

# **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

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

**TO: FRANKLIN TOWN COUNCIL**

**FROM: BRYAN W. TABERNER, AICP, DIRECTOR**

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

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

**DATE: OCTOBER 14, 2020**

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

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

**Zoning Bylaw Amendment 20-861:** Zoning Map Changes from Rural Residential II and Single Family Residential III, to Rural Residential II or Single Family Residential III an area on or near Oak Street.

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

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

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

# Town of Franklin



## Planning Board

**The following notice will be published in the Milford Daily Newspaper on Monday, November 2, 2020 and again on Monday, November 9, 2020**

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In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Remote Public Hearing on November 16, 2020 at 7:05 PM and the Town Council will hold a Remote Public Hearing on November 18, 2020 at 7:10 PM to consider amending Chapter 185, Section 5, Zoning Map of the Code of the Town of Franklin.

### **ZONING BY-LAW AMENDMENT 20-861**

### **ZONING MAP CHANGES FROM RURAL RESIDENTIAL II AND SINGLE FAMILY RESIDENTIAL III TO RURAL RESIDENTIAL II OR SINGLE FAMILY RESIDENTIAL III AN AREA ON OR NEAR OAK STREET**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:** The Code of the Town of Franklin is hereby amended by making the following amendments to §185-5, Zoning Map:

That the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential III to Rural Residential II an area containing **40.89± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

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

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential III to Single Family Residential III an area containing **0.46± acres**, comprising the following parcel of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

**260-010-000**

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

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

The hearing will provide an open forum for the discussion. This meeting will be done remotely via the “ZOOM” platform. Residents can visit the Town Website ([Franklinma.gov](http://Franklinma.gov)) and click on the Town Calendar for up to date information on how to access the meeting





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

Anthony Padula, Chairman  
Franklin Planning Board

Tom Mercer, Chairman  
Franklin Town Council

# Proposed Zoning Map Changes

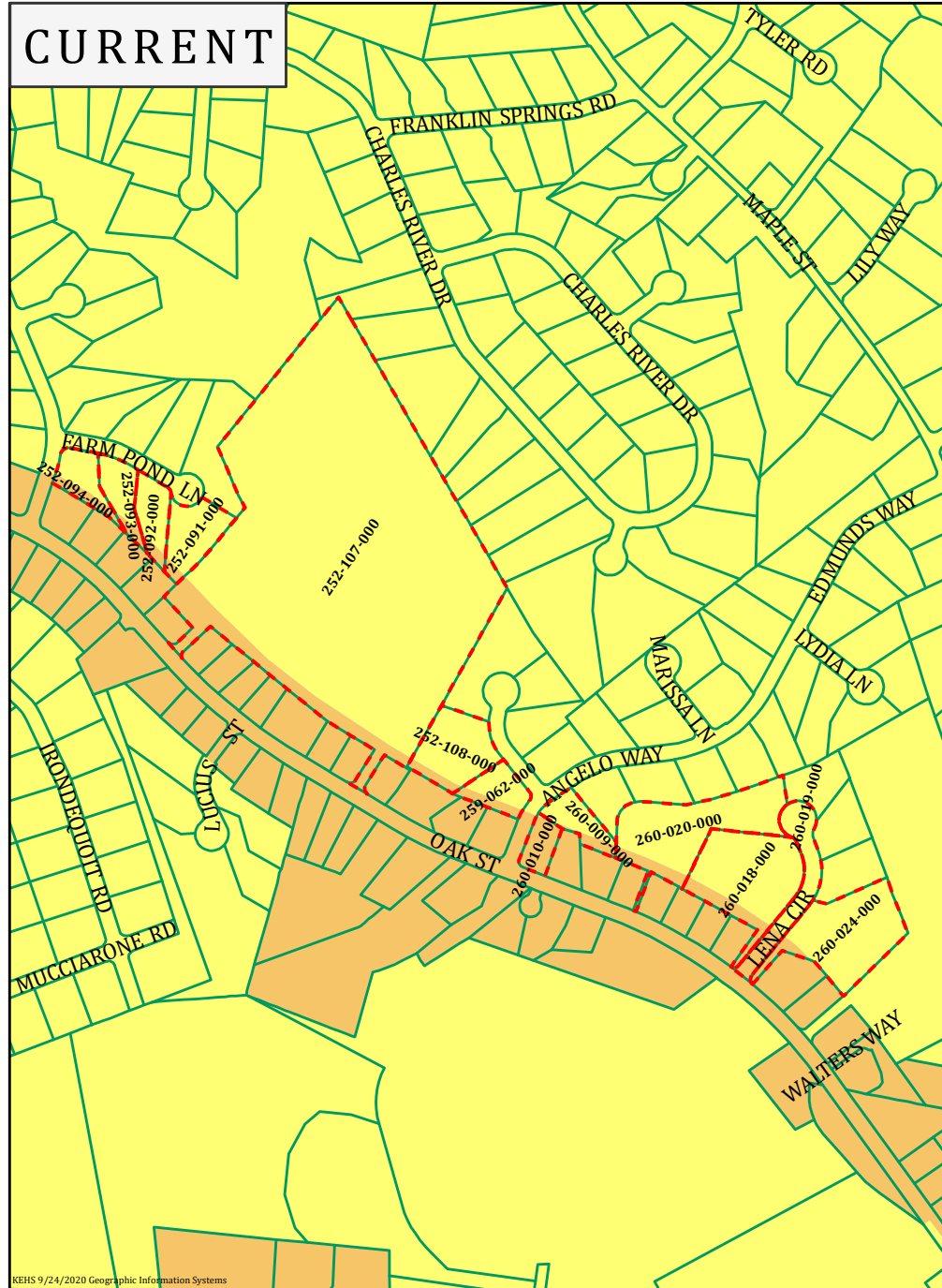
An Area On Or Near Oak Street  
From Rural Residential II & Single Family Residential III, To Rural Residential II or  
Single Family Residential III

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

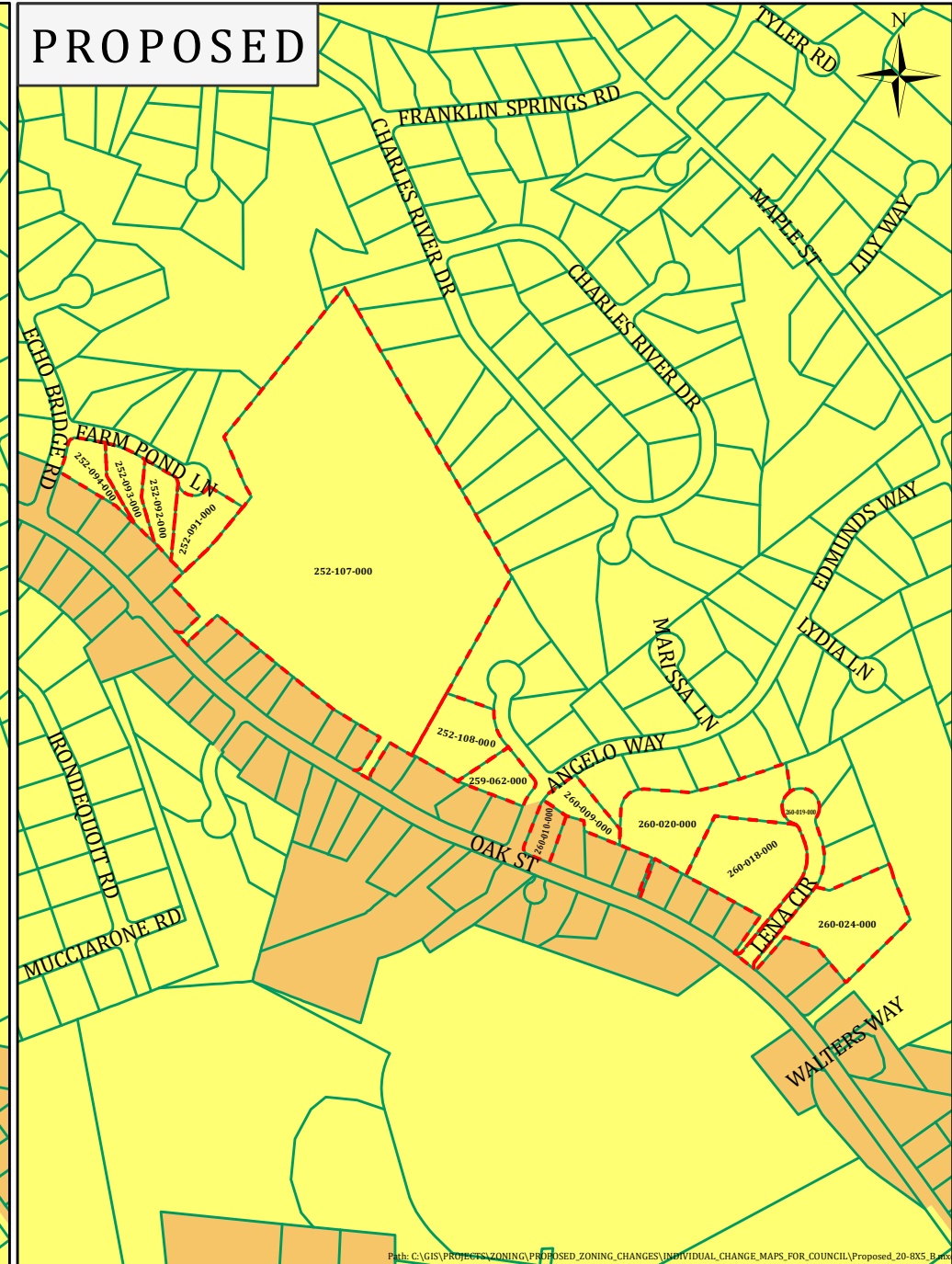
0 445 890 1,780  
Feet

20-861

## CURRENT



## PROPOSED



# Town of Franklin



## Planning Board

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### **ZONING BY-LAW AMENDMENT 20-862**

### **ZONING MAP CHANGES FROM SINGLE FAMILY RESIDENTIAL III AND SINGLE FAMILY RESIDENTIAL IV TO SINGLE FAMILY RESIDENTIAL III OR SINGLE FAMILY RESIDENTIAL IV AN AREA ON OR NEAR LONGHILL ROAD AND PLEASANT STREET**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:** The Code of the Town of Franklin is hereby amended by making the following amendments to §185-5, Zoning Map:

That the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential III and Single Family Residential IV to Single Family Residential III an area containing **8.48± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

<b>261-037-000</b>	<b>261-041-000</b>	<b>268-034-000</b>
<b>261-038-000</b>	<b>261-042-000</b>	<b>268-144-000</b>
<b>261-040-000</b>		

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

Parcel Numbers

<b>268-114-000</b>	<b>268-115-000</b>
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The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, An Area On Or Near Longhill Road and Pleasant Street”).

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

The hearing will provide an open forum for the discussion. This meeting will be done remotely via the “ZOOM” platform. Residents can visit the Town Website ([Franklinma.gov](http://Franklinma.gov)) and click on the Town Calendar for up to date information on how to access the meeting

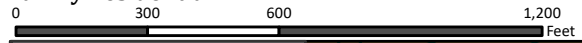
Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman  
Franklin Planning Board

Tom Mercer, Chairman  
Franklin Town Council

# Proposed Zoning Map Changes

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



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

20-862

