



FRANKLIN TOWN COUNCIL

December 7, 2016

7:00 PM

A. APPROVAL OF MINUTES – November 16, 2016

B. ANNOUNCEMENTS – *This meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon channel 29. This meeting may also be recorded by others.*

C. PROCLAMATIONS/RECOGNITIONS –

1. *Swearing in of Police Officers*

D. CITIZEN COMMENTS – *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.*

E. APPOINTMENTS

F. HEARINGS - Public Hearing – 7:10 PM

1. *Tax Classification Hearing*

G. LICENSE TRANSACTIONS - Public Hearing – 7:10 PM

- *2017 Annual Alcoholic Beverages Licenses Renewals*

H. PRESENTATIONS/DISCUSSIONS - *Franklin Advisory Committee*

I. SUBCOMMITTEE REPORTS

J. LEGISLATION FOR ACTION

1. *Resolution 16-58: Request for Legislation - Exempting all Positions in the Fire Department from Civil Service Law – **Remove from Table – 7:10 pm***
2. *Resolution 16-67: Classification Tax Allocation – Residential Factor*
3. *Resolution 16-68: Classification Tax Allocation – Open Space Exemption*
4. *Resolution 16-69: Classification Tax Allocation – Small Business Exemption*
5. *Resolution 16-70: Classification Tax Allocation – Residential Property Exemption*
6. *Resolution 16-71: 2017 Schedule of Town Council Meetings*
7. *Resolution 16-72: Legal Notices*
8. *Resolution 16-73: Acceptance of Grant of Utility (Drainage) Easement on Property at 9 Mackintosh Street, Franklin*
9. *Resolution 16-74: Declaration as surplus and available for Disposition (Ground Leasing) and Authorization Therefor of a Portion of Town-Owned Land off Forge Hill Road*
10. *Resolution 16-76: Appropriation – Technology – Google Applications*
11. *Resolution 16-77: Appropriation – Turf Field Design & Development*
12. *Resolution 16-78: Appropriation – Technology – E Permitting*
13. *Resolution 16-79: Acceptance of Gift – Council on Aging*
14. *Bylaw Amendment 16-778: Chapter 160, Taxpayers, Delinquent – **1st Reading (Motion to Move Bylaw Amendment 16-778 to a 2nd Reading (majority))***

K. TOWN ADMINISTRATOR'S REPORT

- L. FUTURE AGENDA ITEMS**
- M. COUNCIL COMMENTS**
- N. EXECUTIVE SESSION**
- O. ADJOURN**

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
November 16, 2016**

A meeting of the Town Council was held on Wednesday, November 16, 2016 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present: Andrew Bissanti, Robert Dellorco, Glenn Jones, Matthew Kelly, Thomas Mercer, Peter Padula, Deborah Pellegrini, Judith Pond Pfeffer, Robert Vallee. Councilors absent: None. Administrative personnel in attendance: Jeffrey Nutting, Town Administrator; Jamie Hellen, Deputy Town Administrator; Mark Cerel, Town Attorney.

CALL TO ORDER: ► Chairman Kelly called the meeting to order at 7:00 PM with a moment of silence and the Pledge of Allegiance by Cub Scout Pack #17.

APPROVAL OF MINUTES: *October 19, 2016, November 2, 2016.* **MOTION to Approve** the October 19, 2016 meeting minutes by **Mercer. SECOND** by **Dellorco. No Discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** **MOTION to Approve** the November 2, 2016 meeting minutes by **Mercer. SECOND** by **Dellorco. No Discussion.** ► **VOTE: Yes-9, No-0, Absent-0.**

ANNOUNCEMENTS: ► Chairman Kelly announced the meeting is being recorded by *Franklin TV* and available for viewing on Comcast Channel 11 and Verizon Channel 29. This meeting may also be recorded by others. He thanked Cub Scout Pack #17 for the Pledge of Allegiance.

PROCLAMATIONS/RECOGNITIONS: *None.*

CITIZEN COMMENTS: ► Mr. Donald Stewart, 4 Dom Lea Circle, stated that at the conclusion of the last Town Council meeting, his wife Judy Stewart was verbally assaulted by someone in this room. This was very upsetting. He hopes that person will apologize. He requested the Chairman make an announcement for people to refrain from those kinds of things. ► Chairman Kelly stated the Town Council does not stand for that kind of language and if heard, that person will be removed and rejected.

APPOINTMENTS: Cultural Council. ► Ms. Pfeffer read the appointment. **MOTION to Ratify** the appointment by the Town Administrator of Barbara Gardner to serve as a member of the Franklin Cultural Council with an expiration of June 30, 2019 by **Pfeffer. SECOND** by **Mercer. No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** ► Ms. Pfeffer read the appointment. **MOTION to Ratify** the appointment by the Town Administrator of Rob Cautillo to serve as a member of the Franklin Cultural Council with an expiration of June 30, 2017 by **Pfeffer. SECOND** by **Mercer. No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.**

HEARINGS: *None.*

LICENSE TRANSACTIONS: *None.*

PRESENTATIONS/DISCUSSIONS: *None.*

SUBCOMMITTEE REPORTS: ► On behalf of the Economic Development Committee, Mr. Bissanti stated they have scheduled a meeting for November 30, 2016 at 5:30 PM to open the discussion on the plastic bag ban. He asked Mr. Jones to move the meeting time to 5:30 PM.

LEGISLATION FOR ACTION:

1. *Zoning Bylaw Amendment 16-768: Districts Enumerated. Creation of Rural Business Zoning District – 2nd Reading (2/3 majority - 6 Votes).* ► **MOTION to Waive** the reading by **Mercer.**

SECOND by Vallee. **No discussion. VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Move** Zoning Bylaw Amendment 16-768: Districts Enumerated. Creation of Rural Business Zoning District by Mercer. **SECOND** by Padula. **Discussion:** ► Mr. Nutting stated the first five of these bylaws would create the rural business zone and make all the adjustments. The sixth one puts it on the map. ► Mr. Robert Pantano, 10 Prospect Street, stated this is being rushed and there should be more definition around the bylaws as opposed to saying this is being created and then leaving it to the Planning Board to determine. As an abutter, his concern is that once the bylaw has been promulgated, then to go back and further define it will be difficult. He read his prepared statement about the negative aspects of this zoning bylaw including that it is a classic example of spot zoning, traffic, safety issues, abutter's rights, the tenor of the neighborhood, and why is this parcel receiving special dispensation by the Town Council. He also talked about the off-the-record August discussion/meeting held by Mr. Nutting in that the abutters/residents' opinions were not considered; many abutters opposed this and said so during the meeting. This entire process had lacked disclosure and transparency by the Town Administrator whose job is to represent the entire community. He voiced opposition to the signage and lighting being equal to that in the downtown area. He respectfully requested any further action on this be suspended until this amendment has been more properly vetted and defined. He also provided nineteen signatures on a letter from people in the area. ► Mr. Bruce Barker, 12 Dom Lea Circle, confirmed that the letter he sent via email was received by the Town Council members. Mr. Barker provided and explained a diagram of the proposed area and stated the proposed zone violates Mass. Law, 40A, and the prohibition against spot zoning. He also discussed traffic issues especially on Spring Street. He was originally told there would be studies done, for instance on traffic, before this was passed; now being told they will bless this with no studies done. He asked if there was any plan that would make traffic tolerable there. A traffic study should be done before this is passed. The value of his home and others' homes will drop because of this; his house will face a parking lot. While his property value drops, the nursery owners will profit. He shared a photo of a rusted backhoe that he can see from a window in his home. ► Ms. Cynthia Garboski, 9 Prospect Street, stated she was at the meeting in August and there was much opposition to it. She is for the Hillside Nurseries to expand and grow their small business; however, she asked the Town Council to wait on this bylaw as she does not think it is ready in regards to definitions, such as country store or general store. This feels like it is being rushed. Town Council is being told there was no opposition, but there was opposition at the August meeting. Her fear is what will happen in the future, such as a convenient store; the wording should be properly written. As well, she is a farmer and sells produce; now the Nursery would be allowed to sell produce. ► **ROLL CALL VOTE: Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegrini-YES; Pfeffer-YES; Vallee-YES. VOTE: Yes-9, No-0, Absent-0.**

2. **Zoning Bylaw Amendment 16-769: Definitions. Country Store – 2nd Reading (2/3 majority – 6 Votes).** ► Ms. Pfeffer read the zoning bylaw amendment. **MOTION to Move** Zoning Bylaw Amendment 16-769: Definitions. Country Store by Mercer. **SECOND** by Dellorco. **Discussion:** ► Mr. Nutting stated this defines the use that would be allowed in the district. ► **ROLL CALL VOTE: Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegrini-YES; Pfeffer-YES; Vallee-YES. VOTE: Yes-9, No-0, Absent-0.**
3. **Zoning Bylaw Amendment 16-770: Rural Business Zone Use Regulations – 2nd Reading – 2/3 majority – 6 Votes).** ► **MOTION to Waive** the reading by Mercer. **SECOND** by Vallee. **No discussion. VOTE: Yes-9, No-0, Absent-0. MOTION to Move** Zoning Bylaw Amendment 16-770: Rural Business Zone Use Regulations by Mercer. **SECOND** by Padula. **Discussion:** ► Mr. Nutting stated this would amend the use regulation schedule to put Rural Residential in. It spells out what can be used in what zone and adds country store to the table. ► **ROLL CALL VOTE: Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegrini-YES; Pfeffer-YES; Vallee-YES. VOTE: Yes-9, No-0, Absent-0.**

4. **Zoning Bylaw Amendment 16-771: Rural Business Zone Dimensional Regulations – 2nd Reading – 2/3 majority – 6 Votes).** ► **MOTION to Waive** the reading by **Mercer. SECOND** by **Vallee. No discussion. VOTE: Yes-9, No-0, Absent-0. MOTION to Move** Zoning Bylaw Amendment 16-771: Rural Business Zone Dimensional Regulations by **Mercer. SECOND** by **Padula. Discussion:** ► Mr. Nutting said this puts Rural Business into the table. Some requirements include: 40,000 sq. ft. of property, 200 ft. of continuous frontage, 200 ft. of depth, lot width minimum of 180 sq. ft., setbacks of 40 ft. front, 30 ft. side, and 40 ft. rear. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegrini-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-9, No-0, Absent-0.**

5. **Zoning Bylaw Amendment 16-772: Rural Business Zone Sign Regulations – 2nd Reading (2/3 majority – 6 Votes).** ► **MOTION to Waive** the reading by **Mercer. SECOND** by **Dellorco. No discussion. VOTE: Yes-9, No-0, Absent-0. MOTION to Move** Zoning Bylaw Amendment 16-772: Rural Business Zone Sign Regulations by **Mercer. SECOND** by **Dellorco. Discussion:** ► Mr. Nutting stated this adds this zone to the sign bylaw which is the downtown bylaw. There are four zones and this is the most restrictive use of signage anywhere in town other than residential. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegrini-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-9, No-0, Absent-0.**

6. **Zoning Bylaw Amendment – 16-773: Zoning Map Changes from Rural Residential I to Rural Business an Area on Washington Street – 2nd Reading (2/3 majority – 6 Votes).** ► Ms. Pfeffer read the zoning bylaw amendment. **MOTION to Move** Zoning Bylaw Amendment – 16-773: Zoning Map Changes from Rural Residential I to Rural Business an Area on Washington Street by **Mercer. SECOND** by **Padula. Discussion:** ► Mr. Nutting stated this is the map amendment. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegrini-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-9, No-0, Absent-0.**

Mr. Bissanti recused himself.

7. **Zoning Bylaw Amendment 16-775: Zoning Map Changes from Rural Residential I to Residential VII an Area on Summer Street – Referral to Planning Board (majority vote).** ► Ms. Pfeffer read the zoning bylaw amendment. **MOTION to Move** Zoning Bylaw Amendment 16-775: Zoning Map Changes from Rural Residential I to Residential VII an Area on Summer Street, referral to Planning Board by **Mercer. SECOND** by **Dellorco. Discussion:** ► Mr. Nutting stated this is an application by a property owner to rezone their property from single family to rural residential to potentially allow the development of seven or eight single family homes to about thirty. This is a similar zoning as approved on Rt. 140 at Cooks Farm development when R-VII was created; if approved, this would be the second such zone. ► Mr. Cornetta, Attorney representing Grandis Homes, noted they were before the Town Council last month to discuss the potential for this development. This proposal is for a map amendment which would identify this zone for the Rural Residential VII bylaw which is already on the books. Since the last meeting, they have had meetings with town departments in efforts to address issues such as infrastructural improvements in the area and the affordable components of this. ► Ms. Pellegrini remarked that as this was going to be referred to the Planning Board that she had already told the Town Council that the chairman of the Planning Board would agree to joint meetings. ► Mr. Nutting stated that would be a decision by the Town Council if they want to use that process. There was no discussion or vote to take any action to change the current system. The Town Council must decide if they want to change the process. ► Ms. Pfeffer stated she believes that owners of land have a right to develop their land. There are 280 apartments coming in that will be 40B; with three bedrooms, there will be lots of kids. There are 96 condos coming in on Pond Street, again with three bedrooms, there will be a lot more kids. She expressed concern if there will be sufficient water for

everyone. If this proposal is rejected and a 40B comes in, there will be a lot more than 34 high-end condos and the town must pay for water and sewer to be connected. Therefore, she will vote in favor of this. ► Mr. Dellorco stated he concurs with Ms. Pfeffer. ► **VOTE: Yes-8, No-0, Absent-0.**

Mr. Bissanti re-entered the meeting.

8. **Bylaw Amendment 16-776: Amendment to Chapter 82, Municipal Service Fees – 1st Reading (majority vote).** ► Ms. Pfeffer read the bylaw amendment. **MOTION to Waive** the reading by **Mercer. SECOND** by **Jones. No discussion. VOTE: Yes-9, No-0, Absent-0. MOTION to Move** Bylaw Amendment 16-776: Amendment to Chapter 82, Municipal Service Fees to a second reading by **Mercer. SECOND** by **Padula. Discussion:** ► Mr. Mercer stated the Budget Subcommittee met with all departments and reviewed all fees; he supports these changes. ► Mr. Nutting stated this is a rewrite of a bylaw that has not been updated in 15 years. He said Mr. Hellen took the lead and met with all department heads. This will be put on the online permitting. Also, updated ability for folks on limited income to obtain services relief. ► Mr. Vallee stated he believes the town is feeing people to death. He agrees with some of the increases, but overall it is going overboard. ► Mr. Padula commented that they met with the chairs of the departments and they did a fantastic job cleaning up the mess; he thanked them. ► Mr. Mercer stated administration did a great job in streamlining fee schedule. ► **VOTE: Yes-8, No-1, Absent-0** (Mr. Vallee voted no).
9. **Bylaw Amendment 16-777: Amendment to Chapter 151, Solid Waste and Recycling – 1st Reading (majority vote).** ► Ms. Pfeffer read the bylaw amendment. **MOTION to Move** Bylaw Amendment 16-777: Amendment to Chapter 151, Solid Waste and Recycling by **Mercer. SECOND** by **Padula. Discussion:** ► Mr. Nutting stated this is being stricken because all the language was rewritten and put in the previous bylaw. ► Mr. Hellen stated that 116 fees or fee categories were removed or consolidated. ► **VOTE: Yes-9, No-0, Absent-0.**

TOWN ADMINISTRATOR’S REPORT: ► Mr. Nutting stated he and others had the honor of attending the opening ceremonies for the Murphy-Rosa House, the Housing Authority building on Plain Street. He gave thanks to everyone that supported this concept to build a home for people with intellectual disabilities. ► He and others visited Tegra Medical; they are a real Franklin success story. They have 340 employees today. The company has doubled in size and continues to grow. They make stainless steel medical devices. They are a great employer. ► He congratulated Dale Kurtz, Veteran’s Agent, for putting on an incredible Veteran’s Day program on November 11th.

Mr. Padula left the meeting.

FUTURE AGENDA ITEMS: ► Mr. Jones would like to put on a future agenda in January a presentation on how to navigate the new town website. ► Ms. Pellegrini stated she would like to have a discussion on the joint public hearings with the Planning Board and Town Council.

COUNCIL COMMENTS: ► Ms. Pellegrini stated it was a wonderful Veteran’s Day celebration this year. She would like to think about doing more for the veterans during the year. ► Mr. Nutting stated Tegra Medical just hired an 18-year career major that had retired. He noted Mr. Kurtz had contacted the company as well on behalf of veterans. ► Mr. Mercer congratulated Mr. Kurtz on a great Veteran’s Day program. He congratulated the downtown partnership on their first gala; it was a great night. ► Mr. Vallee stated that regarding the country store, he thinks it is too restrictive. They should be given the opportunity to sell lottery tickets and beer and wine. That would give them a better chance to be successful. ► Mr. Jones reminded everyone that the Franklin Education Association is hosting its second Harlem Wizards basketball game at Tri-County on Friday night at 6:00 PM; all 1,200 tickets have sold out. It will be a great event. The money raised goes directly to the children of Franklin through grants that the teachers

can request. Tomorrow night at the High School there is a Shop Franklin showcase. He stated the Veteran's Day luncheon was a great event. He thanked the veterans for all they have done for our country. ► Mr. Dellorco gave a shout-out to the veterans; they deserve it. He wished everyone a happy and safe Thanksgiving. ► Mr. Bissanti stated he thinks the DePoto zoning was a step in the right direction. It was not what he envisioned as a rural business zone, but politically sometimes you must compromise and take what you can get. He encouraged them to come back and maybe apply for lottery and/or cigarettes. He would like to see a little more focus on the convenience for that end of town; he would like to see it happen in other parts of town, too. He attended the Veteran's breakfast at the Elks and they did a fantastic job. He is glad to see the downtown partnership progress. ► Ms. Pfeffer said this was the first time they were honoring Vietnam veterans, solely. She noted that the DePoto nursery has been there much longer than any of the houses that are in that vicinity. ► Chairman Kelly thanked everyone for the Veteran's ceremony; it was fantastic.

► **EXECUTIVE SESSION:** *None.*

ADJOURN: MOTION to Adjourn by Mercer. SECOND by Jones. Yes-8, No-0, Absent-1. Meeting adjourned at 8:12 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Swearing In
of
Police Officers



HEARING – 7:10 PM

1. TAX CLASSIFICATION HEARING

FY 2017 PROPERTY TAX CLASSIFICATION HEARING

REVIEW DOCUMENTS INDEX

PAGE NUMBER(S)

TAX HEARING LEGAL NOTICE	1
MARKET ADJUSTMENTS SUMMARY	2
PROPERTY CLASS TOTALS	3
KEY COMMERCIAL & INDUSTRIAL PROPERTIES VS ALL	4
IMPROVED C & I PROPERTIES ORDERED BY VALUE	5 – 9
MINIMUM RESIDENTIAL FACTOR	10 - 11
NEW GROWTH	12 – 13
LEVY LIMIT	14
ASSESSORS REPORT TO TOWN COUNCIL	15 – 18
TAX CLASSIFICATION HEARING FORM	19 – 20
WHAT IF SHIFT SCENARIOS	21 – 22
AVERAGE SINGLE FAMILY VALUE & TAX SINCE 1988	23
MEAN SINGLE FAMILY VALUE & TAX CHANGE SINCE 2005	24
MEDIAN SINGLE FAMILY VALUE & TAX CHANGE SINCE 2005	25
LEVY BY MAJOR CLASS GROUPS & % CHANGE FROM PRIOR YEAR	26
RESIDENTIAL VS CIP GROWTH-VALUE-LEVY SINCE 2007	27

otices

**TAX HEARING
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, December 7, 2016 at 7:10 P.M. on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2017. 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,
Maxine D. Kinhart
Town of Franklin

AD# 13505014
MDN 11/18/16

Muscular Dystrophy Association

Where Hope Begins

MDA

1-800-FIGHT-MD
www.mdausa.org

Immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms if any, to be announced at the sale.

Federal National Mortgage Association (Fannie Mae)

Present Holder of said Mortgage,
By Its Attorneys,
ORLAN'S MORAN PLLC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
15-015476

AD#13503606
MDN 11/18, 11/25, 12/2/16

You don't have to be perfect to be a perfect parent.

There are thousands of teens who would love to put up with you.



Have you or someone you know ever considered becoming an adoptive parent? There are many older children in Massachusetts living in foster care who need a loving home like yours. You can help make a difference.

817-288-7450
www.thehome.org/edoption

The Home for Little Wanderers
1100 Franklin Street, N.E.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

Wells Fargo Bank, NA
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201507-0069 - YEL

AD#13499063
MDN 11/4, 11/11, 11/18/16

Don't Trade in your Chance to Give.

Donate your unwanted vehicle to Special Olympics Massachusetts.



1-800-590-1600
www.RecycleforGold.org

Special Olympics Massachusetts
restrictions may apply

Legal Notice

to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Shechtman Halperin Savag , LLP
1080 Main Street
Pawtucket, RI 02860
Attorney for Bank of America, N.A.
Present Holder of the Mortgage
(401) 272-1400

AD#1350
MDN 11/11, 11/18, 11/25/16

BestLife Your Car Search. COMMAND CENTER awaits.

BestLife is your car search Command Center. We make it simple for you to find your BestLife.

BestLife THE SMARTEST, EASIEST WAY TO FIND A CAR

Muscular Dystrophy Association

Where Hope Begins

MDA

1-800-FIGHT-MD
www.mdausa.org

Muscular

Who Hop

1-800
www

FY 2017 MARKET ADJUSTMENTS SUMMARY

FY 2016 AVERAGE SINGLE FAMILY	\$398,300	
FY 2017 AVERAGE SINGLE FAMILY	\$411,800	
CHANGE (approx. %)	+\$13,500	+ 3 ½ %

<u>Real Estate Property Class Groups</u>	<u>Approx. Overall Percent Change</u>
SINGLE FAMILY	+ 3 %
RESIDENTIAL CONDOS	+ 2 %
2 & 3 FAMILY HOMES	+ 2 ½ %
4 or more APARTMENTS	+ 15 ½ %
VACANT RESIDENTIAL LAND	+ 0 %
OTHER RESIDENTIAL (i.e. mixed use)	+ 1 %
RESIDENTIAL OVERALL	+ 3 ½ %
COMMERCIAL	+ 5 %
INDUSTRIAL	+1 %

FY 2017 TAX 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	0.65240	101	7,688	3,166,111,000				
	RESIDENTIAL CONDO	0.08290	102	1,748	402,307,100				
	2 RES BLDGS / ONE LOT	0.00411	Misc 103,109	44	19,939,000				
	TWO FAMILY	0.01399	104	230	67,895,400				
	THREE FAMILY	0.00470	105	70	22,792,200				
	APARTMENTS	0.02646	111-125	61	128,426,200				
	RESIDENTIAL LAND	0.00755	130-132, 106	461	36,622,300				
	OTHERWISE NOT CLASSIFIED	0.00000	200-231	0		0			
	COMMERCIAL	0.06902	300-393	231			334,971,200		
	INDUSTRIAL	0.09406	400-452	193				456,462,400	
	CLASSIFIED FOREST	0.00000	CH 6I Land	1		0	576		
	CLASSIFIED AGRICULTURAL	0.00002	CH 6IA Land	9		0	113,182		
	CLASSIFIED RECREATIONAL	0.00029	CH 6IB Land	11		0	1,408,601		
	RES/COM/JND MIXED USE	0.01100	012-043	81	30,306,465	0	23,041,140	52,620	
	PERSONAL PROP - INDIVIDUAL	0.00562	501	237					27,276,150
	PERSONAL PROP - CORPORATION	0.01173	502	412					56,930,170
	PERSONAL PROP - MFG CORP	0.00000	503	0					0
	PERSONAL PROP - TRANSMISSION	0.01171	504,550-552	6					56,850,020
	PERSONAL PROP - TELEPHONE	0.00304	505	6					14,742,400
	PERSONAL PROP - PIPELINES	0.00105	506	1					5,080,100
	PERSONAL PROP - WIRELESS	0.00036	508	4					1,728,000
	TOTALS	1.00000		11,494	3,874,399,665	0	359,534,699	456,515,020	162,606,840
									4,853,056,224
									399,745,200
									EXEMPT VALUE
									REAL AND PERSONAL PROPERTY TOTAL VALUE

FY17 CLASS	CLASS VALUE	KEY GROUPS	VALUE OF GROUP	GROUP % OF CLASS
COMMERCIAL	359,534,699	MALL & OFFICE BLDG.	58,197,200	16.19%
INDUSTRIAL	456,515,020	CONSTITUTION & FORGE	307,459,800	67.35%
SUB-TOTAL	816,049,719	SUB-TOTAL	365,657,000	44.81%
PERSONAL PROP.	162,606,840	PERSONAL PROP.	162,606,840	100.00%
GRAND TOTAL	978,656,559	GRAND TOTAL	528,263,840	53.98%
				of total CIP

PARCEL ID	LUC	IMPR. TYPE	OWNER - C&I - IMPROVED ONLY - NO VACANT LAND	LOCATION	FY 2017 VALUE	MEDIAN/MEAN
270-014-000-000	323	77	CEDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	5 245 FRANKLIN VILLAGE DR	52,494,600	
319-015-000-000	404	73	EMC CORPORATION / C/O EMC CORP - REAL ESTATE DEP	50 CONSTITUTION BLVD	42,694,400	
285-107-000-000	323	76	FRANKLIN SHOPPERS FAIR / C/O JOHN ALEVIZOS	265 303 EAST CENTRAL ST	18,430,300	
330-028-000-000	401	43	REEP IND FREEDOM MA LLC / C/O JY LINCOLN PROPERTY CO	20 FREEDOM WAY	16,849,400	
329-001-000-000	401	43	TEACHERS INSURANCE ANNUITY / C/O CUSHMAN & WAKEFIELD INC	109 CONSTITUTION BLVD	16,761,400	
313-059-000-000	340	A1	EMC CORPORATION	55 CONSTITUTION BLVD	16,461,600	
295-004-000-000	401	43	KEY BOSTON INC	126 GROVE ST	12,836,900	
275-003-000-000	401	43	THE REALTY ASSOCIATES FUND X / C/O LINCOLN PROPERTY COMPANY	12 FORGE PKY	12,810,400	
275-023-000-000	400	32	BERNON LAND TRUST LLC	1153 WEST CENTRAL ST	12,781,900	
312-020-000-000	404	73	FRANKLIN PROPERTY OWNER, LLC	100 FINANCIAL PK	12,661,400	
330-029-000-000	401	43	FREEDOM DC, LLC	15 FREEDOM WAY	11,481,100	
272-071-000-000	322	01	NINTH AVENUE EQUITIES CO INC	100 CORPORATE DR	11,445,800	
319-013-000-000	401	43	KNICKERBOCKER PROPERTIES INC / C/O MARVIN F POER & COMPANY	135 CONSTITUTION BLVD	10,572,600	
			parcel percent of all accounts, and value percent of total improved C&I valuation	13 parcels valued at	248,281,800	32.96%
295-003-000-000	340	A1	FRANKLIN EQUITY PARTNERS, LLC / C/O AEGEAN CAPITAL LLC	124 GROVE ST	9,521,000	
275-007-000-000	400	34	BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	20 FORGE PKY	9,127,900	
275-013-000-000	402	73	27 FORGE PARKWAY LLC	27 FORGE PKY	8,954,400	
290-005-000-000	400	34	NL VENTURES IX NATIONAL LLC / C/O TAX DEPT	24 NATIONAL DR	8,448,300	
274-009-000-000	401	43	ONE HUNDRED FORTY LLC	1376 WEST CENTRAL ST	8,308,800	
278-016-000-000	400	71	CCMcD PROPERTY LLC	5 FISHER ST	8,265,600	
272-004-000-000	300	90	NEP FRANKLIN MA OWNER LLC / C/O NORTHSTAR REALTY FINANCE	4 FORGE PKY	8,199,500	
275-002-000-000	404	73	BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	10 FORGE PKY	7,627,200	
295-002-000-000	340	A1	BEAULIEU DEBRA A TR / AL-JE-BEAU REALTY TRUST	122 GROVE ST	7,500,100	
290-007-000-000	401	43	PIERCE REALTY LLC	34 FORGE PKY	7,335,500	
311-002-000-000	400	34	CG GROVE ST LLC / C/O GROSSMAN COMPANIES INC	210 GROVE ST	7,167,300	
275-005-000-000	400	43	REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	16 FORGE PKY	6,996,800	
319-014-000-000	401	43	FRANKLIN CAPITAL LLC T/C INFIDYNE LLC T/C / C/O W J CONNELL CO	125 CONSTITUTION BLVD	6,917,900	
275-001-000-000	404	73	BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	8 FORGE PKY	6,789,700	
290-008-000-000	401	43	KNICKERBOCKER PROPERTIES INC / C/O MARVIN F POER & COMPANY	32 FORGE PKY	6,701,300	
285-008-000-000	324	79	HALLIGAN JOSEPH TR / C/O BIG Y FOODS INC	348 EAST CENTRAL ST	6,561,800	
295-007-000-000	401	43	ASTRO INVESTMENT LLC / C/O KSI TRADING CORP	10 KENWOOD CIR	6,526,200	
276-018-000-000	401	43	FRANKLIN LIMITED PARTNERSHIP / C/O IRON MOUNTAIN	1 OLD FORGE HILL RD	6,453,200	
311-001-000-000	401	43	BMIP LL LLC / C/O INVESTCORP INTL REALY INC	176 GROVE ST	6,320,100	
290-006-000-000	401	43	BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	22 NATIONAL DR	6,215,400	
295-009-000-000	401	43	LMF FRANKLIN CORP	40 KENWOOD CIR	6,105,800	
314-015-000-000	300	90	CLAREMONT FRANKLIN INN, LLC	735 UNION ST	6,036,500	
275-019-000-000	400	33	DADDARIO, JAMES F, TR PATALANO, CURTIS TR / C/O NEW ENGAND TREATMNT ACCESS	5 FORGE PKY	6,011,700	
314-023-000-000	300	90	GIRI FRANKLIN LLC	895 UPPER UNION ST	5,936,700	
271-001-001-000	340	A1	CEDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	1000 FRANKLIN VILLAGE DR	5,702,600	
306-040-000-000	401	43	GRE GROVE STREET ONE LLC / C/O TRANSWESTERN	165 GROVE ST	5,700,800	
275-017-000-000	400	33	BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	9 FORGE PKY	5,558,800	
290-002-000-000	401	43	SCG 17 FORGE PARKWAY LLC	17 NATIONAL DR	5,466,300	
320-002-000-000	401	43	STANNAH PROPERTY LLC / C/O LINCOLN PROPERTY COMPANY	20 LIBERTY WAY	5,427,800	
275-009-000-000	400	33	REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	38 FORGE PKY	5,426,400	
319-021-000-000	400	34	CONSTITUTION CORP / C/O JACO INC	140 CONSTITUTION BLVD	5,417,700	
277-015-000-000	323	76	WILLET KAREN L TR / C & K REALTY TRUST	351 369 WEST CENTRAL ST	5,346,100	
271-035-000-000	340	A1	FINO MATTHEW J & LENA M TRS / C/O JOHN M FINO REALTY TRUST II	38 POND ST	5,267,300	
320-005-000-000	404	73	101 CONSTITUTION BLVD LLC / C/O KEYPOINT PARTNERS LLC	101 CONSTITUTION BLVD	5,125,000	
320-004-000-000	401	34	15 LIBERTY WAY LLC	15 LIBERTY WAY	5,122,600	
			parcel percent of all accounts, and value percent of total improved C&I valuation	35 parcels valued at	233,590,100	31.01%
320-006-000-000	401	43	IRON MOUNTAIN INFO MANAGEMENT	77 CONSTITUTION BLVD	4,902,800	
306-043-000-000	401	43	GRE GROVE STREET TWO LLC / C/O TRANSWESTERN	157 GROVE ST	4,826,700	
275-006-000-000	400	33	BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	15 FORGE PKY	4,800,100	
319-018-000-000	401	34	MORGAN GRAINGER LP	20 DISCOVERY WAY	4,679,000	
295-011-000-000	401	43	LMF FRANKLIN CORP	25 KENWOOD CIR	4,477,400	
277-001-000-000	401	43	290 BEAVER ST LLC	290 BEAVER ST	4,370,400	
306-042-000-000	401	43	161 GROVE LLC	161 GROVE ST	4,331,500	
271-005-000-000	401	43	191 III CUBE MA SUB LLC PTA-CS# 6807	14 GROVE ST	4,102,300	
248-080-000-000	375	88	SRA REALTY GROUP LLC	800 CHESTNUT ST	3,839,300	
330-030-000-000	400	34	SCHWARZKOPF TECHNOLOGIES LLC / C/O PLANSEE	115 CONSTITUTION BLVD	3,807,400	
286-024-000-000	325	78	MLG HOLDING 160 E CENTRAL ST / C/O WALGREEN CO.	160 EAST CENTRAL ST	3,601,000	
319-020-000-000	400	33	NV FRANKLIN LLC	130 CONSTITUTION BLVD	3,507,100	
279-028-000-000	341	45	ROCKLAND TRUST COMPANY	58 MAIN ST	3,384,400	

290-003-000-000	401	43	TMC HOLDINGS & DEVELOPMENT LLC	19	NATIONAL DR	3,267,700
278-024-000-000	400	35	MOSELEY REALTY LLC	31	HAYWARD ST	2,981,400
319-012-000-000	401	43	TALON REALTY LLC	145	CONSTITUTION BLVD	2,889,100
306-005-000-000	374	88	CORE REAL ESTATE HOLDINGS, LLC	166	GROVE ST	2,847,700
279-170-000-000	341	45	DEAN COOPERATIVE BANK	21	MAIN ST	2,710,300
271-025-000-002	343	63	ABL REALTY LLC	835	WEST CENTRAL ST	2,625,400
287-067-000-000	400	30	FRANKLIN PAINT CO	259	COTTAGE ST	2,621,400
272-006-000-000	342	72	HAMILTON STORAGE TECHNOLOGIES	3	FORGE PKY	2,618,500
270-052-000-000	330	24	VENDETTI JOSEPH L JR	411	WEST CENTRAL ST	2,593,200
320-001-000-000	400	43	CANTOR WILLIAM M, TR / LIBERTY REALTY TRUST	10	LIBERTY WAY	2,523,500
284-067-000-000	342	72	OXFORD REALTY & TRUST LLC	440	EAST CENTRAL ST	2,394,400
275-014-000-000	402	A1	COVALENCE SPECIALTY ADHESIVES	25	FORGE PKY	2,380,300
314-005-000-000	374	88	NAI HUNNEMAN	750	UNION ST	2,359,800
319-017-000-000	401	34	AERIE REALTY LLC	10	DISCOVERY WAY	2,335,100
285-007-000-000	330	24	THE UNDEALERSHIP LLC	400	EAST CENTRAL ST	2,306,300
270-037-000-000	325	78	NEW MOON LLC / C/O CVS #01873 STORE ACCOUNTING	435	WEST CENTRAL ST	2,245,600
287-074-000-000	400	35	MURRAY LEO J COMPANY	305	UNION ST	2,223,400
280-076-000-000	304	54	VENTAS REALTY LP / C/O ALTUS GROUP US INC	130	CHESTNUT ST	2,211,200
285-003-000-000	325	76	JCMN LLC	391	EAST CENTRAL ST	2,172,200
295-013-000-000	400	34	ONE KENWOOD LLC	13	KENWOOD CIR	2,126,200
287-126-000-000	401	34	CCMGD PROPERTY LLC	42	HAYWARD ST	2,071,000
285-112-000-000	326	67	MCDONALDS CORP / C/O LOUIS PROVENZANO	345	EAST CENTRAL ST	2,066,700
285-012-000-000	323	76	CHAFFEE JOHN M TRUSTEE / JAJ REALTY TRUST	248	280 EAST CENTRAL ST	2,003,600
270-010-000-000	341	45	NAPLES NORTH LLC / C/O CALARESE PROPERTIES	500	WEST CENTRAL ST	2,001,500
271-031-000-000	325	78	FRANKLIN GOLDFIELD PROPERTIES / C/O KEY POINT PARTNERS	648	OLD WEST CENTRAL ST	1,999,200
290-004-000-000	400	33	MCDONALD JOHN S, TR / MCDONALD FAMILY TRUST	23	NATIONAL DR	1,995,800
271-019-000-000	326	74	FRENCH LEONARD TR / BROOKDALE MILL TRUST	860	WEST CENTRAL ST	1,982,500
295-012-000-000	401	43	RCG KENWOOD LLC / C/O REGENCY WAREHOUSE	5	KENWOOD CIR	1,937,200
270-034-000-000	326	74	CORCORAN, STEPHEN T TR CORCORAN, NANCY L S TR / SNC (FRANKLIN) REALTY TRUST	461	WEST CENTRAL ST	1,921,600
295-011-000-000	325	78	FRASER, ROBERT B TR CURRIER, DIANE L TR / C/O CVS# 00929 STORE ACCOUNTING	272	EAST CENTRAL ST	1,897,100
319-016-000-000	400	34	KNIGHT MICHAEL L & RONA B, TRS / RAVAN REALTY TRUST	120	CONSTITUTION BLVD	1,868,100
285-090-000-000	330	24	FRANKLIN FORD LLC	175	EAST CENTRAL ST	1,798,200
286-039-000-000	325	78	G & K SIMON INC	8	SUMMER ST	1,788,700
284-007-000-000	330	24	CADILLAC PROPERTIES LLC	511	EAST CENTRAL ST	1,772,700
285-009-000-000	330	24	EPK PROPERTIES LLC	340	EAST CENTRAL ST	1,754,900
285-010-000-000	370	61	FICCOS BOWLADROME INC	300	EAST CENTRAL ST	1,749,600
272-002-000-000	342	72	TWO FORGE PARK LLC	2	FORGE PKY	1,660,400
271-026-000-000	352	02	MAYNARD JAMES, TR / W CENTRAL REALTY TRUST	831	WEST CENTRAL ST	1,659,600
268-236-000-000	340	71	HAYWOOD MANOR LLC	195	MAIN ST	1,645,900
303-104-000-000	342	72	ROSE AND JOE LLC	435	KING ST	1,575,900
270-012-000-000	325	78	RENAISSANCE DEVELOPMENT CORP	528	WEST CENTRAL ST	1,561,100
275-008-000-000	340	A1	DONOVAN HOLDINGS LLC	28	FORGE PKY	1,552,100
248-075-000-000	401	34	MALOOF ROBERT S TR / ELMO REALTY TRUST	50	EARLS WAY	1,526,800
279-152-000-000	400	35	MEDWAY AUTO LEASING INC	115	DEAN AV	1,521,600
303-048-000-000	326	74	HOTEL BUILDING CORPORATION / ATTN: TAGE	466	KING ST	1,470,700
295-010-000-000	400	34	KENWOOD PARTNERS LTD PARTNERSH / C/O STRATEGIC MATERIALS INC	45	KENWOOD CIR	1,412,800
285-005-000-000	342	72	CENTRAL EAST LLC /	397	EAST CENTRAL ST	1,407,000
271-024-001-000	326	74	VENDETTI EDMUND C JR TR / VENDO REALTY TRUST	847	WEST CENTRAL ST	1,399,600
278-025-000-000	401	33	CFS REALTY CORPORATION	90	HAYWARD ST	1,398,500
270-004-000-000	323	76	BURNHAM TAVALONE LLC	452	WEST CENTRAL ST	1,383,700
279-151-000-000	316	35	HALLIGAN PROPERTIES LLC	119	DEAN AV	1,375,800
268-145-000-000	313	78	SIERRA HEIGHTS LLC /	129	DEAN AV	1,360,900
289-006-000-000	401	43	TRUGREEN LIMITED PARTNERSHIP	21	FORGE PKY	1,359,700
303-049-000-000	325	78	FRENCH LEONARD S, TR / SILVER MAPLE TRUST	470	490 KING ST	1,339,600
270-013-000-000	326	74	RENAISSANCE DEVELOPMENT CORP	530	WEST CENTRAL ST	1,330,400
271-025-000-001	320	64	XINGFU REALTY LLC	837	WEST CENTRAL ST	1,316,100
247-002-000-000	316	43	JKG WAREHOUSING LLC	80	EARLS WAY	1,247,400
274-001-000-000	401	43	BEAULIEU RICHARD J / COLEBROOK REALTY TRUST FABIANO, MICHAEL P	1256	WEST CENTRAL ST	1,242,300
306-006-000-000	325	78	YERGATIAN VERNON C / V & A REALTY TRUST AVEDISIAN, ANTHONY L TRS	168	GROVE ST	1,230,400
271-024-000-000	342	72	OXFORD REALTY & TRUST LLC	855	WEST CENTRAL ST	1,213,300
314-020-000-000	401	43	BEAULIEU RICHARD J TR / DPJ REALTY TRUST	842	UPPER UNION ST	1,201,200
279-172-000-000	325	71	FOURZOL LLC	13	MAIN ST	1,167,900
279-018-000-000	340	72	55 W CENTRAL STREET LLC / C/O COLOMBO KELLY HOLDING INC	55	WEST CENTRAL ST	1,166,100
270-015-000-000	342	72	PINTO ANTONIO L	620	WEST CENTRAL ST	1,126,100
275-018-000-000	401	43	JJ&K ENTERPRISES LLC / C/O HAPPY TAILS DOGGY DAYCARE	7	FORGE PKY	1,118,800
319-019-000-000	338	39	RIBAKOFF CHARLES II TR / E J R REAL ESTATE TRUST	25	DISCOVERY WAY	1,098,500
296-173-000-000	316	43	JSB PROPERTY HOLDINGS LLC	238	258 COTTAGE ST	1,074,500
270-029-003-000	326	67	L&X GROUP LLC	505	WEST CENTRAL ST	1,069,400

245-107-000-000	342	WEITZMAN, ANDREW M TR	BUGBEE, MARTHA E TR / TWENTY EARL S WAY REALTY TRUST	82	20 EARLS WAY	1,064,700
303-044-000-000	333	DECOY INC		65	400 KING ST	1,064,300
284-086-000-000	318	STOBBART WAYNE F TR / 444 E CENTRAL RLTY TRUST		78	444 EAST CENTRAL ST	1,062,900
286-089-000-065	343	9 SUMMER STREET LLC		63	9 SUMMER ST	1,043,900
287-108-000-000	401	MUSTO CARLO TR / FISHER STREET REALTY TRUST		43	260 FISHER ST	1,037,300
245-007-000-000	352	SURESHINE LLC		58	650 PLEASANT ST	1,028,700
286-089-000-064	343	9 SUMMER STREET LLC		63	9 SUMMER ST	1,025,200
288-004-000-000	340	BEAULIEU DEBRA A TR / MEL-DINA REALTY TRUST		71	120 GROVE ST	1,012,900
278-075-000-000	342	786 W CENTRAL LLC		72	233 WEST CENTRAL ST	1,009,300
270-002-000-000	326	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR		78	438 WEST CENTRAL ST	1,004,700
283-044-000-000	340	OXFORD GROUP INC		71	693 EAST CENTRAL ST	1,000,800
			parcel percent of all accounts, and value percent of total improved C&I valuation		92 parcels valued at	190,259,300
						25.26%
303-043-000-000	326	MARGUERITE MARGARET, TR / C/O BEAU GRASSIA- KING ST CAFE		74	390 KING ST	997,900
277-005-000-000	401	BEAVER ST REALTY TRUST MANN LAURA TR / C/O JOSEPH M CHENEY JR		43	2 MASTER DR	982,100
306-007-000-000	400	170 GROVE STREET LLC		34	170 GROVE ST	963,000
248-077-000-000	401	COCUZZO MARY BETH TR / KINGSTON REALTY		43	950 CHESTNUT ST	952,800
286-089-000-063	320	9 SUMMER STREET LLC		64	9 SUMMER ST	943,500
270-027-000-000	333	FRENCH LEONARD & P COSTELLO TR / C/O TEDESCHI FOOD SHOPS INC		65	533 WEST CENTRAL ST	943,400
248-074-000-000	401	PALUMBO ALDO & SHAWQI TRS / REVOLI REALTY TRUST		43	90 EARLS WAY	938,600
279-015-000-000	323	KINCH, VALENTINA TR DEGAETANO, GIANNINA TR / FERRARA FAMILY RLTY TR GIORGIO, MARIA, ET ALS		65	20 WEST CENTRAL ST	938,600
277-004-000-000	314	DEDOMINICK LINDA L TR / C/O TRAFFIC MARKINGS INC		42	4 MASTER DR	925,400
270-008-000-000	342	BFMW REALTY LLC		72	480 WEST CENTRAL ST	922,400
288-005-000-000	316	PCI PROPERTIES, LLC		30	72 GROVE ST	919,600
319-003-000-000	332	UNION UP LLC		39	852 UPPER UNION ST	895,000
319-023-000-000	400	MULTI-FASTENERS INC		43	857 UPPER UNION ST	884,800
285-113-000-000	335	FRENCH LEONARD S ET ALS, TRS / C/O MARC WINTERS		25	349 EAST CENTRAL ST	871,900
269-062-000-000	325	BRACHOLD RICHARD E TR / VILLAGE SKI REALTY TRUST		78	345 WEST CENTRAL ST	870,600
275-015-000-000	311	L P GAS EQUIPMENT INC / C/O EASTERN PROPANE GAS		43	11 FORGE PKY	865,200
285-109-000-000	340	LENZI JOSEPH / LENZI RACHEL		71	333 EAST CENTRAL ST	845,700
279-019-000-000	340	HRRP REALTY CORP		71	51 WEST CENTRAL ST	825,400
279-021-000-000	364	JOMI ENTERPRISES LLC		81	15 WEST CENTRAL ST	808,500
287-072-000-000	325	LITTLE TULLY DEVELOPMENT LLC		33	317 UNION ST	804,500
245-108-000-000	400	NASUTTI DAVID TR / GREAT OAKS REALTY TRUST		33	40 EARLS WAY	801,600
286-091-000-000	326	NICE ENTERPRISES INC		74	18 COTTAGE ST	802,300
288-006-000-000	332	HES RETAIL STORES LLC / C/O PROPERTY TAX DEPARTMENT		30	76 GROVE ST	800,600
285-106-000-000	333	DIPLACIDO THOMAS W SR / DIPLACIDO ANNAMARIE		65	251 EAST CENTRAL ST	788,100
247-001-000-000	400	WP ALTO FRANKLIN LLC		33	60 EARLS WAY	778,300
274-004-000-000	401	CROSSING REALTY CORP		26	1312 WEST CENTRAL ST	778,100
287-055-000-000	323	BCDU FRANKLIN LLC		78	326 UNION ST	771,200
270-029-001-000	332	COLACE JAMES A TR / ABBRUZZI REALTY TRUST		39	529 WEST CENTRAL ST	767,900
279-017-000-000	326	SIXTH REALTY LLC		74	4 EAST CENTRAL ST	754,600
270-026-000-000	326	JABE PARTNERS LLC		67	541 WEST CENTRAL ST	753,200
270-009-000-000	332	GLOBAL COMPANIES LLC / C/O ALLIANCE ENERGY LLC		39	490 WEST CENTRAL ST	750,300
271-001-000-000	333	WEEDY LLC		65	660 WEST CENTRAL ST	735,300
289-001-000-000	332	HUNCHARD BRUCE J /		43	79 GROVE ST	731,600
278-043-000-000	325	NORFOLK COUNTY TRUST CO / C/O BANK OF AMERICA RE TAXES NC1-001-03-81		78	341 WEST CENTRAL ST	724,900
284-010-000-000	332	BENLIN PROPERTIES, LLC		39	543 EAST CENTRAL ST	716,900
285-104-000-000	341	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR		45	49 MAIN ST	698,500
279-025-000-000	325	FOURZOL LLC		45	231 EAST CENTRAL ST	690,700
279-173-000-000	340	ROSSI STEPHEN C / ROSSI TERESA		78	36 38 MAIN ST	684,000
319-024-000-000	332	UPPER UNION LLC		39	9 MAIN ST	677,000
215-025-000-000	340	BOURNE RONALD R & RANDI L TRS / BOURNE REALTY TRUST		39	341 UNION ST	675,400
285-103-000-000	326	BOWEN INVESTMENT INC / C/O HONEY DEW		39	843 UPPER UNION ST	669,000
287-071-000-000	400	BAGLIONI PETER TR / BAGLIONI REALTY TRUST		71	3 BENT ST	665,800
284-003-000-000	342	IPACS JOSEPH J / IPACS CAROL P		67	213 EAST CENTRAL ST	661,400
306-003-000-000	314	DOERING DONALD R / DOERING BARBARA R		33	231 COTTAGE ST	660,900
248-076-000-000	400	WINIKER, JEFFREY TR WINIKER, SAMUEL TR / 213 REALTY TRUST		72	421 EAST CENTRAL ST	660,100
277-003-000-000	400	LANGEVIN LEONARD E / C/O N E TRAFFIC		42	162 GROVE ST	658,100
313-058-000-000	352	RUSCITO BROTHERS LLC / C/O BRIGHT HORIZONS CHILD CTR		43	1000 CHESTNUT ST	654,000
286-036-000-000	325	SIMON A & SONS INC		33	1 MASTER DR	653,200
286-037-000-000	333	BETHONEY, RAE L TR RAYMOND P BROWN REVOC TR / C/O ZZ MGMT, LLC		43	2 CONSTITUTION BLVD	649,500
284-068-000-000	342	CASTILLO DANIEL / FRANKLIN VETERINARY CLINIC		02	54 EAST CENTRAL ST	645,900
271-036-000-000	352	MARCO POLO, INC / C/O KINDERCARE LEARNING CENTER TAX DEPT.		78	52 EAST CENTRAL ST	631,700
270-053-000-000	326	WILLETT KAREN L TR / C/O C & K REALTY TRUST		65	430 EAST CENTRAL ST	626,700
				82	42 POND ST	625,200
				02	405 WEST CENTRAL ST	625,100
				67		

274-008-000-000	316	1	WP ALTA FRANKLIN LLC	1342 WEST CENTRAL ST	621,600
270-033-000-000	340	71	DEAN JOHN R TR ETALS /CENTRAL WEST REALTY TRUST	471 WEST CENTRAL ST	604,400
279-020-000-000	325	78	ROCKLAND TRUST COMPANY	45 WEST CENTRAL ST	600,500
279-175-000-000	325	62	7-13 EAST CENTRAL STREET LLC	7-13 EAST CENTRAL ST	594,000
284-013-000-000	326	67	HUNCHARD BRUCE J /	547 EAST CENTRAL ST	589,800
279-014-000-000	326	74	TOP GUN REALTY LLC	28 WEST CENTRAL ST	584,200
303-041-000-000	326	74	MARGUERITE MARGARET, TR	370 KING ST	584,200
277-012-000-000	325	65	FRANKLIN GS LLC /	412 WEST CENTRAL ST	579,000
270-011-000-000	325	78	HO ROBERT P TR / HOMARK REALTY TRUST	510 WEST CENTRAL ST	566,700
243-102-000-000	325	65	LINCOLN STATION LLC	465 LINCOLN ST	564,700
271-016-000-000	333	68	UNIONVILLE GS LLC / C/O NAI HANSON MANAGEMENT, LLC	828 WEST CENTRAL ST	564,200
306-001-000-000	401	43	LEWIS ALBERT G, TR / GROVE STREET REALTY TRUST	158 GROVE ST	562,900
286-026-000-000	333	65	BOUKOUVALAS THOMAS G TR / EAST CENTRAL ST FRANKLIN REALT	140 EAST CENTRAL ST	560,900
296-205-000-000	326	74	371 UNION STREET LLC	371 UNION ST	560,300
285-102-000-000	326	74	JT BUILDING & DEVELOPMENT	209 EAST CENTRAL ST	558,500
289-007-000-000	401	43	STIVALETTA BRUCE TR / 33 FORGE HILL ROAD REALTY TRST	33 FORGE HILL RD	543,300
279-004-000-000	340	72	FOUR WEST STREET LLC	4 WEST ST	538,200
279-073-000-000	430	33	NEW ENGLAND TELEPHONE / C/O DUFF & PHELPS	141 MAIN ST	534,000
271-022-000-000	316	43	WISE FREDERICK R L /	880 WEST CENTRAL ST	532,400
287-116-000-000	400	35	LAMBIASE ANTHONY J / LAMBIASE PATRICIA	131 FISHER ST	531,800
225-036-000-000	325	65	K BROTHERS LLC	804 POND ST	531,000
277-002-000-000	401	43	ELLIN STEVEN M	300 BEAVER ST	530,600
286-214-000-000	355	49	PASINI & FOLSOM FUNERAL HOME I	33 COTTAGE ST	526,500
272-070-000-000	333	68	NINTH FRANKLIN LLC	60 CORPORATE DR	525,000
270-001-000-000	326	74	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	418 WEST CENTRAL ST	507,400
			parcel percent of all accounts, and value percent of total improved C&I valuation.	79 parcels valued at	56,062,100
					7.44%
					26.51%
278-209-000-000	340	71	PATALANO PROPERTIES LLC	137 SCHOOL ST	498,800
284-004-000-000	340	71	1776 REALTY LLC	443 EAST CENTRAL ST	498,200
279-022-000-000	325	62	BISSANTI EDWARD P / BISSANTI JOYCE C	2 8 MAIN ST	489,700
279-241-000-000	333	68	NAKHOUL REALTY LLC	43 EAST CENTRAL ST	487,100
296-210-000-000	400	43	BJAT LLC	300 FISHER ST	484,100
279-176-000-000	340	71	KINCH VALENTINA / LE SORELLE REALTY TR DEGAETANO,GIANNINA,ETALS	15 EAST CENTRAL ST	482,300
321-058-000-000	326	74	MARTELLO JOHN E, TR / JUNIOR FAMILY TRUST	553 WASHINGTON ST	474,300
286-246-000-000	334	68	FRANKLIN SERVICE AUTOCARE LLC	71 EAST CENTRAL ST	471,400
287-068-000-000	340	71	BENNY'S OIL SERVICE INC	241 COTTAGE ST	454,100
284-009-000-000	340	71	JEANNE-BENTON LLC / C/O JEANNE M ALDRICH	37 RUGGLES ST	453,800
315-028-000-000	353	69	FRANKLIN RODY & GUN CLUB	535 EAST CENTRAL ST	452,900
270-003-000-000	340	71	VAN ROON DANN F / VAN ROON KELLIE A	49 FLORENCE ST	450,800
285-098-000-000	340	71	WISE SHAWN W / WISE LINDA	444 WEST CENTRAL ST	449,400
276-002-000-000	401	43	COMPTON PAUL R TR / UNGALA GROVE REALTY TRUST FINKELSTEIN, JAMES TR	76 CHESTNUT ST	442,800
287-044-000-000	325	78	FRANKLIN URBAN RE LLC	20 GROVE ST	440,700
270-031-000-000	325	78	DEAN JOHN R TR / DEAN FRANKLIN REALTY TRUST	167 COTTAGE ST	434,800
270-036-000-000	325	78	MARKET WEST CENTRAL LLC / C/O ANNE BRUNELLI	481 WEST CENTRAL ST	432,200
286-107-000-000	401	35	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	451 WEST CENTRAL ST	432,100
279-182-000-000	310	30	LANDSCAPE NETWORK LLC	23 WINTER ST	428,600
279-025-000-000	328	62	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	ALPINE ROW	427,400
277-010-000-000	316	43	NASUTI DAVID TR / GREAT OAKS REALTY TRUST	30 32 MAIN ST	419,300
286-090-000-000	332	78	CARLOW KEVIN J	273 BEAVER ST	413,400
262-023-000-000	332	39	278 PLEASANT STREET LLC	10 COTTAGE ST	412,100
287-056-000-000	326	74	338 UNION ST LLC	278 PLEASANT ST	411,400
278-011-000-000	340	72	JKRJ PRINCE LLC	338 UNION ST	410,200
286-251-000-000	340	72	BEATON REESE / R & T REALTY TRUST MOORE, TIMOTHY T TR	184 WEST CENTRAL ST	400,300
311-003-000-000	410	71	TWO HUNDRED THIRTY GROVE ST L	111 EAST CENTRAL ST	400,300
314-019-000-000	352	02	DONOVAN, PATRICIA TR SWENSON, COLLEEN TR / C/O ELEMEN-TREE HOUSE	230 GROVE ST	394,100
285-105-000-000	325	78	PADULA JOHN R TR / 247 EAST CENTRAL ST REALTY TST	838 UPPER UNION ST	393,100
284-006-000-000	424	59	NEW ENGLAND POWER CO / PROPERTY TAX DEPT	249 EAST CENTRAL ST	385,600
279-009-000-000	340	72	BCK HOLDINGS LLC	131 GROVE ST	381,000
279-169-000-000	325	78	TUCCI RAYMOND ETAL TRS / RMR REALTY TRUST	11 EAST ST	378,400
296-172-000-000	310	30	BENNY'S OIL SERVICE INC	19 DEAN AV	374,200
279-031-000-000	325	78	VALLEE ROBERT R JR	245 COTTAGE ST	373,400
276-028-000-000	400	33	NETO JOAO MARTINS	68 MAIN ST	370,500
278-065-000-000	325	78	MARMANIDIS KERRY	15 GROVE ST	370,400
286-027-000-000	325	78	BRACCI CHRISTINE /	323 WEST CENTRAL ST	361,400
279-033-000-000	325	78	CAMPUS REALTY TRUST INC	138 EAST CENTRAL ST	356,100
287-069-000-000	401	43	MAGS REALTY TRUST / C/O BARRY MAGERMAN, TR	122 EMMONS ST	352,900
				235 COTTAGE ST	337,900

FY2017

LA4 VALUES

FFCV PERCENTS

Residential	3,874,399,665
Open Space	0
Commercial	359,534,699
Industrial	456,515,020
Pers Prop	162,606,840
Total	4,853,056,224

Res %	79.8342%
O S %	0.0000%
Com %	7.4084%
Ind %	9.4068%
P P %	3.3506%
Total %	100.0000%

MRF	87.3702%
175% Shift Ch 200	
Historic Low %	
Prior Res %	79.8449%
Lowest RF	87.3702%

INPUT OPTIONS

OPEN SPACE DISCOUNT

Estimated Levy

Resid Factor Selected

Selected O S Discount %

CIP Shift

O S Factor

SHIFT PERCENTS

Single TR

Res %	79.8342%
O S %	0.0000%
Com %	7.4084%
Ind %	9.4068%
P P %	3.3506%
Total %	100.0000%

Res TR	14.58
OS TR	
Com TR	14.58
Ind TR	14.58
PP TR	14.58

CONTINUE BELOW - PAGE DOWN



RESIDENTIAL EXEMPTION

Total Res Value / Total Res Parcel Count = Avg Res Value

Avg Res Value X Selected Res Exemption % = Residential Exemption

No. Eligible Res Parcels = Tot Res Value minus Exempt

SMALL COMMERCIAL EXEMPTION

No. Eligible Com Parcels

Selected Com Exem % X Total Value of Eligible Pcls = Total Value to be Exempt

Total C & I Value minus Exemption

TAX BASE LEVY GROWTH FY2017 - LA13
Retain documentation for 5 years in the event of DOR audit

PROPERTY CLASS	[A] FY2016 VALUES BY CLASS	No.	[B] FY2016 REVISED & OMITTED VALUES	No.	[C] ABATEMENT VALUES	No.	[D] OTHER ADJUSTMENT VALUES	[E] FY2016 ADJ VALUE BASE
RESIDENTIAL:								
Single Family (101)	3,052,355,300	0	0	13	351,900	325	3,684,300	3,055,687,700
Condominium (102)	382,851,200	0	0	4	359,000	73	283,300	382,775,500
Two & Three Family (104 & 105)	88,951,000	0	0	0	0	13	(344,300)	88,606,700
Multi - Family (111 - 125)	108,228,800	0	0	0	0	0	0	108,228,800
Vacant Land (130 - 132 & 106)	43,765,500	0	0	16	1,367,500	29	(5,455,200)	36,942,800
All Others (103, 109, 012-018)	50,127,995	0	0	1	126,000	1	5,300	50,007,295
TOTAL RESIDENTIAL	3,726,279,795	0	0	34	2,204,400	441	(1,826,600)	3,722,248,795
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	340,584,125	0	0	6	712,600	11	(1,180,000)	338,691,525
Commercial - Chapter 61, 61A, 61B	1,365,471	0	0	10	1,243,260	7	121,978	244,189
TOTAL COMMERCIAL	341,949,596	0	0	16	1,955,860	18	(1,058,022)	338,935,714
INDUSTRIAL	455,361,180	0	0	6	7,367,800	1	(10,100)	447,983,280
PERSONAL PROPERTY	143,307,330	0	0					
TOTAL REAL & PERSONAL	4,666,897,901	0	0					

Actual
 Pro Forma

TAX BASE LEVY GROWTH FY2017 - LA13

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] CFY LA4	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL:							
Single Family (101)	0.03126	95,533,200	3,151,220,900	3,166,111,000	14,890,100		
Condominium (102)	0.01828	6,998,200	389,773,700	402,307,100	12,533,400		
Two & Three Family (104 & 105)	0.02260	2,002,600	90,609,300	90,687,600	78,300		
Multi - Family (111 - 125)	0.15521	16,798,300	125,027,100	128,426,200	3,399,100		
Vacant Land (130 - 132 & 106)	-0.01177	(434,700)	36,508,100	36,622,300	114,200		
All Others (103, 109, 012-018)	0.00303	151,570	50,158,865	50,245,465	86,600		
TOTAL RESIDENTIAL	0.03252	121,049,170	3,843,297,965	3,874,399,665	31,101,700	14.50	\$450,975
Open Space		0	0	0	0		
Open Space - Chapter 61, 61A, 61B		0	0	0	0		
TOTAL OPEN SPACE		0	0	0	0	0.00	\$0
Commercial	0.04829	16,354,515	355,046,040	358,012,340	2,966,300		
Commercial - Chapter 61, 61A, 61B	5.23435	1,278,170	1,522,359	1,522,359	0		
TOTAL COMMERCIAL	0.05202	17,632,685	356,568,399	359,534,699	2,966,300	14.50	\$43,011
INDUSTRIAL	0.00830	3,718,540	451,701,820	456,515,020	4,813,200	14.50	\$69,791
PERSONAL PROPERTY				162,606,840	42,879,890	14.50	\$621,758
TOTAL REAL & PERSONAL				4,853,056,224	81,761,090		\$1,185,535

Assessors Signature

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
FISCAL 2017 TAX LEVY LIMITATION FOR
FRANKLIN
FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY2016 LEVY LIMIT

A. FY2015 Levy Limit	<u>61,855,626</u>
A1. ADD Amended FY2015 Growth	<u>0</u>
B. ADD (IA + IA1) X 2.5%	<u>1,546,391</u>
C. ADD FY2016 New Growth	<u>820,004</u>
C1. ADD FY2016 New Growth Adjustment	<u>0</u>
D. ADD FY2016 Override	<u>0</u>
E. FY2016 Subtotal	<u>64,222,021</u>
F. FY2016 Levy Ceiling	<u>116,672,448</u>

I. \$ 64,222,021
 FY2016 Levy Limit

II. TO CALCULATE THE FY2017 LEVY LIMIT

A. FY2016 Levy Limit from I.	<u>64,222,021</u>
A1. ADD Amended FY2016 Growth	<u>0</u>
B. ADD (IIA + IIA1) X 2.5%	<u>1,605,551</u>
C. ADD FY2017 New Growth	<u>1,185,535</u>
C1. ADD FY2017 New Growth Adjustment	<u> </u>
D. ADD FY2017 Override	<u> </u>
E. FY2017 Subtotal	<u>67,013,107</u>
F. FY2017 Levy Ceiling	<u>121,326,406</u>

II. \$ 67,013,107
 FY2017 Levy Limit

**III. TO CALCULATE THE FY2017
 MAXIMUM ALLOWABLE LEVY**

A. FY2017 Levy Limit from II.	<u>67,013,107</u>
B. FY2017 Debt Exclusion(s)	<u>3,752,655</u>
C. FY2017 Capital Expenditure Exclusion(s)	<u> </u>
D. FY2017 Stabilization Fund Override	<u> </u>
E. FY2017 Other Adjustment	<u> </u>
F. FY2017 Water / Sewer	<u> </u>
G. FY2017 Maximum Allowable Levy	\$ 70,765,762

Town of Franklin**Board of Assessors**

To: Franklin Town Council

From: Board of Assessors & Kevin W. Doyle, Director

Date: December 1, 2016

Subject: FY 2017 Valuation & Classification Information

Consider the following valuation requirement definitions in accordance with Massachusetts General Law through the Commissioner of Revenue.

1. Ad valorem taxation is a tax applied according to value. These values are established through mass (jurisdiction-wide) appraisal standards. In Massachusetts the techniques and valuations meet or exceed the highest national standards. For the past thirty years the Department of Revenue (DOR) has overseen that its cities and towns are assessing at Full and Fair Cash Value a/k/a Market Value as of the assessment date. Great efforts are made locally to establish fair and equitable values for the next fiscal year beginning the day after the Town Council classification vote for the current fiscal year. This is a 12-month process annually. Because FY 2017 is a Revaluation Year, the DOR has performed on-site and statistical analyses to grant Final Certification.
2. The basis of residential values is the market data available throughout Town for Calendar Year 2015 prior to the 1-1-2016 Assessment Date. Sales of single family and condominium properties are ample in number to perform the needed statistical studies. Multi-family property valuations are developed through an analysis of sales and the additional market data available on their leases and rents. These analyses are the basis of their investment and thus market value.
3. Commercial and industrial properties are valued using a minimum of two (2) approaches to value of the three (3) appraisal industry methods: cost, market and income. The emphasis is first on market using valid sales. Because sales data is typically more limited for commercial and industrial properties than for most residential properties, a correlated income approach is applied as well. The economic financial arrangement between the property owner (lessor) and the tenant (lessee) establishes a real property value equivalent to its market value.

All valuation and classification work is performed in accordance with MGL.

Ad valorem taxation is that applied according to value; in MA the assessed value for FY17 is the market value as of the appraisal date of January 1, 2016. For these we are required to use Calendar Year 2015 market sales data.

Residential single family, condo, 2 & 3 family properties are valued by comparable sales analysis. Apartments of 4 or more units are valued through a combination of sales data and an economic (market) real estate income and expense analysis.

Commercial/Industrial properties are assigned values determined through a combination of sales and a real estate income approach based on economic (market) rents, expenses, and vacancy and investment factors.

In terms of accounting for value changes from 2014 to 2015, overall (approximately) the residential classes are being adjusted about +3 ½ %, commercial about +5 % and industrial about +1 %. The Calendar Year 2016 sales and C & I data is now being gathered to be qualified and analyzed in preparation for next winter's assessment rolls. Those results will be reflected in the Fiscal Year 2018 Interim Year valuations.

Your focus will be on the matter of a single vs. a split tax rate, or the option to shift an additional portion of the levy from the Residential to the Commercial/Industrial sector.

An open space discount is not applicable, as the Assessors have not classified any property under the State's definition of open space. Likewise, neither the residential nor the small commercial exemptions are applicable as there's no data to support either one.

Final numbers are now available for the Tax Classification Hearing. The uniform levy shares are 79.83 % Residential / 20.17 % Com.-Ind.-Personal Property, remaining close to Franklin's historical 80 % (Res.) / 20 % (CIP) ratio.

For illustration purposes, you are provided a copy of this year's shift options chart. In 1% increments, you can see the relative Residential decreases vs. C & I increases resulting from various rate shift selections.

Attached are reports of tax class totals, a State Use Code brief description sheet, and a "What If ... Scenario Worksheet". The latter is based on the expected Levy of \$70,757,560 that results in a single uniform tax rate of \$14.58 per \$1,000. Shift options are shown on 2 pages. Note the Residential Value % of Total is 79.8342, while the Commercial/Industrial/Personal Property Value % of Total Value is 20.1658.

Based on a single rate, the change from FY 2016 to FY 2017 can be illustrated below:

Average Single Family Values and Tax

FY 2016	FY 2017
\$398,300 valuation	\$411,800 valuation (+3.5 %)
\$ 14.50 tax rate	\$ 14.58 tax rate
\$ 5,775 annual tax	\$ 6,004 annual tax

Estimated change is a \$ 229 increase, or about +4 %.

A Sample Commercial Property

FY 2016 valuation	FY 2017 valuation (+5 %)
\$ 1,000,000 valuation	\$ 1,050,000 valuation
\$ 14.50 tax rate	\$ 14.58 tax rate
\$ 14,500 annual tax	\$ 15,309 annual tax

Estimated change is \$ 809 increase, or about + 5.6 %.

You will consider the following (form LA-5) on closing the Tax Classification Hearing.

1. Residential Factor. The Town Council may adopt a residential factor other than 1, which would increase the commercial, industrial and personal property (CIP) tax rate by a maximum allowable factor of 1.50. The "What If ..." spreadsheet shows the effects of adopting factors of 1.10, 1.20, 1.30, 1.40 or 1.50. Annually about 30% of Massachusetts cities and towns adopt a split rate. Note both the immediate and future negative effect that a shift would have on commercial and industrial valuations. This is due to the impact of the actual tax rate being higher than the projected effective tax rate. More simply stated, the real estate tax is an offset to the "net operating income" for the property, and thus the value as well.
2. Open Space Discount. Open space is defined as "... land which is not otherwise classified and which is not taxable under provisions of Chapters 61, 61A or 61B, or taxable under a permanent conservation restriction, and which land is not held for the production of income but is maintained in an open or natural condition and which contributes significantly to the benefit and enjoyment of the public." The Board of Assessors has not identified any property that meets the definition of Open Space in accordance with the Statute.

3. Residential Exemption. Such an exemption would only apply to owner-occupied residential properties. In an attempt to provide relief to some owner-occupied properties, the residential tax rate would actually have to increase. This is usually adopted in communities with large numbers of non-owner-occupied properties, such as annual rental income producing or seasonal, that would absorb additional tax burden in order to provide relief to some owner-occupied residences. The residential tax at a higher than single rate must then carry the exemption benefit. In FY 2016, only 14 communities adopted a residential exemption.
4. Small Commercial Exemption. To qualify, each eligible business must have occupied the property as of January 1st, must have no more than ten (10) employees during the previous calendar year and the building must have a valuation of less than \$1,000,000. All businesses (occupants) of the commercial property must qualify in order for the commercial property to qualify. This exemption is borne within the commercial and industrial classes in the form of a higher tax rate, as this exemption does not change their adopted share of the tax levy. Only 10 of 351 communities adopted this in FY 2016.
5. Item 5 shows the Levy Percentage Shares resulting from the adopted Residential Factor.
6. Item 6 is completed by the Town Clerk to substantiate the publication and posting of the Public Hearing Legal Notice.
7. Item 7 are the Town Council's indication of conducting a Public Hearing and adopting the Levy Percentages as shown in Item 5.
8. The excess levy capacity for FY 2017 is \$ 8,202.25 which results only from the tax rate "penny rounding", as to go to a rate of \$14.59 per thousand would cause the Town to be over its levy limit, an event not allowed by MGL.

DEPARTMENT OF REVENUE
BUREAU OF ACCOUNTS
CLASSIFICATION TAX ALLOCATION

FRANKLIN
City/Town/District

Return to: Bureau of Accounts, Boston, Springfield, Worcester

1. The selected Residential Factor is ----- 1.000000

If you desire each class to maintain 100% of its full value 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 X

If Yes, what is the percentage discount? _____

3. Was a residential exemption adopted?
Yes _____ No X

If Yes, please complete the following:

Class I Total Assessed Value _____ = _____ X _____ = _____
Class I Total Parcel Count* _____ Selected Res. Residential
Exemption % Exemption

* Include all parcels with a Mixed-Use Residential designation

Applicable number of parcels to receive exemption _____

4. Was a small commercial exemption adopted?
Yes _____ No X
% Selected _____

If Yes, please complete the following:

No. of parcels eligible _____
Total value of parcels _____
Total value to be exempted _____

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	B	C	D
Class	Certified Full and Fair Cash Value	Percentage Full Value Shares of Total Tax Levy	New Percentage Shares of Total
1. Residential	3,874,399,665	79.8342%	79.8342%
2. Open Space	0	0.0000%	0.0000%
3. Commercial	359,534,699	7.4084%	7.4084%
4. Industrial	456,515,020	9.4068%	9.4068%
5. Personal Property	162,606,840	3.3506%	3.3506%
Totals	4,853,056,224	100.0000%	100.0000%

6. I hereby attest that notice was given to taxpayers that a public hearing on the issue of adopting the tax levy percentages for fiscal year 2017 would be held on _____ (date), _____ (time), at _____ (place), by _____ (describe type of notice).

City/Town/District Clerk

7. We hereby attest that on _____ (date) _____ (time), at _____ (place) a public hearing was held on the issue of adopting the percentages for fiscal year 2017, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives at the hearing and that the percentages set forth above were duly adopted in public session on _____ (date).

8. The LA-5 excess capacity is calculated as \$8,202.25

For cities: City Councilors, Aldermen, Mayor
 For towns: Board of Selectmen
 For districts: Prudential Committee or Commissioners

CLASS	VALUE	%	R & O %
Residential	3,874,399,665	79.8342%	79.8342%
Open Space	0	0.0000%	79.8342%
Commercial	359,534,699	7.4084%	
Industrial	456,515,020	9.4068%	
Personal Prop	162,606,840	3.3506%	20.1658%
Total	4,853,056,224	100.0000%	

Enter a Levy (estimated if necessary)

Levy	70,757,560
Single Tax Rate	14.58

See Results in Table Below

Max Shift allowed

1.50

*Important: For correct Maximum Shift calculation, City/Town name must be selected on Start tab

CIP-Shift	Res Factor	Share Percentages			Levy Amounts			Estimated Tax Rates								
		Res	O.S.	Com.	Ind	PP	Total	Res	O.S.	Com.	Ind	PP				
1.00	100.0000	79.8342	0.0000	7.4084	9.4068	3.3506	100.0000	56,488,747	0	5,242,016	6,655,989	2,370,808	70,757,560	14.58	14.58	14.58
1.01	99.7474	79.6326	0.0000	7.4825	9.5008	3.3841	100.0000	56,346,059	0	5,294,436	6,722,549	2,394,516	70,757,560	14.54	14.73	14.73
1.02	99.4948	79.4309	0.0000	7.5566	9.5949	3.4176	100.0000	56,203,371	0	5,346,856	6,789,109	2,418,224	70,757,560	14.51	14.87	14.87
1.03	99.2422	79.2292	0.0000	7.6307	9.6890	3.4511	100.0000	56,060,683	0	5,399,276	6,855,669	2,441,932	70,757,560	14.47	15.02	15.02
1.04	98.9896	79.0276	0.0000	7.7048	9.7830	3.4846	100.0000	55,917,995	0	5,451,697	6,922,229	2,465,640	70,757,560	14.43	15.16	15.16
1.05	98.7370	78.8259	0.0000	7.7788	9.8771	3.5181	100.0000	55,775,306	0	5,504,117	6,988,788	2,489,348	70,757,560	14.40	15.31	15.31
1.06	98.4844	78.6243	0.0000	7.8529	9.9712	3.5516	100.0000	55,632,618	0	5,556,537	7,055,348	2,513,056	70,757,560	14.36	15.45	15.45
1.07	98.2318	78.4226	0.0000	7.9270	10.0652	3.5851	100.0000	55,489,930	0	5,608,957	7,121,908	2,536,764	70,757,560	14.32	15.60	15.60
1.08	97.9792	78.2210	0.0000	8.0011	10.1593	3.6187	100.0000	55,347,242	0	5,661,377	7,188,468	2,560,472	70,757,560	14.29	15.75	15.75
1.09	97.7266	78.0193	0.0000	8.0752	10.2534	3.6522	100.0000	55,204,554	0	5,713,797	7,255,028	2,584,180	70,757,560	14.25	15.89	15.89
1.10	97.4740	77.8176	0.0000	8.1493	10.3474	3.6857	100.0000	55,061,866	0	5,766,218	7,321,588	2,607,889	70,757,560	14.21	16.04	16.04
1.11	97.2214	77.6160	0.0000	8.2233	10.4415	3.7192	100.0000	54,919,178	0	5,818,638	7,388,148	2,631,597	70,757,560	14.17	16.18	16.18
1.12	96.9689	77.4143	0.0000	8.2974	10.5356	3.7527	100.0000	54,776,490	0	5,871,058	7,454,708	2,655,305	70,757,560	14.14	16.33	16.33
1.13	96.7163	77.2127	0.0000	8.3715	10.6296	3.7862	100.0000	54,633,801	0	5,923,478	7,521,268	2,679,013	70,757,560	14.10	16.48	16.48

CIP Shift	Res Factor	Share Percentages				Levy Amounts				Estimated Tax Rates					
		Res	O S	Com	Ind	Res	O S	Com	Ind	Res	O S	Com	Ind	PP	
1.14	96.4637	77.0110	0.0000	8.4456	10.7237	3.8197	100.0000	54,491,113	0	5,975,898	7,587,827	2,702,721	14.06	16.62	16.62
1.15	96.2111	76.8094	0.0000	8.5197	10.8178	3.8532	100.0000	54,348,425	0	6,028,318	7,654,387	2,726,429	14.03	16.77	16.77
1.16	95.9585	76.6077	0.0000	8.5938	10.9118	3.8867	100.0000	54,205,737	0	6,080,738	7,720,947	2,750,137	13.99	16.91	16.91
1.17	95.7059	76.4060	0.0000	8.6678	11.0059	3.9202	100.0000	54,063,049	0	6,133,159	7,787,507	2,773,845	13.95	17.06	17.06
1.18	95.4533	76.2044	0.0000	8.7419	11.1000	3.9537	100.0000	53,920,361	0	6,185,579	7,854,067	2,797,553	13.92	17.20	17.20
1.19	95.2007	76.0027	0.0000	8.8160	11.1940	3.9872	100.0000	53,777,673	0	6,237,999	7,920,627	2,821,261	13.88	17.35	17.35
1.20	94.9481	75.8011	0.0000	8.8901	11.2881	4.0207	100.0000	53,634,985	0	6,290,419	7,987,187	2,844,969	13.84	17.50	17.50
1.21	94.6955	75.5994	0.0000	8.9642	11.3822	4.0542	100.0000	53,492,296	0	6,342,839	8,053,747	2,868,677	13.81	17.64	17.64
1.22	94.4429	75.3978	0.0000	9.0383	11.4762	4.0877	100.0000	53,349,608	0	6,395,259	8,120,307	2,892,385	13.77	17.79	17.79
1.23	94.1903	75.1961	0.0000	9.1124	11.5703	4.1212	100.0000	53,206,920	0	6,447,680	8,186,866	2,916,094	13.73	17.93	17.93
1.24	93.9377	74.9944	0.0000	9.1864	11.6644	4.1548	100.0000	53,064,232	0	6,500,100	8,253,426	2,939,802	13.70	18.08	18.08
1.25	93.6851	74.7928	0.0000	9.2605	11.7584	4.1883	100.0000	52,921,544	0	6,552,520	8,319,986	2,963,510	13.66	18.23	18.23
1.26	93.4325	74.5911	0.0000	9.3346	11.8525	4.2218	100.0000	52,778,856	0	6,604,940	8,386,546	2,987,218	13.62	18.37	18.37
1.27	93.1799	74.3895	0.0000	9.4087	11.9466	4.2553	100.0000	52,636,168	0	6,657,360	8,453,106	3,010,926	13.59	18.52	18.52
1.28	92.9273	74.1878	0.0000	9.4828	12.0406	4.2888	100.0000	52,493,480	0	6,709,780	8,519,666	3,034,634	13.55	18.66	18.66
1.29	92.6747	73.9861	0.0000	9.5569	12.1347	4.3223	100.0000	52,350,791	0	6,762,201	8,586,226	3,058,342	13.51	18.81	18.81
1.30	92.4221	73.7845	0.0000	9.6309	12.2288	4.3558	100.0000	52,208,103	0	6,814,621	8,652,786	3,082,050	13.48	18.95	18.95
1.31	92.1695	73.5828	0.0000	9.7050	12.3228	4.3893	100.0000	52,065,415	0	6,867,041	8,719,346	3,105,758	13.44	19.10	19.10
1.32	91.9169	73.3812	0.0000	9.7791	12.4169	4.4228	100.0000	51,922,727	0	6,919,461	8,785,905	3,129,466	13.40	19.25	19.25
1.33	91.6643	73.1795	0.0000	9.8532	12.5110	4.4563	100.0000	51,780,039	0	6,971,881	8,852,465	3,153,174	13.36	19.39	19.39
1.34	91.4117	72.9779	0.0000	9.9273	12.6050	4.4898	100.0000	51,637,351	0	7,024,301	8,919,025	3,176,882	13.33	19.54	19.54
1.35	91.1592	72.7762	0.0000	10.0014	12.6991	4.5233	100.0000	51,494,663	0	7,076,721	8,985,585	3,200,590	13.29	19.68	19.68
1.36	90.9066	72.5745	0.0000	10.0754	12.7932	4.5568	100.0000	51,351,975	0	7,129,142	9,052,145	3,224,299	13.25	19.83	19.83
1.37	90.6540	72.3729	0.0000	10.1495	12.8873	4.5903	100.0000	51,209,286	0	7,181,562	9,118,705	3,248,007	13.22	19.97	19.97
1.38	90.4014	72.1712	0.0000	10.2236	12.9813	4.6238	100.0000	51,066,598	0	7,233,982	9,185,265	3,271,715	13.18	20.12	20.12
1.39	90.1488	71.9696	0.0000	10.2977	13.0754	4.6573	100.0000	50,923,910	0	7,286,402	9,251,825	3,295,423	13.14	20.27	20.27
1.40	89.8962	71.7679	0.0000	10.3718	13.1695	4.6908	100.0000	50,781,222	0	7,338,822	9,318,385	3,319,131	13.11	20.41	20.41
1.41	89.6436	71.5663	0.0000	10.4459	13.2635	4.7244	100.0000	50,638,534	0	7,391,242	9,384,944	3,342,839	13.07	20.56	20.56
1.42	89.3910	71.3646	0.0000	10.5200	13.3576	4.7579	100.0000	50,495,846	0	7,443,663	9,451,504	3,366,547	13.03	20.70	20.70
1.43	89.1384	71.1629	0.0000	10.5940	13.4517	4.7914	100.0000	50,353,158	0	7,496,083	9,518,064	3,390,255	13.00	20.85	20.85
1.44	88.8858	70.9613	0.0000	10.6681	13.5457	4.8249	100.0000	50,210,470	0	7,548,503	9,584,624	3,413,963	12.96	21.00	21.00
1.45	88.6332	70.7596	0.0000	10.7422	13.6398	4.8584	100.0000	50,067,781	0	7,600,923	9,651,184	3,437,671	12.92	21.14	21.14
1.46	88.3806	70.5580	0.0000	10.8163	13.7339	4.8919	100.0000	49,925,093	0	7,653,343	9,717,744	3,461,379	12.89	21.29	21.29
1.47	88.1280	70.3563	0.0000	10.8904	13.8279	4.9254	100.0000	49,782,405	0	7,705,763	9,784,304	3,485,087	12.85	21.43	21.43
1.48	87.8754	70.1546	0.0000	10.9645	13.9220	4.9589	100.0000	49,639,717	0	7,758,184	9,850,864	3,508,795	12.81	21.58	21.58
1.49	87.6228	69.9530	0.0000	11.0385	14.0161	4.9924	100.0000	49,497,029	0	7,810,604	9,917,424	3,532,504	12.78	21.72	21.72
1.50	87.3702	69.7513	0.0000	11.1126	14.1101	5.0259	100.0000	49,354,341	0	7,863,024	9,983,983	3,556,212	12.74	21.87	21.87

Massachusetts Department of Revenue								
Division of Local Services								
Municipal Databank/Local Aid Section								
FY1988 - FY2017 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
							average =	155

FY	MEAN SF VALUE	SINGLE RATE	SINGLE RATE TAX	CHG FR PRIOR YR	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
	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
	MEDIAN = MIDDLE			

PROPERTY CLASS	FY 16 CLASS LEVY AT 14.50	FY 17 CLASS LEVY AT 14.58	% CHANGE FY 2016 TO FY 2017
RESIDENTIAL	54,031,057.03	56,488,747.12	4.549%
COMMERCIAL	4,958,269.14	5,242,015.91	5.723%
INDUSTRIAL	6,602,737.11	6,655,988.99	0.807%
PERSONAL	2,077,956.29	2,370,807.73	14.093%
GRAND TOTALS	67,670,019.57	70,757,559.75	4.563%

<u>FISCAL YEAR & CATEGORY</u>	<u>RESIDENTIAL</u>	<u>COM/IND/PERS</u>	<u>TOTAL</u>	<u>TAX LEVY</u>	<u>TAX RATE</u>
2007 New Growth	72,959,756	57,475,610	130,435,366		
2007 Value Change	156,788,244	-10,390,762	146,397,482		
2007 Assessed Value	\$ 3,991,846,715	\$ 999,990,154	\$ 4,991,836,869	\$ 44,227,675	\$ 8.86
2007 %Res/CIP	79.97	20.03			
2008 New Growth	30,598,604	49,914,538	80,513,142		
2008 Value Change	-254,010,970	-66,355,424	-320,366,394		
2008 Assessed Value	\$ 3,768,434,349	\$ 983,549,268	\$ 4,751,983,617	\$ 48,612,792	\$ 10.23
2008 %Res/CIP	79.30	20.70			
2009 New Growth	44,458,800	34,383,910	78,842,710		
2009 Value Change	-276,330,075	-29,840,420	-306,170,495		
2009 Assessed Value	\$ 3,536,563,074	\$ 988,092,758	\$ 4,524,655,832	\$ 50,540,406	\$ 11.17
2009 %Res/CIP	78.16	21.84			
2010 New Growth	34,003,500	27,568,890	61,572,390		
2010 Value Change	-170,986,512	-60,484,562	-231,471,074		
2010 Assessed Value	\$ 3,399,580,062	\$ 955,177,086	\$ 4,354,757,148	\$ 52,402,285	\$ 12.03
2010 %Res/CIP	78.07	21.93			
2011 New Growth	25,164,400	17,505,800	42,670,200		
2011 Value Change	-95,824,832	-109,306,272	-205,131,104		
2011 Assessed Value	\$ 3,328,919,630	\$ 863,376,614	\$ 4,192,296,244	\$ 54,290,236	\$ 12.95
2011 %Res/CIP	79.41	20.59			
2012 New Growth	33,008,600	32,976,700	65,985,300		
2012 Value Change	-106,121,780	-43,404,871	-149,526,651		
2012 Assessed Value	\$ 3,255,806,450	\$ 852,948,443	\$ 4,108,754,893	\$ 56,413,205	\$ 13.73
2012 %Res/CIP	79.24	20.76			
2013 New Growth	30,926,600	30,552,070	61,478,670		
2013 Value Change	-69,252,815	-22,184,873	-91,437,688		
2013 Assessed Value	\$ 3,217,480,235	\$ 861,315,640	\$ 4,078,795,875	\$ 58,489,933	\$ 14.34
2013 %Res/CIP	78.88	21.12			
2014 New Growth	29,032,700	44,014,280	73,046,980		
2014 Value Change	124,921,915	-20,169,663	104,752,252		
2014 Assessed Value	\$ 3,371,434,850	\$ 885,160,257	\$ 4,256,595,107	\$ 61,507,799	\$ 14.45
2014 %Res/CIP	79.20	20.80			
2015 New Growth	25,447,800	24,109,020	49,556,820		
2015 Value Change	155,623,665	-28,691,429	126,932,236		
2015 Assessed Value	\$ 3,552,506,315	\$ 880,577,848	\$ 4,433,084,163	\$ 65,786,969	\$ 14.84
2015 %Res/CIP	80.14	19.86			
2016 New Growth	26,311,600	28,944,730	55,256,330		
2016 Value Change	147,461,880	31,095,528	178,557,408		
2016 Assessed Value	\$ 3,726,279,795	\$ 940,618,106	\$ 4,666,897,901	\$ 67,670,020	\$ 14.50
2016 %Res/CIP	79.84	20.16			
2017 New Growth	31,101,700	50,659,390	81,761,090		
2017 Value Change	117,018,170	-12,620,937	104,397,233		
2017 Assessed Value	\$ 3,874,399,665	\$ 978,656,559	\$ 4,853,056,224	\$ 70,757,560	\$ 14.58
2017 %Res/CIP	79.83	20.17			

Town of Franklin
Town Administrator's Office
(508) 520-4949

Milford Daily News

Attention: LEGAL NOTICES DEPT.
November 14, 2016

Publish Date: Friday November 18, 2016

**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, December 7, 2016 at 7:10 P.M. on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2017. 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,
Maxine D. Kinhart
Town of Franklin



TOWN OF FRANKLIN

RESOLUTION 16-58

REQUEST FOR LEGISLATION

Exempting all Positions in the Fire Department from Civil Service Law

BE IT RESOLVED THAT THE Town of Franklin, acting by and through the Town Council, hereby requests the General Court to enact a Home Rule Petition to exempt all positions in the Town of Franklin’s Fire Department from the Civil Service Law as follows:

AN ACT EXEMPTING ALL POSITIONS IN THE TOWN OF FRANKLIN’S FIRE DEPARTMENT FROM THE CIVIL SERVICE LAW.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Notwithstanding the provisions of any general or special law to the contrary, all positions in the Town of Franklin’s Fire Department in the Town of Franklin shall be exempt from Chapter 31 of the General Laws.

SECTION 2. Section 1 shall not impair the civil service status of any person holding a position in the Town of Franklin’s Fire Department on the effective date of this Act.

SECTION 3. This act shall take effect on or _____.

DATED: _____, 2016

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk

Office of the Town Administrator



MEMORANDUM

Date: September 29, 2016
To: Town Council
From: Jeffrey Nutting, Town Administrator *JN*
Subject: Removing the Fire Department from Civil Service

As the Council is aware, all employee units in Franklin have been removed from Civil Service with the exception of the Fire Department (see attached). The Police Department was removed in 2012. The Town Council in 2014 voted to remove the Fire Department from Civil Service; but, due to an oversight on my part the wording was incorrect so it never took effect. We were in the middle of a protracted collective bargaining dispute so it made no sense to revisit the issue at that time. Since that time, the Town Council approved the arbitration award and a new three year collective bargaining agreement.

This new resolution would petition the legislature to pass a home rule amendment to remove the Department from Civil Service.

As a reminder, all current employees would be "grandfathered" under Civil Service if they ever wanted to transfer to another Civil Service department, be on a statewide layoff list, or if under a disciplinary hearing they chose to appeal to the Civil Service commission in lieu of arbitration. We rarely have discipline issues that rise to that level and experience would suggest that more employees choose arbitration over Civil Service in those disciplinary matters.

In 2014 we worked out a process on the promotional process once Civil Service was eliminated (draft enclosed). We would have to revisit the issue with the Union to see if there are any changes to the process they would like to consider. We do have a written agreement for the police department that has worked very well.

I am happy to answer any questions or feel free to reach out to the Police Chief on how the recruitment and promotions of police officers has worked since 2012.

cc: Gary McCarraher
Charles Allen



Stephanie Lutz
Human Resources Director
355 E. Central Street

Phone (508) 553-4810
Fax (508) 553-4896
Franklin, Ma 02038

MEMORANDUM
TOWN OF FRANKLIN

TO: Jeffrey Nutting, Town Administrator
FROM: Stephanie Lutz, Human Resources Director
DATE: October 17, 2013
SUBJECT: Exemption from Civil Service

As the discussion about Civil Service continues to develop, the following dates may be helpful.

1937	Town Meeting Vote – Article 41 – accepted Sec 48 for Police Department
2/1950	Adopted by Ballot - Civil Service Local Labor Service
4/1974	Exempt Town Accountant from Civil Service
4/1975	Exempt Call Firefighters
7/1980	Exempt Superintendent of Buildings and Grounds
7/1981	Exempt Water Pump Station Operator
7/1982	Exempt Council on Aging
7/1982	Exempt Recreation Department
7/1982	Exempt Library Employees
9/1989	Exempt Clerical positions
7/1990	Exempt School Department Director of Administrative Services
1/1998	Exempts School Nurses (employees hired after)
10/1999	Exempt School Custodians (employees hired after)
7/2003	Exempt School Cafeteria Workers (employees hired after)
7/2007	Exempt Department of Public Works (employees hired after)
7/2012	Exempt Police Department (employees hired after)

Civil Service was initially put in place to protect the employment process from political favoritism, retaliation, and nepotism. At that time, public sector employees did not have the right to organize into associations or unions.

In 1962 President John F. Kennedy, by executive order, granted federal employees the modified right to unionize and bargain over non-wage items. Then in 1972 the Commonwealth enacted M.G.L. 150E, which outlines the collective bargaining and dispute resolutions processes. This enables employees and bargaining units to agree to terms and conditions for all aspects of employment from the hiring process to termination or retirement on terms that best respond to the unique employment and operational needs. As a result the Civil Service mechanisms have been replaced by Collective Bargaining Agreements. The groups exempted from Civil Service over the past 30 years reflect recognition of this change.



not needed correctly

TOWN OF FRANKLIN

RESOLUTION 14-07

EXEMPTION OF ALL POSITIONS IN THE FIRE DEPARTMENT FROM THE CIVIL SERVICE LAW

WHEREAS, Over the years all future hires in all positions except the Fire Department have been exempted from the provision of G.L. Chapter 31 Civil Service.

WHEREAS, The Town of Franklin has been proposing to Local 2637, I.A.F.F., since the Summer of 2012, its intent to revoke its acceptance, under G.L. c. 4, §4B, of G.L. c. 31, the Civil Service Law.

WHEREAS, the Town and the Union have agreed to negotiate separately, to the extent required by law, on the impact of the Town revoking its acceptance of c. 31 for all Fire Department positions.

NOW BE IT RESOLVED by the Town of Franklin by and through its Town Council:

1. All positions in the fire department shall be exempt from the provisions of G.L. Chapter 31, the Civil Service Law.
2. Notwithstanding the foregoing, this resolution shall not affect any civil service rights of any person holding a position in the fire department on the effective date of this resolution.

This Resolution shall become effective according to the rules and regulations of the Town of Franklin Home Rule Charter.

Dated: 2/12 2014

Voted: passed

*A True Record Attest:
Quinn L. Pellegrini
Town Clerk*

UNANIMOUS _____

YES 8 NO 0

ABSTAIN 0

ABSENT 1

Judith Pond Pfeffer
Judith Pond Pfeffer, Clerk
Franklin Town Council

MEMORANDUM OF AGREEMENT

This Memorandum sets forth the parties' agreement concerning the negotiation of the impact of the Town's revocation of its acceptance of Civil Service law.

1. **Effect of Revocation.** The revocation of the Civil Service statute shall not affect any contractual or civil service rights which have come into existence between the Town and any person employed as of the date of revocation, as a result of the original acceptance of such law.

2. **Seniority.**

a. For employees appointed before the removal of the Department from Civil Service, the Civil Service definition of seniority shall continue to apply for purposes of layoffs, demotions, and recall.

b. For employees appointed after the effective date of removal from Civil Service, seniority shall be based on the employee's date of appointment in the Department.

3. **Layoff and Recall.**

a. Employees appointed prior to the Town's revocation of the Civil Service statute shall maintain all rights regarding layoffs, recall, inclusion on the re-employment list, and lateral transfers, and the procedures under M.G.L. c. 31 governing such matters and any appeal shall continue to apply.

b. For employees appointed after the removal of the department from Civil Service, the term "layoff" means a reduction in the number of employees due to a lack of work, lack of funds or abolition of position. In the event of a layoff, the least senior employee or employees shall be laid off first. In any such case a five (5) days' advance notice of the contemplated layoff shall be given to the employee in writing; a copy of such notice shall also be given to the Union.

A laid-off employee shall have recall rights for a maximum period of seven (7) years. Recall shall be in order of seniority with the employee with the highest level of seniority having first right of recall. Notice of recall shall be via certified mail and by email to the employee's last known address and email address, with a copy to the Union President. A recalled employee shall notify the Town Administrator within twenty-one day (21) calendar days of receipt of the recall notice of his or her intention to return to the Franklin Fire Department. Any person refusing or failing to exercise such recall opportunity within such twenty-one (21) day period shall be deemed to have waived his or her right of recall permanently and absolutely. Employees must be available to work within twenty-one (21) calendar days of receiving notice in order to be eligible for recall, except as follows in the next paragraph.

Any person refusing or failing to exercise such recall opportunity within such twenty-one day period shall be deemed to have waived his or her right of recall permanently and absolutely except as follows:

- (1) An employee who is on active duty in the military for an enlistment period, or an employee who is obligated by contract to continue in the employ of another employer, shall have the right to maintain eligibility for recall for the next vacancy,; or
- (2) The recalled employee may within the twenty-one day period request the Town Administrator in writing an extension of time to return to work in Franklin for exigent reasons which shall be specified. In considering any such request the Town Administrator shall weigh specific exigent circumstances justifying an extension and the Town's need to fill a vacancy.

The exceptions listed above shall not include situations where the employee being recalled has alternative employment with another town or with a private ambulance company, unless obligated by contract to continue for a term in the employ of another employer.

Prior to returning the laid off employee to work the Town shall have the right to obtain a CORI report for determining whether any actions reflected on such report, after the date of the

layoff, affect the employee's qualifications for re-employment. Prior to returning to work a recalled employee may be required to undergo a physical examination, and such other background investigation of conduct occurring after the layoff as the Fire Chief deems necessary and appropriate. The Town shall bear the cost of any physical examination it requires under this section. If, based on the results of such examination or investigation, the Town Administrator rescinds the offer of recall he shall provide the employee with a written statement of his reasons for the rescission. This rescission may be subject to the grievance and arbitration provisions of the contract.

In the event of a layoff in the rank of captain or lieutenant, the incumbent with the least length of service in grade shall have the option to bump into a position in the next lower grade of the Department. If two employees have equal length of service in grade, the employee with less total service with the Department shall be affected by the layoff.

Laid off employees will be responsible for maintaining any required licenses or certifications, provided that laid off employees are allowed to attend department training sessions, if available, at no cost to the employee or the Town. Laid off employees will be allowed to attend courses which involve a cost provided they pay their portion of the costs. Laid off employees who attend such Town-sponsored training sessions and/or courses, shall as a condition of attendance, sign a Release of All Claims on a form provided by the Town indicating that they are participating on a voluntary basis and not as employees of the Town and, except in instances involving gross negligence on the part of the Town, they accept all risks associated with participation in the program. To facilitate maintenance of required licenses or certifications, the Town agrees to continue to affiliate laid off firefighters, with the Office of Emergency Medical Services, if they do not otherwise have employment with such affiliation.

4. **Discipline.** Employees appointed prior to the removal of the Town from Civil Service shall retain their right to appeal discipline imposed under M.G.L. c. 31, § 41 to the Civil Service Commission.

5. **Promotions.** The parties have negotiated a separate agreement (attached) regarding promotion procedures to govern promotions to fill vacancies which occur after the effective date of the removal of the department from Civil Service.

LOCAL 2637, I.A.F.F.,

TOWN OF FRANKLIN,
By its Town Administrator

Jeffrey D. Nutting

Attachment

TOWN OF FRANKLIN FIRE DEPARTMENT

PROMOTION POLICY- New Provision in CBA

Section 1. Promotion Process.

The purpose of this process is to identify the best qualified individual for promotion without regard to personal preference, prejudice or unsubstantiated opinions.

- a. The initial component of the promotional process shall be an examination administered by a professional testing firm hired by the Town. The written examination will be provided for eligible employees at no cost.
- b. At least one hundred eighty (180) (180) calendar days prior to any written promotional exam for Lieutenant or Captain, the department will announce by posting a notice including:
 - (1) The title of the position;
 - (2) The eligibility requirements
 - (3) description of the duties of the position
 - (4) The date, time and location of the written examination;
 - (5) The reading list of resource and reference materials upon which the test and the assessment center will be based.

Such notice will be posted conspicuously at all fire stations. Eligible employees who are out of work due to illness, injury, active military leave or other long term absence shall be mailed and/or emailed a copy of the examination notice at their last known address or email address.

A reference book list for the rank of Lieutenant and Captain will be posted and maintained at all times with the most current reference books. No changes to the book list will be made once notification of an exam has been announced.

While there may be exam questions for lieutenants and captains positions which overlap, the exam shall contain questions specifically designed to measure qualifications for each rank.

A procedure will be established by the testing firm to mask the identity of those candidates taking the written exam.

The passing score, established by the Town, to the written examination is 70. The written examination will be scored by the testing firm. The release of the written

marks will be made in a timely manner, the contemplated timeframe to be announced with the notice of the exam. (The Town will request that the release of the written marks occur within fifteen (15) days of the exam date.) Candidates shall receive a written breakdown of their score from each category of the examination and a final score. Upon receiving written exam scores, candidates shall then have five (5) business days to review the promotional examination in accordance with the review policy in place by the testing firm.

- c. To be eligible for promotion, the following time in grade criteria must be met for each rank:
 - (1) Lieutenant: A candidate must be a permanent member of the Department with a minimum of three (3) years of continuous service in the rank of firefighter.
 - (2) Captain: A candidate must be a permanent member of the department with a minimum of seven (7) continuous years of service of which three (3) years shall been at the rank of Lieutenant. In the event there are less than three applicants for a captain's position, the time-in-rank of lieutenant will be waived.
- d. All candidates must notify the Human Resources Director in writing of their interest in taking the exam by submitting a letter of intent and documentation of qualification for the posted position at least thirty (30) calendar days prior to the test date.
- e. Only candidates who pass the written examination as defined in paragraph (g) below will be included in subsequent phases of the promotional process.
- f. Examinations for Lieutenant and Captain will be conducted every two (2) years. If no promotion has been made within the two (2) year period, the examination will be administered in the third (3rd) year, and the list will remain in effect until superseded by a new list.
- g. A promotional examination will be considered valid if at least three (3) applicants pass the exam with a score of seventy (70) or higher.
- h. In the event that fewer than three (3) applicants achieve a minimum passing score, the Chief shall schedule another examination after posting as outlined in letter b above. Eligibility of this second exam will be in accordance with letter (c) above, EXCEPT, in-grade requirements for the position of Captain will be waived.

If another exam is held because fewer than three (3) applicants achieved a score of seventy (70) or above, those applicants who passed the original exam shall have the option of "holding" their examination score and will not be required to take the next written examination. Their score shall remain valid until the next subsequent examination is given. Candidates who choose to "hold" their score shall notify Human Resources in writing at least fourteen (14) calendar days before the date of

the next exam. The candidate electing to "hold" their score on the written examination will then be required to complete all other aspects of the promotional process.

- i. A candidate may appeal a question from the written examination. Such appeal must be made in writing to the Human Resources Director within five (5) business days of the close of the candidate's promotional testing review period. The Human Resources Director will then transmit the appeal to the testing firm. . If there is a question that gets overturned as the result of the appeal process, the following is applied:
 - No correct answer to the question, all candidates receive credit.
 - If multiple answers are correct, only those candidates who answered either correct answer will receive credit.
 - If candidate chose neither correct answer, then no credit allowed.

No questions will be thrown out. The written test will be based upon a 100% score. The candidate shall be advised of the result of the appeal within ten (10) business days of the Town's receipt of an appeal, which decision shall be final.

- j. Examination scores will remain valid until a new examination is administered and results are available.
- k. Candidates who achieve a passing score on the written examination will be eligible to participate in an assessment center, which may include, but not be limited to a fire simulator component. The exercise which comprises the assessment center shall be professionally designed and administered, and an orientation session shall be held to assist candidates in knowing the areas to be assessed. The goal of the assessment center is to evaluate the candidate's knowledge, skills, abilities and personal characteristics that are directly related to the essential functions of the roles of Lieutenant and Captain. The consultants who develop and administer the assessment center will be responsible for the scoring system for the assessment and for establishing the passing score for the assessment center. The dates, times, and locations of the orientation session and assessment center shall be posted conspicuously at all fire stations. The Town will be responsible for the cost of the assessment center.
- l. A candidate may appeal any component of the assessment center. Such appeal must be made in writing to the Human Resources Director, who will transmit such to the firm administering the center, within five (5) business days of the completion of all

components of the assessment center for all candidates. The candidate shall be advised of the result of the appeal within ten (10) business days of the Town's receipt of an appeal, which decision shall be final.

- m. Candidates who achieve a passing score on the assessment center shall be eligible for inclusion on the promotional list. The third component of the promotional process shall consist of an oral interview conducted by a panel selected by the Chief and Human Resources Director. The panel shall include: either the Chief or Deputy Chief, and two (2) current Franklin Fire Department Officers in the rank corresponding to the rank being interviewed for. Such officers shall be compensated in accordance with the collective bargaining agreement for hours spent in the interview process outside of the regular scheduled workweek. The Town shall not be limited in its selection of other members of the interview panel.
- n. The promotional list shall be established based on the following weighted components:
 - (1) Score on the written examination: 45%
 - (2) Score on the assessment center: 40%
 - (3) Oral Interview: 15%

The promotional list shall be established no later than fifteen (15) business days following the completion of the last and third component of the promotional process, oral interview, for all candidates. Each candidate at that time shall be mailed their final scores and ranking. Once established, the list shall remain valid until a new promotional process is administered and a new list is established.

- o. The Fire Chief shall select from the highest three candidates on the list to recommend to the Town Administrator. In the event candidates have the exact same score after applying the weighted criteria, within the top three scores, such tied candidates shall be considered as one candidate for purposes of selecting from the top three candidates eligible for promotion. [For example, if candidates A and B tied with a score of 90, and candidates C and D had scores of 88 and 86, respectively, all four candidates would be eligible for promotion. The same standard would apply for candidates tied with the second highest and third highest scores].

The Fire Chief shall evaluate each candidate's record of service using the following criteria:

- i. Job related experience;
- ii. Performance evaluation in his/her present position (including contributions to the department);
- iii. Attendance record;
- iv. Sick leave record;
- v. Formal education;
- vi. Fire & EMS certification;
- vii. Training and education through career and self-initiated development;

- viii. Disciplinary record of the employee; and
- ix. Work ethic and initiative.

Candidates may submit materials relating to the above criteria for the Fire Chief's review to supplement the Department's personnel record.

- p. Prior to presenting his recommendation, the Fire Chief will notify the eligible candidates of which candidate he intends to recommend. This notification shall include a general statement summarizing his/her recommendation.
- q. Candidates not recommended for promotion may, at their discretion, arrange a meeting with the Fire Chief to review the candidate's performance within the promotional process to identify how the candidate may be more successful in future promotional efforts.

Section 2. Selection.

- a. The decision of the Fire Chief as to which candidate is recommended and the decision of the Town Administrator as to which candidate is appointed shall not be subject to grievance or arbitration.
- b. The parties agree that the Union shall have the right to grieve alleged violations of certain sections of the Promotion Process [sub-sections (a) through (o)] provided that any grievance filed by the Union involving sub-sections (i), (l), (m) and (o) of Section 1 cannot involve the substance of the written exam, assessment center (or oral interview) or the Fire Chief's evaluation of the service record, only the procedures by which they are administered. As to substance, for example, the Union may not grieve any written exam question, or any question or score during the oral interview, or any question or score during the assessment center, or any question asked during the oral interview. As to procedure, for example, if the Town fails to utilize either the Chief or Deputy Chief in the interview panel, that alleged violation would be subject to the grievance procedure. No individual shall have the right to grieve alleged violation of the Procedure.
- c. Union grievances shall be filed at the Town Administrator level within seven (7) calendar days of the Union learning of the act or omission. The Town Administrator shall hear the grievance in an expeditious manner and in no event answer later than seven (7) calendar days after receipt of the grievance.
- d. The promotional process will not be delayed or held in abeyance pending any employee appeal or pending any Union grievance.
- e. Under no circumstances will an arbitrator have the right to order that a particular candidate be promoted or that a promotion decision be rescinded and re-done.

Promotional Examination Timetable

(The below date ranges will be established at notification of the exam)

<u>Step</u>	<u>Date Range/Due</u>
Written Examination	180 calendar days from notice of exam
Release of written scores	Shall be contained on notice
Review of written exam	Within 5 business days of receiving exam scores
Appeal of written exam	Within 5 business days after close of review
Response to appeal	Within 10 business days of the Town's receipt of an appeal
Assessment Centers Orientation sessions	_____
Assessment Centers	_____
Appeal of assessment centers	Within 5 business days of completion of centers
Response to appeal	Within 10 business days of the Town's receipt of an appeal
Panel Oral Interview	_____
Establishment of final eligibility list	Within 15 business days of completion of interviews



2017 Annual Alcoholic Beverages Licenses Renewal

All establishments have been inspected. We have noted the establishments that have not passed Fire or Building or Board of Health inspections and those that owe funds to the town.

MOTION to approve the renewal of the alcoholic beverages licenses listed on the attached Renewal List for the year 2017. Licenses that have fees or inspections outstanding to the Town are to be held in the Town Administrator's Office until outstanding items are corrected.

DATED: _____, 2016

A True Record Attest:

Teresa M. Burr,
Town Clerk

VOTED:

UNANIMOUS _____
YES _____ **NO** _____

ABSTAIN _____
ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

Sponsor: Administration

2016
TOWN OF FRANKLIN
ALCOHOL LICENSES RENEWALS

License #	DBA	LOCATION	Outstanding WST, PP, RE, License Fee	Passed Inspection	Recommended Approval
00005-RS-0430	Rome Restaurant	4 East Central Street		Y	Y
00012-RS-0430	Acapulco's	13-25 Main Street		N	HOLD
00016-CL-0430	Franklin Elks BPOE 2136	1077 Pond Street		Y	Y
00020-RS-0430	Jimmy D's LLC	338 Union Street	WST, RE	N	HOLD
00021-RS-0430	Union Street Grill	371 Union Street	License	Y	HOLD
00024-RS-0430	Cole's Tavern	553 Washington Street		N	HOLD
00027-PK-0430	Three	461 W. Central Street		Y	Y
00028-RS-0430	Uptowne Pub	5-7 W. Central Street		Y	Y
00030-PK-0430	Village Mall Liquors	60 Franklin Village Drive		Y	Y
00032-PK-0430	Franklin Liquors	333 East Central Street	License	Y	HOLD
00033-PK-0430	Shaws Supermarket	255 East Central Street		N	HOLD
00034-PK-0430	Union Street Wines & Liquors, Inc.	317 Union Street		Y	Y
00035-PK-0430	Ouzo Corporation	660 W. Central Street	License	Y	HOLD
00036-PK-0430	Tedeschi's Food Shop	664 Union Street		Y	Y
00037-PK-0430	J.B.'s Liquor World	365 W. Central Street		Y	Y
00038-PK-0430	Ferrara's Market	20 W. Central Street		Y	Y
00039-PK-0430	Anne's Market	451 W. Central Street	License	Y	HOLD
00044-PK-0430	Dacey's Market	345 Lincoln Street		Y	Y
00046-RS-0430	MapleGate Country Club	160 Maple Gate, Bellingham	License	Y	HOLD
00049-RS-0430	Hang Tai Restaurant	26-30 East Central St		Y	Y
00052-RS-0430	Joe's American Bar & Grill	466 King Street		Y	Y
00054-RS-0430	Pepper Terrace Restaurant	400 Franklin Village Drive		Y	Y

2016
TOWN OF FRANKLIN
ALCOHOL LICENSES RENEWALS

License #	DBA	LOCATION	Outstanding WST, PP, RE, License Fee	Passed Inspection	Recommended Approval
00056-RS-0430	Longhorn Steakhouse	250 Franklin Village Drive		Y	Y
00057-RS-0430	Franklin Country Club	672 East Central Street		Y	Y
00059-PK-0430	Devita's Market	198 East Central Street		Y	Y
00060-PK-0430	Pour Richards Wine & Spirits	470 King Street		Y	Y
00062-RS-0430	Incontro	860 West Central St		Y	Y
00063-RS-0430	99 Restaurant	947A West Central St		Y	Y
00065-RS-0430	Bamboo House	2 Main Street		Y	Y
00066-RS-0430	King Street Café & Deli	390 King Street	PP, WST, RE	Y	HOLD
00068-RS-0430	The Alumni Club	391 East Central Street		Y	Y
00069-RS-0430	Spruce Pond Creamery	370 King Street		N	HOLD
00070-RS-0430	Maguro House	2 East Central Street		Y	Y
00071-RS-0430	British Beer Company	280 Franklin Village Drive	PP	Y	HOLD
00072-RS-0430	The Curry House	West Central Street		N	HOLD
00073-RS-0430	Ichigo Ichie	837 West Central Street		Y	Y
00075-HT-0430	Residence Inn	4 Forge Parkway		Y	Y
00078-PK-0430	Noodles & Company	648 Old West Central Stret		Y	Y
00079-PK-0430	Table & Vine, Inc.	348 East Central Street		Y	Y
02702-RS-0430	Teddy Gallagher's Pub	20-30 Main Street		Y	Y



TOWN OF FRANKLIN

RESOLUTION: 16-67

WHEREAS, a public hearing on the Property Tax Classification was held and closed on December 7, 2016.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded to set the Residential Factor at [1.000000].

DATED: _____, 2016

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

**Teresa M. Burr,
Town Clerk**

**Judith Pond Pfeffer, Clerk
Franklin Town Council**



TOWN OF FRANKLIN

RESOLUTION: 16-68

WHEREAS, a public hearing on the Property Tax Classification was held and closed on December 7, 2016.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded that there [~~be~~] [not be] an exemption for open space.

DATED: _____, 2016

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

**Teresa M. Burr,
Town Clerk**

**Judith Pond Pfeffer, Clerk
Franklin Town Council**



TOWN OF FRANKLIN

RESOLUTION: 16-69

WHEREAS, a public hearing on the Property Tax Classification was held and closed on December 7, 2016.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded that there [~~be~~] [not be] an exemption for small businesses.

DATED: _____, 2016

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

**Teresa M. Burr,
Town Clerk**

**Judith Pond Pfeffer, Clerk
Franklin Town Council**



TOWN OF FRANKLIN

RESOLUTION: 16-70

WHEREAS, a public hearing on the Property Tax Classification was held and closed on December 7, 2016.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded that there [~~be~~] [not be] an exemption for residential property.

DATED: _____, 2016

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

Teresa M. Burr,
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



Sponsor: Administration

TOWN OF FRANKLIN

RESOLUTION 16-71

2017 SCHEDULE OF TOWN COUNCIL MEETINGS

January	4
January	18
February	1
February	15
March	1
March	15
April	5
April	12
May	3
May	17
May/June	Budget Hearings
June	7
June	21
July	12
August	9
September	13
September	27
October	11
October	25
November	15
November	29 (Goals Workshop)
December	6 (Tax Hearing)
December	20

DATED: _____, 2016

A True Record Attest:

Teresa M. Burr,
Town Clerk

VOTED:

UNANIMOUS _____
YES _____ **NO** _____

ABSTAIN _____
ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION 16-72

Legal Notices

BE IT RESOLVED THAT THE TOWN OF FRANKLIN, acting by and through the Town Council and pursuant to the Town Code of the Town of Franklin, Division 2, Part 1, Chapter 4. Administration of Government, Article VI, § 4-15. Public Notices, hereby designates the Milford Daily News to be utilized by all boards, departments, agencies, and agents of the Town to give notice to the public of pending public hearings for the next calendar year, 2017.

This resolution shall become effective according to the rules and regulations the Town of Franklin Home Rule Charter.

DATED: _____, 2016

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____


Teresa M. Burr,
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

Memo

To: Town Council
From: Jeffrey D. Nutting 
Date: December 1, 2016
Re: Grant of Utility Easement

There has been a Town owned drain pipe on this property for a long time without an easement. This Resolution will allow the Town to access and repair it as required.

Please feel free to call with questions.



Sponsor: Administration

TOWN OF FRANKLIN

RESOLUTION 16-73

**ACCEPTANCE OF GRANT OF UTILITY (DRAINAGE) EASEMENT ON
PROPERTY AT
9 MACKINTOSH STREET, FRANKLIN**

WHEREAS, James D. Strouse and Donna V. Strouse are the owners of a certain parcel of land located at 9 Mackintosh Street in Franklin described in a deed dated May 26, 2011 and recorded at Norfolk Registry of Deeds in Book 28824, Page 419 and

WHEREAS, James D. Strouse and Donna V. Strouse, having agreed to grant to the Town of Franklin an easement across a portion of their land to construct, maintain and replace drain pipes and structures of any type, have executed a Grant of Utility (Drainage) Easement to the Town of Franklin for nominal consideration, a true copy of said Grant of Utility (Sewer) Easement being attached hereto as "Exhibit 1".

NOW, THEREFORE, BE IT ORDERED that the Town of Franklin acting by and through its Town Council accepts the Grant of Utility (Drainage) Easement attached hereto as Exhibit 1 and it is further ordered that a true copy of this resolution be recorded with the original Grant of Utility (Drainage) Easement at Norfolk County Registry of Deeds.

This Resolution shall become effective according to the rules and regulations of the Town of Franklin Home Rule Charter.

DATED: _____, 2016

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

GRANT OF UTILITY (DRAINAGE) EASEMENT

WE, James D. Strouse and Donna V. Strouse, husband and wife as tenants by the entirety, both of 9 Mackintosh Street, Franklin, Norfolk County, MA, for consideration paid and in full consideration of:

One Dollar (\$1.00)

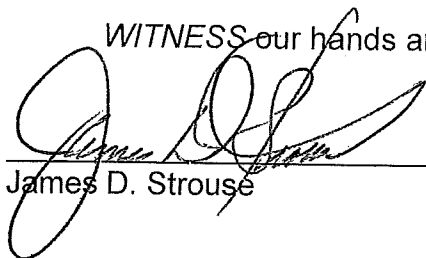
GRANT to the Town of Franklin, a duly-organized municipal corporation with administrative offices located in the Municipal Building, 355 East Central Street, Franklin, Norfolk County, MA, a permanent easement over, under, and through land of Grantors located at 9 Mackintosh Street in said Franklin. For Grantors' Title, see deed dated May 26, 2011 and recorded at Norfolk Registry of Deeds in Book 28824 at Page 419, said easement being shown as "20 ft. Wide Drain Easement Area = 2182 sq. ft., more or less 0.050 acres, more or less" on a plan entitled "Drain Easement Plan of Land at Mackintosh Street Franklin Massachusetts" dated June 8, 2016 and filed at Norfolk Registry of Deeds in Plan Book ____ at Page ____, included within said grant is the perpetual right and easement to construct, maintain and replace drain pipes, and structures of any type as are commonly used in the Town of Franklin, including, without limitation, the right, but not the obligation, to use, construct, inspect, repair, and forever maintain said drain pipes and structures and the right to enter on foot and with equipment and vehicles to perform any of said work.

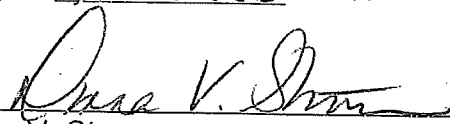
Further, the said Grantors do hereby grant unto the Grantee and its successors and assigns forever, ownership rights in all pipes, manholes, conduits, fixtures, and all appurtenances thereto that are now or hereafter may be constructed or installed in, through, or under the above-described land.

The Grantors, for themselves and their successors in title, covenant that they shall not permit any use within said easement area described herein, which is inconsistent with this Grant of Easement, including, but not limited to the erection of any non-related structures of any kind or the planting of shrubs and/or trees within the easement area or performing any act which will impair the function and purpose of said Grant of Easement.

Grantors, for themselves and their successors in title, further covenant that the location of said drainage easement shall not be changed without the prior written consent of Grantee or its successor in title.

WITNESS our hands and seals this 28th day of November 2016.


James D. Strouse


Donna V. Strouse

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS:

On this 28 day of November, 2016, before me, the undersigned notary public, personally appeared James D. Strouse and Donna V. Strouse, each proved to me through satisfactory evidence of identification, which were MA. LIC, to be the person whose name is signed on the preceding document and each acknowledged to me that he/she signed it voluntarily for its stated purpose.

Nancy Kamell
Notary Public
My commission expires: Dec 30, 2022



126

20,862 SF

127

20,000 SF

128

20,000 SF

18

113

20,015 SF

17

15

17

183.3

19

200

129

15,247 SF

3

5

107

15,307 SF

106

16,023 SF

7

MACKINTOSH STREET

13

108

15,937 SF

2

35

23,138 SF

11

109

15,307 SF

4

110

16,500 SF

111

20,000 SF

8

36

22,000 SF

37


34,129 SF

SARGENT LANE

84

10

Memo

To: Town Council
From: Jeffrey D. Nutting 
Date: December 1, 2016
Re: Surplus land off Forge Hill Road

This resolution would allow Franklin Cable Access to construct an antenna on the land where the Water Tower is located at the top of Forge Hill next to the YMCA. This will allow them to broadcast their radio station. Further, they will agree to locate our police and fire antennas from the antenna next door and save us over \$12,000 a year in rent payments.

Please feel free to call with questions.



Sponsor: Administration

TOWN OF FRANKLIN

RESOLUTION 16-74

DECLARATION AS SURPLUS AND AVAILABLE FOR DISPOSITION (GROUND LEASING) AND AUTHORIZATION THEREFORE OF A PORTION OF TOWN-OWNED LAND OFF FORGE HILL ROAD

WHEREAS, Town owns property off Forge Hill Road shown on Franklin Assessors' Map 290 as Parcel 10 a portion of which contains a water tower which is part of Town's water supply system and the balance of which is unimproved, and

WHEREAS, Town is not making full use of the land for the stated municipal purpose (public water supply) and a portion of the unimproved land may therefore be able to be utilized for other compatible use(s), and

WHEREAS, Franklin Community Cable Access, Inc. (hereinafter: "FCCA") has proposed to construct a radio transmission tower for use in its operations and has agreed to permit Town to locate municipal public safety communications antennae thereon at no expense to Town, and

WHEREAS, FCCA's proposed use is compatible with the existing municipal use and would provide a substantial benefit to the Town.

NOW, THEREFORE, BE IT RESOLVED that the Town of Franklin, acting by and through its Town Council:

1. Declares the portion of Town-owned land, more fully described above and shown on "Exhibit A", to be partially surplus and available for disposition (ground lease), PROVIDED THAT any other use be compatible and not interfere with the active ongoing municipal use.
2. Authorizes the Town Administrator to enter into a ground lease of land with Franklin Community Cable Access, Inc. (FCCA) for up to thirty (30) years to permit FCCA to construct a radio transmission tower for use in its operations, subject to Town's being able to install municipal public safety communications antenna thereon, at no expense to Town, and upon such other terms and conditions as the Town Administrator shall determine to be in Town's best interests.

This Resolution shall become effective according to the rules and regulations of the Town of Franklin Home Rule Charter.

DATED: _____, **2016**

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council



7

6

1

4

5

2

6

3

17

16

N. BLOOMING DR

FARGO HILL RD

7

6

5

4

11

4

10

9

8

1

5

1

2

November 30, 2016

To: Capital Budget Subcommittee

From: Jeff Nutting, Jamie Hellen

Re: Capital requests

Free Cash Overview

The following is an overview of certified free cash status for FY17:

Department	Request	Amounts
<i>FREE CASH START</i>		<i>3,755,586</i>
DPW	Sidewalks; appropriated	-239,000
DPW	Snow and ice removal hold/other	-750,000
Administration	OPEB Trust fund hold	-370,000
Fire	Fire Truck Stabilization hold	-100,000
Recreation	Field Stabilization hold	-500,000
	Remaining Amount	1,796,586
	Today's requests	-140,000
	Remaining for FY17 Capital	1,656,586

Requests

The following are three requests, which total \$140,000 that will be recommended for capital expenditures on an accelerated timeline:

1. Turf Fields Design & Development
 - a. We are requesting \$60,000 for the design and development for the turf fields at the High School.
 - b. We are recommending approval of these funds in advance because the design process cannot begin soon enough; start construction to begin June 2017.

2. Google Apps
 - a. We are requesting \$45,000 for the purchase of licensing and consulting for migration of all Town staff from First Class email to Google (Gmail, Google Doc's, Calendar, Contact Directory, Vault, and full suite of apps).
 - b. Gmail archiving for new public records compliance. Town Council will receive Gmail accounts for public records law compliance.
 - c. We are recommending these funds in advance because the Town, Police and Schools are hoping to be fully migrated to Gmail by July 2017, this helps stage the transition.

3. E-Permitting
 - a. We are requesting \$35,000 to begin implementation of E-Permitting software pilot project with for the Town Clerk's Office for dog licensing, DBA's and vitals.
 - b. We are recommending approval of these funds for the Clerk's Office to be up and running in early January for dog licensing season.



TOWN OF FRANKLIN

RESOLUTION NO.: 16-76

APPROPRIATION: Technology – Google Applications

AMOUNT REQUESTED: \$ 45,000

PURPOSE: To transfer funds from Free Cash for the purchase of licensing and consulting for migration from First Class to the Google applications platform for email, calendar, Google docs and other Google applications.

FINANCE COMMITTEE ACTION

12/6/16 Vote:

Recommended Amount: \$ 45,000.00

MOTION

Be It Moved and Voted by the Town Council to transfer Forty-five Thousand dollars (\$45,000.00) from Free Cash for the purchase of licensing and consulting for migration from First Class to the Google Applications.

DATED: _____, 2016

VOTED:

UNANIMOUS _____

YES _____ NO _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

**Teresa M. Burr
Town Clerk**

**Judith Pond Pfeffer, Clerk
Franklin Town Council**



TOWN OF FRANKLIN

RESOLUTION NO.: 16-77

APPROPRIATION: Turf Field Design & Development

AMOUNT REQUESTED: \$ 60,000

PURPOSE: To transfer funds from Free Cash for the design and development of turf fields for the High School

FINANCE COMMITTEE ACTION

12/6/16 Vote:

Recommended Amount: \$ 60,000.00

MOTION

Be It Moved and Voted by the Town Council to transfer Sixty Thousand dollars (\$60,000.00) from Free Cash for the design and development of turf fields at the High School and any other costs relating thereto.

DATED: _____, 2016

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

**Teresa M. Burr
Town Clerk**

**Judith Pond Pfeffer, Clerk
Franklin Town Council**



December 2016

Synthetic Turf Field Replacements Alternate Infill Options Town of Franklin

**CDM
Smith**



FRANKLIN HIGH SCHOOL STADIUM

- Field Replacement
 - Remove existing turf and infill
 - Regrade subsurface stone
 - Install new turf
 - Install new infill
- Track Renovation
 - Remove track surface
 - Level asphalt base if needed
 - Install new track surface
 - Clean trench drains



BEAVER POND RECREATION AREA FIELD

- Field Replacement
 - Remove existing turf and infill
 - Regrade subsurface stone
 - Install new turf
 - Install new infill



EXISTING SYNTHETIC TURF INFILL

- SBR Rubber and Sand
- Industry standard
- Economical
- SBR rubber
 - Sourced From Processed Tires
 - Recycled Product
 - Recyclable



Encapsulated SBR Rubber

- Coated SBR
 - Acrylic Coating
 - EPDM Coating
- Same blend of rubber/sand
- Same performance
- Color = Cooler Field Surface
- Most Economical Alternative
 - No Direct Contact with SBR



Local Encapsulated SBR Infill Installations

- Harvard University Stadium – Cambridge, MA
- Dartmouth College - Hanover, NH
- Arlington HS – Arlington MA
- Buckingham Browne and Nichols School – Cambridge, MA
- St Michael's College – Colchester, VT
- Notre Dame H S – Stamford, CT
- Kennedy HS, Waterbury, CT
- East Hartford HS, East Hartford, CT
- Simsbury HS, Simsbury, CT
- Manchester HS, Manchester, CT
- Orange Ave Rec Center, Milford, CT- 2 fields
- New Milford HS, New Milford, CT-2 fields
- Bowen Field, New Haven, CT
- Foran HS, Milford, CT
- Jonathan Law HS, Milford, CT
- Sacred Heart University, Fairfield, CT
- Indian River Sports Complex, Clinton , CT

Questions





TOWN OF FRANKLIN

RESOLUTION NO.: 16-78

APPROPRIATION: Technology – E Permitting

AMOUNT REQUESTED: \$ 35,000

PURPOSE: To transfer funds from Free Cash for the purchase E-permitting software.

FINANCE COMMITTEE ACTION

12/6/16 Vote:

Recommended Amount: \$ 35,000.00

MOTION

Be It Moved and Voted by the Town Council to transfer Thirty-five Thousand dollars (\$35,000.00) from Free Cash for the purchase of E-permitting software.

DATED: _____, 2016

VOTED:

UNANIMOUS _____

YES _____ NO _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

**Teresa M. Burr
Town Clerk**

**Judith Pond Pfeffer, Clerk
Franklin Town Council**



TOWN OF FRANKLIN

RESOLUTION 16 - 79

Acceptance of Gift – Council on Aging

WHEREAS, The Town of Franklin has received a generous donation of \$250 from Richard E. Hertzberg, Ames Financial to be deposited in the Council on Aging Gift account to be used as needed.

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin gratefully accepts this generous donation and thanks Mr. Hertzberg for his generosity and continued support.

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

DATED: , 2016

VOTED: _____

UNANIMOUSLY: _____

A TRUE RECORD ATTEST:

YES: ____ **NO:** ____

ABSTAIN: ____ **ABSENT:** ____

Teresa M. Burr
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council

**TOWN OF FRANKLIN
TREASURER-COLLECTOR
P.O. BOX 367 • 355 EAST CENTRAL ST.
FRANKLIN, MA 02038**

**JAMES P. DACEY, TREASURER-COLLECTOR
TELEPHONE (508) 520-4950
FAX (508) 520-4923**

Date: December 1, 2016
To: Jeff Nutting
From: Jim Dacey
Re: **Delinquent Taxpayers, Chapter 160**

The Municipal Modernization Act expanded collection remedies for tax collectors. Chapter 40, section 57 was amended eliminating the requirement that applicants be 12 months delinquent and allows cities and towns to deny, revoke, suspend or not renew licenses or permits for applicants not currently in “good standing” on taxes or other municipal charges.

The Town does not have to “re-accept” the statute but does have to amend Chapter 160 to include the changes.



TOWN OF FRANKLIN

BYLAW AMENDMENT 16-778

CHAPTER 160, TAXPAYERS, DELINQUENT

A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT CHAPTER 160.

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL that Chapter 160 of the Code of the Town of Franklin is amended as follows:

Chapter 160. Taxpayers, Delinquent

§160-1. Statutory provisions.

- A. The Town of Franklin may deny any application for or revoke or suspend any local license or permit, including renewals and transfers, issued by any board, officer or department for any person, corporation or business enterprise who has neglected or refused to pay any local taxes, fees, assessments, betterments or any other municipal charges or with respect to any activity, event or other matter which is the subject of such license or permit and which activity, event or matter is carried out or exercised or is to be carried out or exercised on or about real estate whose owner has neglected or refused to pay any local taxes, fees, assessments, betterments or any other municipal charges.
- (1) The Tax Collector or other municipal official responsible for records of all municipal taxes, assessments, betterments and other municipal charges, hereinafter referred to as the "Tax Collector," shall annually, and may periodically, furnish to each department, board, commission or division, hereinafter referred to as the "licensing authority," that issues licenses or permits, including renewals and transfers, a list of any person, corporation or business enterprise, hereinafter referred to as the "party," that has neglected or refused to pay any local taxes, fees, assessments, betterments or other municipal charges, for not less than a twelve-month period and that such party has not filed in good faith a pending application for an abatement of such tax or a pending petition before the Appellate Tax Board.
 - (2) The licensing authority may deny, revoke or suspend any license or permit, including renewals and transfers of any party whose name appears on said list furnished to the licensing authority by the Tax Collector or with respect to any activity, event or other matter which is the subject of such license or

permit and which activity, event or matter is carried out or exercised or is to be carried out or exercised on or about real estate owned by any party whose name appears on said list furnished to the licensing authority by the tax collector; provided, however, that written notice is given to the party and the Tax Collector as required by applicable provisions of law and the party is given a hearing, to be held not earlier than 14 days after said notice. Said list shall be prima facie evidence for denial, revocation or suspension of said license or permit to any party. The Tax Collector shall have the right to intervene in any hearing made by the licensing authority with respect to such license denial, revocation or suspension. Any findings made by the licensing authority with respect to such license denial, revocation or suspension shall be made only for the purposes of such a proceeding and shall not be relevant to or introduced in any other proceeding at law, except for any appeal from such license denial, revocation or suspension. Any license or permit denied, suspended or revoked under this section shall not be reissued or renewed until the licensing authority receives a certificate issued by the Tax Collector that the party is in good standing with respect to any and all local taxes, fees, assessments, betterments or other municipal charges, payable to the municipality as the date of issuance of said certificate.

- (3) Any party shall be given an opportunity to enter into a payment agreement, thereby allowing the licensing authority to issue a certificate indicating said limitations to the license or permit; the validity of said license shall be conditioned upon the satisfactory compliance with said agreement. Failure to comply with said agreement shall be grounds for the suspension or revocation of said license or permit; provided, however, that the holder be given notice and a hearing as required by applicable provisions of law.
- (4) The Town Council may waive such denial, suspension or revocation if it finds that there is no direct or indirect business interest by the property owner, its officers or stockholders, if any, or members of his immediate family, as defined in MGL c. 268, § 1,[\[1\]](#) in the business or activity conducted in or on said property.

[\[1\]](#) Editor's Note: See MGL c. 268A, § 1.

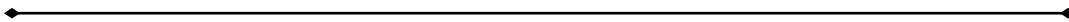
B. This section shall not apply to the following licenses and permits:

- (1) Open burning, MGL c. 48, § 13.
- (2) Bicycle permits, MGL c. 85, § 11A.
- (3) Sales of articles for charitable purposes, MGL c. 101, § 33.
- (4) Children work permits, MGL c. 149, § 69.

- (5) Clubs or associations dispensing food or beverage license, MGL c. 140, § 21E.
- (6) Dog licenses, MGL c. 140, § 137.
- (7) Fishing, hunting and trapping licenses, MGL c. 131, § 12.
- (8) Marriage licenses, MGL c. 207, § 28.
- (9) Theatrical events and public exhibition permits, MGL c. 140, § 181.

C. A city or town may exclude any local license or permit from this section by bylaw or ordinance.

This bylaw amendment shall become effective upon passage in accordance with the provisions of the Franklin Home Rule Charter.



DATED: _____, 2016

VOTED:
UNANIMOUS _____
YES _____ **NO** _____
ABSTAIN _____
ABSENT _____

A True Record Attest:

Teresa M. Burr
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council