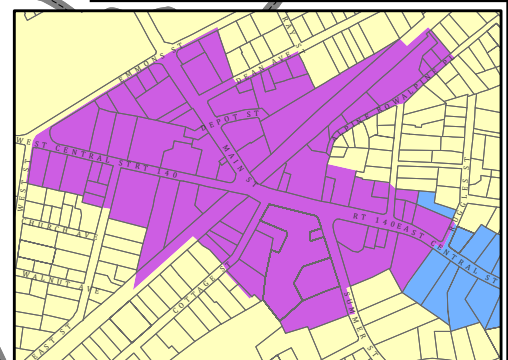
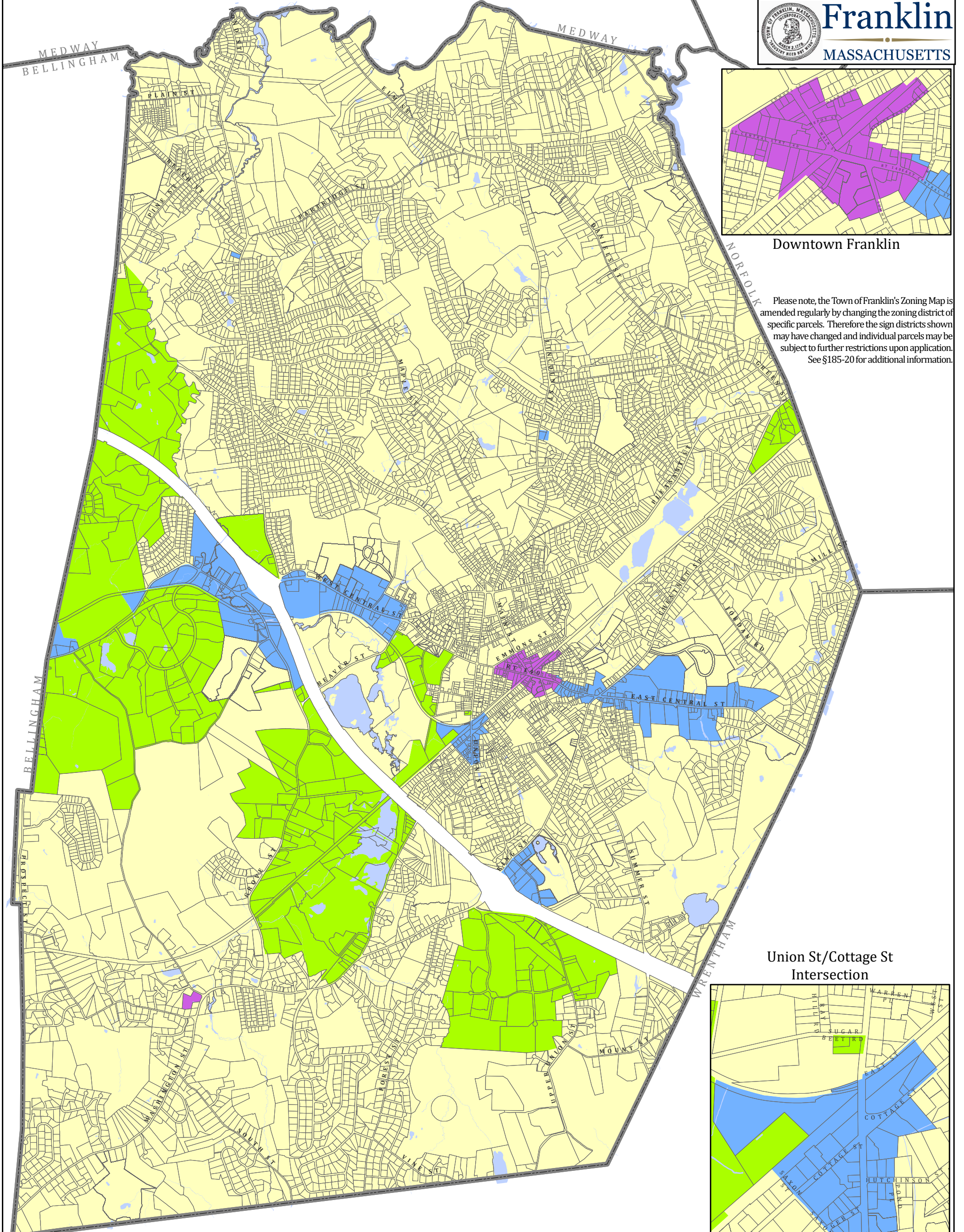
# SIGN Districts

- Commercial and Business Corridor District
- Downtown Commercial District
- Industrial & Office Park District
- Residential District
- Parcel Line
- Water
- Municipal Boundary

18-824

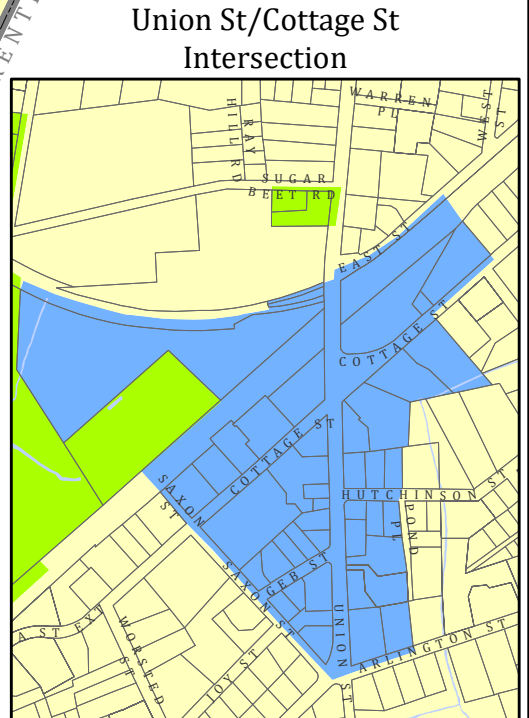
Kilometers 0 0.275 0.55

Miles 0 0.275 0.55



Downtown Franklin

Please note, the Town of Franklin's Zoning Map is amended regularly by changing the zoning district of specific parcels. Therefore the sign districts shown may have changed and individual parcels may be subject to further restrictions upon application. See §185-20 for additional information.



Union St/Cottage St Intersection

**Sign District Overlay Map Adopted March 21, 2012 by Zoning Bylaw Amendment 12-671**

Amended through December \_\_\_\_, 2018 by Zoning Bylaw Amendment 18-824

-Amendment 18-824: 12-xx-2018

In maintaining its GIS Data, the Town of Franklin has made every effort to ensure the accuracy, currency and reliability of the content thereof, however, errors can occur. It is expressly understood and agreed that in producing this information, the Town of Franklin, its officials, agents, servants and employees does not warrant or guarantee the information it has provided, nor does it accept responsibility for any errors contained therein. In no event will the Town of Franklin, its officials, agents, servants and employees be deemed or held obligated, liable, or accountable for any loss or damage incurred or resulting from the use of the information provided.

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:** \_\_\_\_\_, 2018

**VOTED:**

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

**A True Record Attest:**

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

**Teresa M. Burr**  
**Town Clerk**

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

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

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**Glenn Jones, Clerk**


# OFFICE OF THE TOWN ADMINISTRATOR

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## MEMORANDUM

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**DATE:** November 1, 2018  
**TO:** Town Council  
**FROM:** Jeffrey D. Nutting, Town Administrator   
**RE:** Proposed change to the Liquor License Bylaw

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Please find attached a request to change the current liquor license by law to allow theatres to apply for an annual liquor license for arts or cultural facilities. Currently the Black Box get between 40 and 50 One day liquor license per year. They have been in business for several years without an alcohol related incident.

The proposed by law change would exempt them and other similar facilities from the requirement to serve food. I have discussed the matter with the Police Chief and he is in full support of the proposal. Given our long standing efforts at economic development in the Downtown I believe this makes a great deal of sense.

I am happy to answer any questions that you may have.





Sponsor: Administration

**TOWN OF FRANKLIN  
BYLAW AMENDMENT 18-825  
CHAPTER 47, ALCOHOLIC BEVERAGES**

**A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT CHAPTER 47.**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL** that Chapter 47 of the Code of the Town of Franklin is amended by adding to Section 47-17 as follows:

47-17. Food requirement for restaurant liquor licenses.

Licenses issued under MGL c.138, § 12, for restaurant of innholder licenses, shall be issued only to duly licensed common victualer and innholders who have adequate and sanitary kitchen and dining room equipment and capacity for preparing, cooking, and serving suitable food for strangers, travelers and other patrons, as required by MGL c. 140. It shall be the obligation of all licensees and managers thereof to ensure continuous compliance with this requirement. All such licensees are obligated to provide food for the entire time period during which alcohol of alcoholic beverages may be purchased. The availability of snack food, such as popcorn, beef sticks, pretzels, candy and the like, shall not satisfy this requirement. The requirements contained in this section shall not apply to a theatre, performing arts center or other venue, the primary use of which is an arts or cultural facility.

This bylaw amendment shall become effective on and after November 14, 2016.



DATED: November \_\_\_\_, 2018

VOTED:  
UNANIMOUS \_\_\_\_  
YES \_\_\_\_ NO \_\_\_\_  
ABSTAIN \_\_\_\_  
ABSENT \_\_\_\_

A True Record Attest:

Teresa M. Burr  
Town Clerk

\_\_\_\_\_  
Glenn Jones, Clerk  
Franklin Town Council

*Town of Franklin, MA  
Friday, October 19, 2018*

## **Chapter 47. Alcoholic Beverages**

### **Article II. Rules for License Holders**

#### **§ 47-17. Food requirement for restaurant liquor licenses.**

Licenses issued under MGL c. 138, § 12, for restaurant or innholder licensees, shall be issued only to duly licensed common victualer and innholders who have adequate and sanitary kitchen and dining room equipment and capacity for preparing, cooking and serving suitable food for strangers, travelers and other patrons, as required by MGL c. 140. It shall be the obligation of all licensees and managers thereof to ensure continuous compliance with this requirement. All such licensees are obligated to provide food for the entire time period during which alcohol or alcoholic beverages may be purchased. The availability of snack food, such as popcorn, beef sticks, pretzels, candy and the like, shall not satisfy this requirement. The requirements contained in this section shall not apply to a theatre, performing arts center or other venue, the primary use of which is an arts or cultural facility.



October 31, 2018

Jeffrey D. Nutting  
Town Administrator  
355 East Central Street (Third Floor) Route 140  
Franklin, MA, 02038

Dear Mr. Nutting,

I am writing to request a special liquor license for the Franklin Performing Arts Company at THE BLACK BOX. Now in our fifth season of programming, THE BLACK BOX hosts events every weekend that require us to obtain one-day liquor licenses. These events are theatrical productions and concerts produced by the Franklin Performing Arts Company and the Franklin School for the Performing Arts, as well as community events held at our facility. The need to pull 60 permits annually is an administrative challenge and a financial hardship for our non-profit organization. I believe that our theater venue presents a typical scenario for a liquor license; we are not a cocktail lounge. Understanding that food is one of the licensing considerations, a few of our events do serve food and snacks are always available. During performances our patrons visit the bar before a show begins or during intermission resulting in a bar setting that is not high-volume.

Given the impact THE BLACK BOX is having on the vitality of the downtown, I would appreciate the consideration of the Town of Franklin for a special annual liquor license, specifically for a theater venue, to be granted to the Franklin Performing Arts Company.

Sincerely,

Raye Lynn Mercer  
Executive Director



## One Day Special Alcohol Permits

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Franklin Performing Arts Co	23	0	1
Franklin School for the Performing Arts	18	21	3
The Black Box	4	23	16
Dean College	19	23	10
Franklin VFW	19	30	30

# Town of Franklin

Town Administrator  
Tel: (508) 520-4949



Fax: (508) 520-4903

355 East Central Street  
Franklin, Massachusetts 02038-1352

## MEMORANDUM

To: Town Council

From: Jeff Nutting

### Re: Fees Bylaw Changes

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By way of background, the Council adopted a significantly revised Fees Bylaw (Chapter 82) back in 2016 after our office did a full review of all fees based on the feedback from town departments and their customer interactions. As some may recall, we eliminated dozens of old fees, increased some and consolidated some. It was the first time in almost 20 years, the entire bylaw was holistically rewritten and fee amounts were re-calculated. The goal was to make sure the fee reflected the costs associated with service, update state law and local bylaw language, as well as make sure each department did a review of the fee schedule.

Since that time, we have collected a short list of revisions that are needed and wanted to do as one proposal, as the advertising fee for this 15-page bylaw is expensive to post in the newspaper. The following is a summary of changes, with rationale, and a red-lined copy of the proposed changes is included.

- Add a "Farmer Series Brewery, Wine or Distillery" fee of \$250.00 Annually. This is to process the full application the state requires.
- Lower the Transient Vendor License fee from \$480.00 to \$100.00 so nonprofit groups can obtain a "Temporary Special Event Food Truck License".
- Add a waiver for the Beaver Street Recycling Facility annual sticker fee for the Community Assistance Program where folks of qualifying incomes can apply to get a free sticker for the year. The bylaw already gives discounts for water, sewer, trash bills and the Recreation Department offers the same discounted rates for Recreation programs.
- Downtown commuter and business parking rates:
  - We are proposing to increase parking rates \$1 per day and make the rate commensurate for commuter and business parking.
  - The Economic Development Committee voted unanimously to endorse this increase to help pay for downtown parking improvements and to provide revenue for potential land acquisitions or partnerships to expand downtown parking in the future.
  - The fee is still half of what the MBTA charges, which is \$6 per day.

- Rearrange the Residential Electrical, Gas, Plumbing and Sheet Metal Inspections fees based off customer and employee feedback.
  - We are proposing to cap the electrical fee at \$250.00, which will help applicants save money who have more than 25 fixtures.
  - We are proposing to strip out all underground inspections into one category on a per mixture basis, separate from other fixtures, which was mainly to address swimming pools. Those are more extensive inspections, relative to a typical fixture. This language brings better clarity in the bylaw
  - We are proposing to increase the prorated fee for five fixtures to \$100.00 from \$75.00 and decrease the rate for each fixture thereafter from \$15.00 to \$10.00.

Jamie and I are available for any questions. These fees would go into effect on January 1, 2019.



Sponsor: Administration

## TOWN OF FRANKLIN

### BYLAW AMENDMENT 18-828

#### CHAPTER 82, MUNICIPAL SERVICE FEES

#### A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT CHAPTER 82

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL** that Chapter 82 of the Code of the Town of Franklin is amended by striking the existing language in its entirety and replacing it as follows:

#### Chapter 82

#### MUNICIPAL SERVICE FEES

- § 82-1. **Policy on service fees.**
- § 82-2. **Late Fee.**
- § 82-3. **Enforcement action service fees.**
- § 82-4. **Community support program.**
- § 82-5. **Service fee definitions.**
- § 82-6. **Schedule of service fees.**

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§ 82-1. **Policy on service fees.** It shall be the policy of the Town of Franklin to provide service fee rates that best estimate and reflect the cost to the Town of providing service.

§ 82-2. **Late fee.** All fees must be paid within 30 days of receipt. Late payments will be charged fourteen-percent interest per annum from the due date and the license or permit will be held in abeyance until fee and penalties are paid in full.

§ 82-3. **Fees enforcement action.** Service fees shall be charged triple the permit or license fee rate for activity begun before first obtaining a permit or license within the time required by the applicable code. Service fees are not a substitute for any other enforcement remedy available to the Town and in no way limit or preclude the Town from pursuing such other available remedies.

§ 82-4. **Community assistance program.** Under the Community Assistance Program, qualifying residents are eligible to receive discounted rates for certain town services. Participating town departments shall establish application and eligibility verification processes using tax returns as verification of income,

dependents or other information to verify eligibility. The program is available to residential households for the following town services:

A. **Water, sewer and trash discount credits.** Residential water, sewer and trash customers are eligible to receive a twenty-percent credit, per quarter, on their water, sewer and trash bills. Where a bill has been issued prior to an eligibility determination, no abatement will be made unless the amount to be abated amounts to \$10 or more. Discounts are not eligible on penalties for late payment.

B. **Beaver Street Recycling Center Annual Sticker waiver.** Residents may receive a waiver of the annual sticker for the Beaver Street Recycling Center. Waivers are not granted for individual items being recycled within the Recycling Center.

B.C. **Recreation Department program discount.** Residents of Franklin are eligible for up to a 100% discount on registration or program fees for qualifying residents who meet certain income eligibility guidelines.

§ 82-5. **Service fee definitions.**

A. Definitions. As used in this section, the following terms shall have the meanings indicated:

i. Sewer inflow/infiltration removal fee:

Fee charged to allow continuation of new sewer connections or increases in existing connections to the sewer system. Funds raised through this fee shall be dedicated to the sewer fund, to be used to assist in the removal of inflow and infiltration from the sewer system. Said fee shall be in addition to any applicable sewer entry, connection or main tap fees. Existing single-family residential structures or existing sewer system users, for which building permits were issued prior to October 24, 2001, shall be exempt from this sewer inflow/infiltration removal fee. Fees for users proposing to increase their flow, whether through increased discharge from the existing use or a change in use shall be calculated on the basis of the increased discharge amount, provided the existing use had not been inactive for more than two years prior to the date of the sewer permit application. Said fee shall be based on average daily flow capacity used, as calculated in accordance with Title V of the State Sanitary Code guidelines.

ii. Sewer main tap fee:

Fee charged to extend the sewer main from the Town sewer distribution system. The fee is designed to recover the Town's cost of labor to inspect sewer line installations, engineering review and the application process. The fee shall not cover materials or labor to tap the sewer main, which shall be the cost and responsibility of the owner to arrange with a private contractor; the Town will not provide such services. This fee is in

addition to the required sewer service connection fee for individual services. Such a fee shall be payable prior to the time of issuance of a building permit or application for services, if a building permit is not required.

iii. Sewer system entry fee:

Fee charged to recover the Town's share of the costs of building replacement capacity at the sewage treatment plant, as well as the lines and pump stations leading to the plant which are necessitated by the new user's connection to the system. The fee shall be placed in the Town's sewer enterprise fund for construction, operating and equipment costs to improve, maintain and develop the municipal wastewater system capacity. Such fee shall be payable for each new service at time of issuance of a building permit. Any person who is legally responsible for paying a betterment assessment for the extension of sewer to their property shall be credited the amount of the paid or to be paid assessment towards the sewer system entry fee, up to but not exceeding the full amount of this fee.

iv. Sewer service renewal fee:

Fee charged to upgrade or replace an existing service. The fee is designed to recover the expenses for the Town to process the application, perform the engineering reviews, and inspect the sewer service installation. This fee is in addition to the cost of materials or labor to install sewer lines and tap the sewer main, which shall be the cost and responsibility of the owner to arrange with a private contractor; the Town will not provide such services. The fee shall be payable at the time of issuance of renewal.

v. Sprinkler/hydrant fee:

Fee charged for availability of water capacity to sprinkler systems, standpipes and private fire hydrants within commercial or industrial properties.

vi. Water main tap fee:

Fee charged to extend the water main from the Town water distribution system. The fee is designed to recover the Town's cost of labor to inspect waterline installations, engineering review and the application process. The fee shall not cover materials or labor to tap the main, which shall be the cost and responsibility of the owner to arrange with a private contractor, the Town will not provide such services. This fee is in addition to the required water service connection fee for individual services. Such a fee shall be payable prior to the time of issuance of a building permit or application for services, if a permit is not required.

vii. Water reconnection fee:

Fee charged to reconnect after service has been disconnected for nonpayment of bill within 60 days of issue.

viii. Water service renewal fee:

Fee charged to upgrade or replace an existing service. The fee is designed to recover the expenses for the Town to process the application, perform the engineering reviews, and inspect the waterline and water meter installation. This fee is in addition to the cost of materials or labor to install waterlines and tap the water main, which shall be the cost and responsibility of the owner to arrange with a private contractor; the Town will not provide such services. The fee shall be payable at the time of issuance of renewal.

ix. Water system entry fee:

Fee charged for capital improvements necessitated by connecting a new user to the water system. The fee shall be deposited in the Town's water enterprise fund for construction, operating and equipment costs to make improvements to the municipal water supply system including water mains. Such fee shall be payable for each new service at time of issuance of a building permit.

§ 82-6. **Schedule of service fees.**

A. Administration

<b>Service Fee</b>	<b>Rate</b>
Club/Wine Malt	\$750.00
Liqueurs and cordials	\$900.00
Package – Wine & Malt	\$1,500.00
Common victualler – wine and malt	\$1,500.00
Club/All alcohol	\$1,750.00
Package – all alcohol	\$2,500.00
Common victualler – all alcohol	\$2,500.00
Innholder – all alcohol	\$3,500.00
One-Day (all alcohol or wine and malt)	\$75.00
Alcohol innholder/rooms only	\$1,300.00
Common victualler	\$125.00
Innholders	\$125.00
Farmer Brewery, <del>or Wine</del> <u>or Distillery</u>	<del>\$250</del> 50.00
Alcohol license modification	\$500.00
Automatic amusement	\$125.00
Weekday amusement	\$125.00
Entertainment	\$125.00

Billiard/Bowling	\$125.00
Class I	\$125.00
Class II	\$125.00
Class III	\$125.00
Boardinghouse	\$125.00
Auctioneer	\$85.00
One-Day Auctioneer	\$85.00
Junk dealer	\$85.00
Taxi/limousine	\$85.00
Transient vendor <u>or Temporary Special Event Food Truck License</u>	<del>\$100.00</del> \$480.00
Fortune Teller	\$85.00
Public Way Access Permit	\$150.00

B. Animal Control

Service Fee	Rate
Kennel - Boarding	\$25.00 per day after the first 24 hours
Pickup	\$50.00

C. Assessors

Service Fee	Rate
Certified list of abutters	\$25.00
Rollbacks	\$100.00

D. Conservation

Service Fee	Rate
Permit request for determination (RFDA)	\$100.00
Minor Buffer Zone Permit (MBZP)	\$50.00
Abbreviated Notice of Resource Area Determination (ANRAD)	\$.50 per linear foot, per resource area
Notice of Intent (NOI) Permit:	
Single Family Home (SFH), Base Fee	\$200.00
Single Family Home (SFH), all accessory projects	\$50.00
Subdivisions, Base Fee	\$600.00
Subdivisions, Roads	\$2 per foot
Subdivisions, Drainage	\$10/per structure



Subdivisions, Resource Area Disturbance	\$.50/square foot
Multiple Dwellings, Base Fee	\$100.00/per unit within jurisdiction
Multiple Dwellings, Resource Area Disturbance	\$.50/per square foot
Commercial/Industrial, Base Fee:	\$600.00
Commercial/Industrial, Roads	\$2 per foot
Commercial/Industrial, Drainage	\$10/per structure
Commercial/Industrial, Resource Area Disturbance	\$.50/square foot
All Improvements (landscaping/maintenance)	\$100.00
Permit, time extensions:	
Single Family Home or accessory project	\$50.00
Other projects	\$50.00
Permit, certificate of compliance:	
Residential	\$50.00
Commercial/industrial	\$50.00
Re-inspection	\$50.00
Permit, control of nuisance vegetation	\$100.00
Permit, Permit status letter for financial institutions	\$100.00
Permit, project amendment	\$100.00

E. Council on Aging

<b>Service Fee</b>	<b>Rate</b>
Recreational trips	\$2 each way for towns bordering Franklin and Medway; \$5 each way to other
Computer classes	\$15 registration fee
Social events	\$6 per person
Supportive Day programs	\$35 per day

F. Fire

<b>Service Fee</b>	<b>Rate</b>
Ambulance Fees:	
ALS Base Rate 1	\$1,376.00
ALS Base Rate 2	\$1,990.00
BLS Rate	\$1,159.00
Response treatment, no support	\$935.00
Cardiac monitoring	\$175.00

Extra Attendant – ALS/BLS	\$265.00
IV therapy/drug administration	\$150.00
Mileage	\$22.01
Oxygen	\$80.00
BLS disposable supplies	\$75.00
ALS disposable supplies	\$150.00
<b>Building Plan Review:</b>	
Commercial/Industrial	\$150.00
Residential – Multifamily	\$100.00
Residential – one and two single family	\$65.00
Residential – single family	\$35.00
Storage uses	\$50.00
Utility, miscellaneous	\$50.00
False alarm fee	\$300.00
Fire alarm connection/programming	\$130.00
<b>Fire alarm inspections:</b>	
Less than 3,000 square feet	\$45.00
3,001 to 10,000 square feet	\$60.00
10,001 to 20,000 square feet	\$95.00
20,001 to 30,000 square feet	\$175.00
30,001 or more square feet	\$175.00
<b>Fire permits:</b>	
Blasting permits	\$45.00
Bonfires and burning Christmas trees	\$10.00
Bowling pin and lane refurbishing	\$10.00
Cannon and mortar firing.	\$45.00
Cellulose nitrate film	\$110.00
Combustible fibers	\$110.00
Compressed natural gas (CNG)	\$110.00
Covered mall buildings	\$45.00
Crop ripening or color processing	\$110.00
Cutting and welding	\$45.00
Dust explosion prevention	\$110.00
Explosives	\$45.00
Fire protection equipment – modification	\$60.00
Fire protection systems – new installation	See fire alarm inspections
Fireworks displays	\$110.00
Fireworks manufacture, storage and handling	\$210.00
<b>Flammable and combustible liquids:</b>	
11 to 20 gallons	No charge
21 to 100 gallons	\$75.00

101 to 500 gallons	\$150.00
500 to 1,000 gallons	\$300.00
1,001 to 5,000 gallons	\$450.00
5,001 to 10,000 gallons	\$600.00
10,000 gallons or more	\$750.00
Flammable and combustible gases:	
Less than 3,000 cubic feet	No charge
3,001 to 6,000 cubic feet	\$75.00
6,001 to 9,000 cubic feet	\$150.00
9,001 to 12,000 cubic feet	\$300.00
12,001 to 15,000 cubic feet	\$450.00
Greater than 15,000 cubic feet	\$600.00
Flammable solids:	
0 to 20 pounds	No charge
21 to 100 pounds	\$75.00
101 to 500 pounds	\$150.00
501 to 1,000 pounds	\$300.00
1,001 to 5,000 pounds	\$450.00
5,001 to 10,000 pounds	\$600.00
10,000 gallons or more	\$750.00
Fuel transfer operations – service stations	\$75.00
Fumigation and insecticidal fogging	\$10.00
Hazardous substances left unattended:	
Limited special effects	\$110.00
LP Gas	\$45.00
Lumberyards	\$110.00
Matches	\$45.00
Model rockets	\$45.00
Oil-burning equipment	\$45.00
Open air fires	No charge
Ovens and furnaces	\$45.00
Rubbish containers	\$45.00
Salamanders	\$55.00
Special seasonal decorations	\$60.00
Storage, combustible materials	See storage of flammable and combustible liquids
Tank vehicles parked overnight	\$55.00
Tanks and containers	See storage of flammable and combustible liquids and gases
Tank removal	\$75.00
Tar kettles on roofs	\$45.00

Tire recapping and rebuilding plants	\$210.00
Tire storage	\$75.00
Torches and heat producing devices	\$45.00
Transportation of combustible liquids (tank truck)	\$75.00
Fire protection equipment testing	\$35.00
Fire reports	\$10.00
Quarterly or annual inspections	\$65.00
Site plan review:	
Site plan review	\$50.00
Amended site plan review	\$25.00
Vehicle accidents – fire apparatus response	\$135.00

G. Health

<b>Service Fee</b>	<b>Rate</b>
Biotech application	\$600.00
Biotech annual renewal	\$100.00
Body art, establishment	\$150
Body art, operator	\$60.00
Bottling	\$75.00
Camps, day	\$100.00
Camps, residential	\$100.00
Chapter 21E site assessment	\$100.00
Cleaners/laundromat	\$30.00
Disposal of garbage, offal	\$65.00
Food service establishment:	
1-49 seats	\$200.00
50 plus seats	\$250.00
Frozen desserts	\$60.00
Funeral director	\$25.00
Grocery store, greater than 10,000 square feet	\$300.00
Infectious waste disposal	\$50.00
Keeping of animals permit	\$35.00
Manicure establishment	\$150.00
Mobile food vehicle	\$100.00
Outdoor wood burnings boiler	\$100.00
Perc testing/soil testing	\$250.00
Septic plan review/inspections:	
Repair	\$275.00
New	\$375.00
Pump system, additional	\$100.00

Innovative/alternative system:	
Repair	\$125.00
New	\$200.00
Retaining wall, additional	\$50.00
Design plan revision, 1 <sup>st</sup> , subsequent revision:	
Repair	\$75.00
New	\$125.00
Septic system inspections (N/C 1st 3):	
Repair	\$50.00
New	\$100.00
Commercial	\$400.00 Base fee, plus \$25.00 per 1,000 gallons plus an additional \$150 for pump system, I/A system
Private well	\$125.00
Retail food establishment	\$100.00
Recycling permit	\$100.00
Septic hauler	\$65.00
Septic minor repair	\$75.00
Septic system installer	\$150.00
Splash pad	\$50.00
Stable permit	\$50.00
Swimming pool/spa	\$50.00
Tanning parlor	\$150.00
Temporary food event	\$50.00
Tobacco products sale permit	\$150.00
Trench	\$25.00

#### H. Inspections

Service Fee	Rate
Residential Building Permits	\$9 per \$1,000 of value
Commercial Building Permits	\$10 per \$1,000 of value
Minimum fee for all permit inspections	\$75.00
Minimum fee for all permit re-inspections	\$75.00
Electrical Permits <del>and Underground</del> (New, Remodeling, Pools)	\$ <del>100</del> 75.00 up to five fixtures; \$10 per fixture thereafter; <u>\$250 cap on all Residential Electrical, per residential unit, per application-</u>
Gas Permits <del>and Underground</del> (New, Remodeling, Pools)	\$ <del>100</del> 75.00 up to five fixtures; \$ <del>10</del> 5 per fixture thereafter.
Plumbing Permits <del>and Underground</del> (New, Remodeling, Pools)	\$ <del>100</del> 75.00 up to five fixtures; \$ <del>10</del> 5 per fixture thereafter.
Sheet Metal Permit (New, Remodeling)	\$ <del>100</del> 75.00 up to five fixtures; \$ <del>10</del> 5 per fixture

	thereafter.
<u>Underground Electrical, Gas, Plumbing Only</u> <u>(New, Remodeling, Pools)</u>	<u>\$75.00 per fixture</u>
Replacement of Existing Gas Hot Water Heater Combo (Plumbing & Gas)	\$100.00
Traffic and Street Lighting Poles	\$75.00, per pole
Temporary Service	\$75.00, per pole
Security, burglar alarms and low voltage wiring (New or Remodeling)	\$75.00 up to 5 devices, \$10 each additional device
Yearly maintenance service for electrical	\$200.00
Carnivals	\$200.00
After hours inspection for Electrical or Plumbing	\$200.00
Photovoltaic solar panel systems:	
1 to 100	\$2.00 per panel
101 to 5,000	\$1.50 per panel
5,001 +	\$1.00 per panel
Scales:	
Weights (all types)	\$1.10
Under 10 pounds	\$16.50
10 to 100 pounds	\$22.00
1,000 to 5,000 pounds	\$33.00
5,000 to 10,000 pounds	\$66.00
Over 10,000 pounds	\$110.00
Measuring devices:	
Linear measures	\$11.00
Cordage measures	\$22.00
Fabric measures	\$22.00
Taxi meters	\$27.50
Bulk storage	\$82.50
Vehicle tank	\$55.00
Gasoline meters (per meter)	\$22.00
Other devices:	
Reverse vending	\$11.00
Automatic retail checkout systems (2 years)	
Less than 4 units	\$82.50
4 units to 11 units	\$165.00

I. Library

Service Fee	Rate

	<u>Item</u>	<u>Late fee</u>	<u>Maximum late fee</u>
Overdue late fees	Books, audio CD's, audio books	.10/per day	\$5.00
	Speed readers	.10/per day	\$5.00
	DVD's	\$1/per day	\$5.00
	New DVD's	\$1/per day	\$5.00

J. Planning

<b>Service Fee</b>	<b>Rate</b>
Approval not required (81 P)	\$150.00
Approval not required (81 P) with new buildable lots proposed	\$350.00
Preliminary plan:	
1 to 5 lots	\$700.00
Each lot after 5 lots	\$100.00 per lot
Definitive plan	\$2.00 per linear foot of roadway; \$800 minimum
Planning Board special permit	\$750.00
Bond release (estimate)	\$500.00
Bond release (reduction)	\$500.00
Site plan:	
Up to 9,999 square feet of impervious coverage	\$1,500.00
10,000 to 24,999 square feet of impervious coverage	\$2,500.00
25,000 to 50,000 square feet of impervious coverage	\$4,000
Over 50,000 square feet	\$4,000, plus \$100 per each 10,000 square feet of impervious coverage over 50,000 square feet
Limited site plan	\$500.00
Subdivision modification application	\$750.00
Independent consultant review fees (subdivision and site plan)	Determined by inspection consultant; due before issuance of decision by Planning Board
Construction and administration inspection fee (subdivision and site plan)	Determined by inspection consultant; due before issuance of decision by Planning Board

K. Police

<b>Service Fee</b>	<b>Rate</b>
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False alarms:	
1 to 3 times	No Charge
Fourth	\$25
Fifth or more	\$50.00 per alarm
FID Permit	Subject to Massachusetts General Law
Finger prints:	
Franklin resident	\$20.00
Non-Franklin resident	\$50.00
Hackney license	\$25.00
Parking Permits:	
Downtown <u>merchant</u> employee municipal lot	\$180 per <del>quarters</del> <u>six months</u>
Commuter rail municipal parking	<del>\$180</del> per quarter
Pistol permit	Subject to Massachusetts General Law
Solicitor's permit:	
One person	\$100.00
More individuals	\$20.00 per person

L. Public Works

Service Fee	Rate
Beaver Street Recycling Center (Annual Sticker Fee)	\$25.00
Beaver Street Recycling Center (Beaver Street recycling sticker required)	
ABC (asphalt, brick, concrete) per load	\$15.00
Auto batteries	No charge
Carpeting – 4 foot rolls, 24-inch diameter	\$10.00
Freon containing items	\$15 per item
Grills	No Charge
Hazardous Waste	\$5 per gallon, \$5 per 10 pounds
Mattresses and Box Springs	\$10.00
Propane tanks	\$5.00 each
Sinks	\$10.00
Televisions (less than 25 inches)	\$15.00
Televisions (25 inches and greater)	\$25.00
Tires (all sizes)	\$5.00 each
Toilets	\$15.00
Tubs/Showers	\$50.00
Yard Waste (per registered vehicle or trailer):	
Car, pickup truck, van or trailer under 4 x 8 without sides	No Charge



Pickup truck with extended sides	\$25.00 per load
Trailer (over 4 x8) or enclosed cargo trailer	\$25.00 per load
Curbside Collection (home pickup by vendor, no recycling sticker required):	
Freon containing items	\$33 per item
Mattresses and Box Springs	\$18.00
Televisions (less than 25 inches)	\$28.00
Televisions (25 inches and greater)	\$38.00
Curbside Trash (annual)	
Fee using 65-gallon trash and recycling carts	\$204.00
Fee using 35-gallon trash and recycling carts	\$180.00
Extra trash cart annual fee	\$150.00
Extra recycling cart annual fee	\$75.00
Extra recycling cart business annual fee	\$100.00
Overflow bag	\$3.00
Drain Layer's license (new – 2 years)	\$125.00
Drain layer's license (renewal – 2 years)	\$65.00
Map Sales	\$15.00
Public way access permit	\$100.00
Street excavations	\$310.00
Trench	\$25.00
Water and Sewer Fees:	
Water main tap	\$475.00
Water service renewal	\$225.00
Water/sewer extension permit	\$20.00
Water connection	\$300.00
Water reconnection	\$50.00
Final meter reading	\$75.00
Sewer connection	\$400.00
Water turnoff – operating hours	\$60.00
Water turnoff – after hours	\$300.00
Water map amendment	\$325.00
Fire service (sprinkler) connection	\$275.00
Hydrant flow test	\$125.00
Backflow inspection	Subject to public procurement, with a ten percent overhead added to the final amount
Sewer map amendment	\$325.00
Sewer service renewal	\$250.00
Sewer main tap	\$275.00
Sewer inflow/infiltration (to be removed, less a credit up to the amount of the sewer	\$6.00 per gallon

entry fee, if any, paid at the time of application)	
Sprinkler/hydrant	\$500.00
Water system entry	\$2,440
Sewer system entry	\$2,440

M. Recreation

<b>Service Fee</b>	<b>Rate</b>
All recreation programs	\$5 to \$200.00 per participant
Chilson Beach Passes:	
Day Fee	\$10 per day/per car
Season Pass	\$75.00, half price for senior citizens.
Swimming lessons	\$100 to \$200.00
Field rental fee (for profits)	Town Administrator sets the rate for all field rentals
Facilities Permit fee (nonprofits)	\$50.00 per hour; electrical fees apply to groups using the lights.

N. Town Clerk

<b>Service Fee</b>	<b>Rate</b>
Certified copy (First Copy)	\$10.00
Certified copy (Additional copies)	\$5.00 per copy
Marriage intentions notice	\$25.00
Marriage intentions notice (amendment)	\$10.00
Dog Licensing Registration:	
Before April 1 <sup>st</sup> (spayed/neutered)	\$20.00
Before April 1 <sup>st</sup> (not spayed/neutered)	\$30.00
After April 1 <sup>st</sup> (Late dog registration fee, spayed/neutered)	\$50.00
After April 1 <sup>st</sup> (Late dog registration fee, not spayed/neutered)	\$60.00
Kennel license:	
Up to four dogs	\$75.00
Five to ten dogs	\$150.00
11 or more dogs	\$250.00
Recording, filing, amending	\$15.00
Pole location	\$50.00, plus \$5.00 per pole
Code supplement	\$75.00
Zoning/subdivision books	\$30.00
Street listings	\$25.00
Business certificates (every four years)	\$40.00
Underground storage tank license	\$100.00

Hazardous materials	\$100.00
Research/genealogical	\$20.00/per hour

O. Treasurer-Collector

<b>Service Fee</b>	<b>Rate</b>
Municipal Liens	\$50.00
Demand Notice	\$10.00
Redemption	\$165.00
Duplicate bill fee	\$2.00
Tax taking	\$125.00
Electronic tax file fee	\$250.00

This bylaw amendment shall become effective on and after January 1, 2019.

**DATED:** \_\_\_\_\_, 2018

**VOTED:**

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

**A True Record Attest:**

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

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

**Teresa M. Burr**

**Town Clerk**

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

\_\_\_\_\_  
**Glenn Jones, Clerk**

**Franklin Town Council**