

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

December 11, 2020

To: Town Council

From: Jamie Hellen, Town Administrator

Re: Zoning Bylaw Amendments 20-861 & 20-862

I am asking the Council to adopt Zoning Bylaw Amendments 20-861 and 20-862. These bylaw amendments are part of our ongoing lot line cleanup project, 20-861 and 20-862 are lot line clean up numbers #5 and #6, respectively. Zoning bylaw amendment 20-861 focuses on the area on or near Oak Street and zoning bylaw amendment 20-862 focuses on the areas on or near Longhill Road and Pleasant Street.

Both were unanimously approved by the Economic Development Subcommittee. The Planning Board unanimously voted in favor of these zoning bylaw amendments at their November 16th meeting.

If you have any additional questions please feel free to ask.

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

TO: FRANKLIN TOWN COUNCIL

FROM: BRYAN W. TABERNER, AICP, DIRECTOR

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

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

DATE: OCTOBER 14, 2020

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

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

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

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

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

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



**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 20-861**

**ZONING MAP CHANGES FROM RURAL RESIDENTIAL II
AND SINGLE FAMILY RESIDENTIAL III
TO RURAL RESIDENTIAL II OR SINGLE FAMILY RESIDENTIAL III
AN AREA ON OR NEAR OAK STREET
A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN
OF FRANKLIN AT CHAPTER 185 SECTION 5, ZONING MAP**

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

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

Parcel Numbers

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

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

Parcel Numbers

260-010-000

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

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

DATED: _____, 2020

VOTED:
UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

**Nancy Danello,
Temporary Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

Proposed Zoning Map Amendment 20-861

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

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





Parcel	Location	Size (acres)	Owners	From	To
252-091-000	7 Farm Pond Lane	1.0570	Aditya Pellore and Manisha Thanneeru	RRII & SFRIII	RRII
252-092-000	5 Farm Pond Lane	0.7231	Thomas and Raina Yeulenski	RRII & SFRIII	RRII
252-093-000	3 Farm Pond Lane	0.6905	Christopher and Hellen Chaulk	RRII & SFRIII	RRII
252-094-000	3 Echo Bridge Road	0.7028	Pamela and Matthew Barcello	RRII & SFRIII	RRII
252-107-000	375-A Oak Street	25.5310	Austris Kruza C/O J A Kruza	RRII & SFRIII	RRII
252-108-000	6 Diablo Drive	1.4850	David and Karen Bryan	RRII & SFRIII	RRII
259-062-000	2 Diablo Drive	0.6887	Michael and Justine Dolan	RRII & SFRIII	RRII
260-009-000	2 Angelo Way	0.6910	James and Leanne Makris	RRII & SFRIII	RRII
260-010-000	365 Oak Street	0.4604	Mary Ellen Hasenfuss	RRII & SFRIII	SFRIII
260-018-000	6 Lena Circle	2.6960	Terry Elliot	RRII & SFRIII	RRII
260-019-000	Lena Circle	1.1680	Ronald and Karen Calabrese	RRII & SFRIII	RRII
260-020-000	8 Lena Circle	2.8950	Michael and Josephine Callahan	RRII & SFRIII	RRII
260-024-000	Lena Circle	2.5610	Joanne Marguerite	RRII & SFRIII	RRII
	Total Area	41.34950			

RRII = Rural Residential II

SFRIII = Single Family Residential III

Proposed Zoning Map Changes

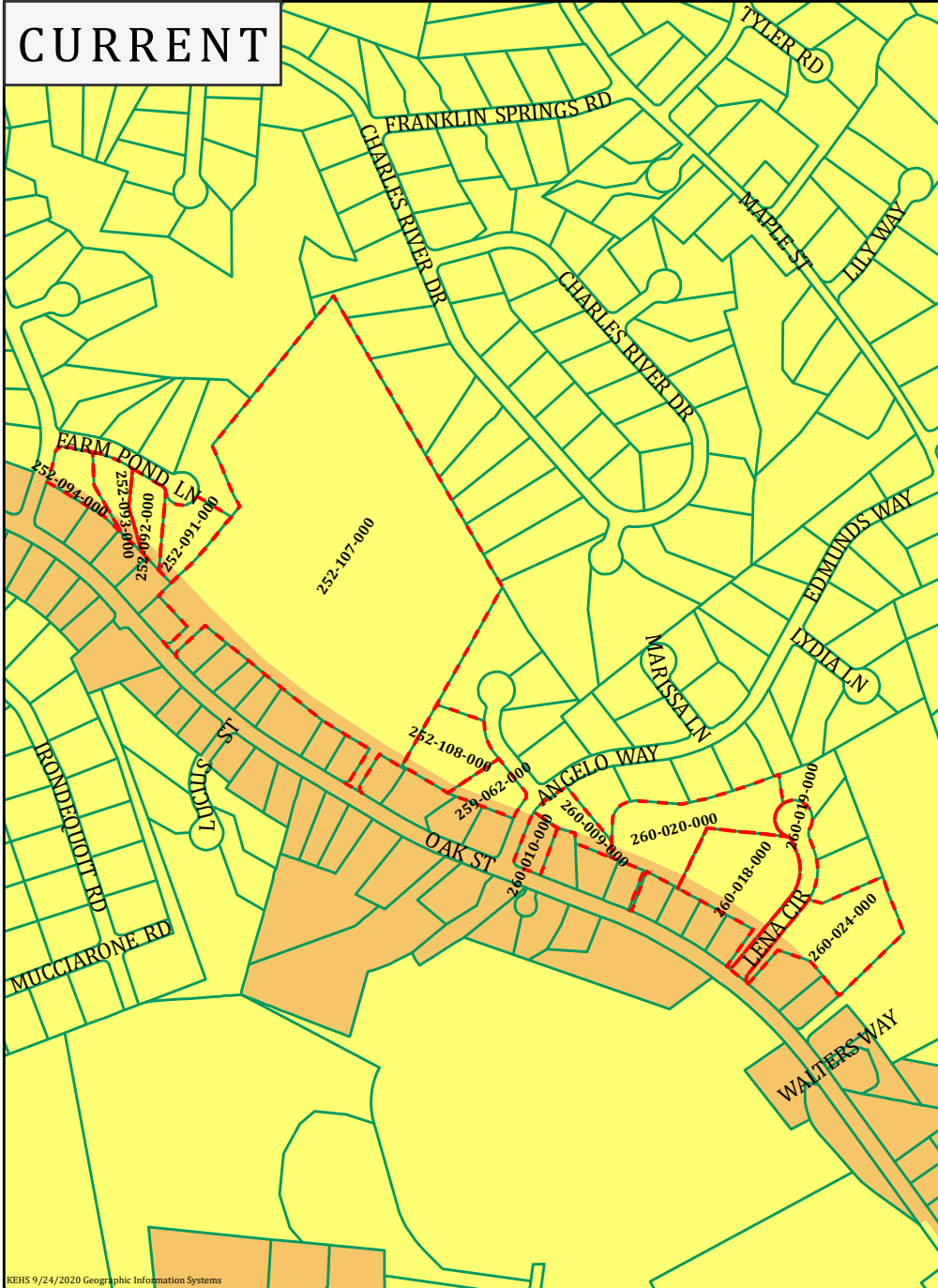
An Area On Or Near Oak Street
From Rural Residential II & Single Family Residential III, To Rural Residential II or
Single Family Residential III

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

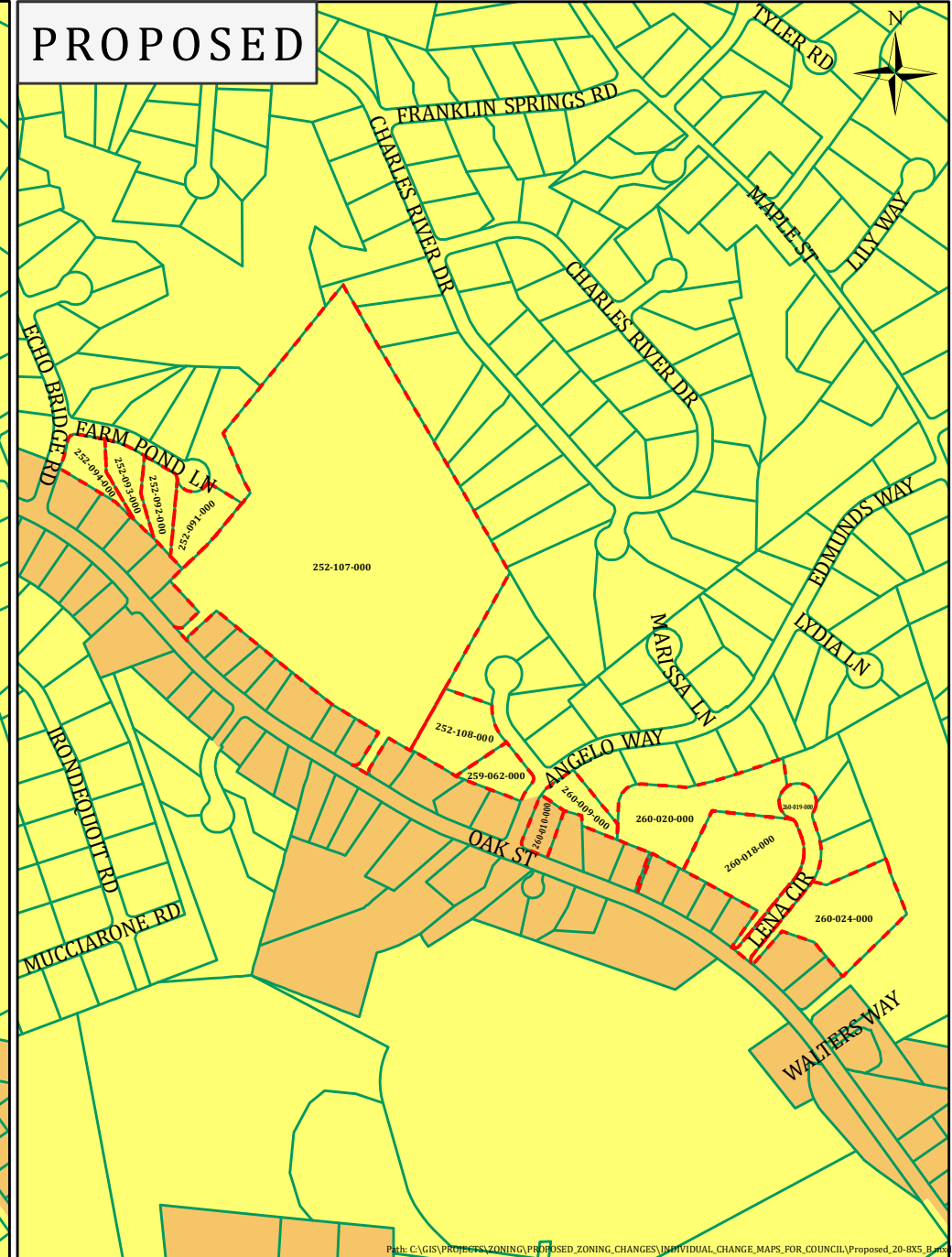
0 445 890 1,780
Feet

20-861

CURRENT



PROPOSED



Town of Franklin



Planning Board

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

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

ZONING BY-LAW AMENDMENT 20-861

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

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

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

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

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

Anthony Padula, Chairman
Franklin Planning Board

Tom Mercer, Chairman
Franklin Town Council