

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 20-862

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

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

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

Parcel Numbers

- | | | |
|--------------------|--------------------|--------------------|
| 261-037-000 | 261-041-000 | 268-034-000 |
| 261-038-000 | 261-042-000 | 268-144-000 |
| 261-040-000 | | |

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

Parcel Numbers

- | | |
|--------------------|--------------------|
| 268-114-000 | 268-115-000 |
|--------------------|--------------------|

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

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

The hearing will provide an open forum for the discussion. This meeting will be done remotely via the “ZOOM” platform. Residents can visit the Town Website (Franklinma.gov) 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



**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 20-862**

**ZONING MAP CHANGES FROM SINGLE FAMILY
RESIDENTIAL III AND SINGLE FAMILY RESIDENTIAL IV
TO SINGLE FAMILY RESIDENTIAL III OR SINGLE FAMILY
RESIDENTIAL IV AN AREA ON OR NEAR LONGHILL ROAD
AND PLEASANT STREET
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 Single Family Residential III and Single Family Residential IV to Single Family Residential III an area containing **8.48± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

261-037-000	261-041-000	268-034-000
261-038-000	261-042-000	268-144-000
261-040-000		

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

Parcel Numbers

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

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

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 20-862

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

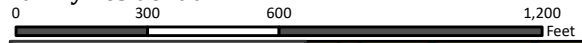
**From Single Family Residential III & Single Family Residential IV,
To Single Family Residential III or Single Family Residential IV
An Area On Or Near Longhill Road and Pleasant Street**

Parcel	Location	Size (acres)	Owners	From	To
261-037-000	105 Lincoln Street	0.34040	Paul Uttaro and Molly Paxson	SFRIII & SFRIV	SFRIII
261-038-000	Lincoln Street	0.26340	John J & Laurie A McCahill	SFRIII & SFRIV	SFRIII
261-040-000	25 Longhill Road	1.10700	Sonia Afonso and Jeremy Ford	SFRIII & SFRIV	SFRIII
261-041-000	8 Pinehurst Street	1.10800	Marina Korneeva	SFRIII & SFRIV	SFRIII
261-042-000	42 Pinehurst Street	1.73100	Robert & Cynthia Bissanti	SFRIII & SFRIV	SFRIII
268-034-000	Virginia Ave	0.61900	Julia Avenue Realty Trust	SFRIII & SFRIV	SFRIII
268-114-000	150 Pleasant Street	2.13900	Paul F & Beth A Mucciarone	SFRIII & SFRIV	SFRIV
268-115-000	154 Pleasant Street	1.56300	Elynor P Crothers L/E, Peter T Crothers	SFRIII & SFRIV	SFRIV
268-144-000	141 Dean Ave	3.31400	Steven R & Suzanne J Nurnberg	SFRIII & SFRIV	SFRIII
	Total Area	12.18480			

SFRIII = Single Family Residential III Zoning District
SFRIV = Single Family Residential IV Zoning District

Proposed Zoning Map Changes

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



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

20-862

