

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
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MEMORANDUM

TO: FRANKLIN TOWN COUNCIL
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: MIXED BUSINESS INNOVATION ZONING DISTRICT
FISHER AND HAYWARD STREETS
CC: JEFFREY D. NUTTING, TOWN ADMINISTRATOR; JAMIE HELLEN, DEPUTY TOWN
ADMINISTRATOR; MARK CEREL, TOWN ATTORNEY; AMY LOVE, PLANNER
DATE: FEBRUARY 6, 2019

Before Town Council on February 13th are six Zoning Bylaw Amendments, 19-829 through 19-834. The first four Amendments (19-829 - 19-832) establish zoning regulation for a new Mixed Business Innovation (MBI) Zoning District; the last two (19-833 and 19-834) rezone seven parcels on Hayward and Fisher Streets from Industrial (I) to the proposed Mixed Business Innovation (MBI) Zoning District.

The neighborhood proposed for rezoning includes the former Clark Cutler & McDermott property, and several adjacent industrially-zoned parcels that are either in need of redevelopment or are currently being utilized for non-Industrial uses. Rezoning the seven parcels to the new MBI Zoning District will increase the likelihood these properties will be redeveloped. The zoning regulations would permit continued medium and light manufacturing and warehouse/distribution uses, while allowing a much greater number of additional commercial uses.

Below is a quick summary of the six Zoning Bylaw Amendments.

Zoning Bylaw Amendment 19-829: Districts Enumerated. Creation of Mixed Business Innovation Zoning District. The Amendment creates the Mixed Business Innovation (MBI) Zoning District by adding its name and a description of intent to §185-4 of the Zoning Bylaw.

Zoning Bylaw Amendment 19-830: Mixed Business Innovation Zone Use Regulations. The Amendment adds the MBI Zoning District to the Use Regulations Schedule in Attachments 2 through 8 of the Zoning Bylaw. Heavy industrial uses and residential uses will not be permitted. In addition to adding a column for the MBI district to the Use Regulations Schedule, the Amendment adds three uses to the Use Regulations Schedule, and adds two notes, one related to stand-alone retail and restaurants, and the other prohibits certain hazardous materials.

Zoning Bylaw Amendment 19-831: Mixed Business Innovation Zone Dimensional Regulations. The Amendment adds the MBI Zoning District to the Schedule of Lot, Area, Frontage, Yard and Height Requirements in Attachment 9. Dimensional regulations for the proposed MBI Zoning District are the same as the current Industrial Zoning District with one exception. The MBI Zoning District would have a maximum building height of 50 feet by

Planning Board special permit, which is the same as allowed in the Business, Commercial I, and Commercial II Zoning Districts.

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs, Mixed Business Innovation Zoning District. The Amendment adds the new Mixed Business Innovation Zoning District to the Commercial and Business Corridor (CBC) Sign District.

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets. The Amendment changes seven parcels along Fisher and Hayward Streets from the Industrial Zoning District to the new MBI Zoning District.

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District. The Amendment updates the Sign District Overlay Map to reflect the Zoning Map changes in Zoning Map Amendment 19-833 above.

Town of Franklin

Town Administrator
Tel: (508) 520-4949



Fax: (508) 520-4903

355 East Central Street
Franklin, Massachusetts 02038-1352

Date: December 13, 2018

To: Town Council

From: Jamie Hellen

Re: Clark, Cutler, McDermott property and neighborhood Rezone

The following zoning bylaw amendment is to rezone the Clark, Culter, McDermott property and some adjacent properties from Industrial to a new zone called "Mixed Business Innovation District". The action requested of the Council tonight is to refer the zoning amendments to the Planning Board for a public hearing. The EDC voted 3-1 to refer this proposal to the full Council.

The Mixed Business Innovation District definition would expand the amount of uses substantially. The Mixed Business Innovation District (MBI) is intended primarily for a mix of light Industrial and Commercial uses in an older industrial neighborhood. A strong emphasis is placed on encouraging reuse and redevelopment of older manufacturing and warehouse buildings, providing for a wide range of light industrial, commercial, cultural, institutional, or entertainment uses, including business incubator, co-working space, studio space, artisanal or craft maker space, art galleries, public art, performance venues, restaurants, cafes and retail that create and support a diverse economically and culturally rich environment. Residential uses and heavy manufacturing uses are not allowed.

The district would constrict the current Industrial uses by taking out heavy manufacturing and hazmat and chemical related uses to reduce heavy traffic, noise and dangerous chemicals from any potential reuse on that site.

Given the great residential neighborhoods around downtown, and the new units on Dean Ave and throughout the Alpine neighborhood, we see a need for additional commercial activity for amenities in downtown. The Planning Department has spoken to all of the property owners affected (except one) and they support this concept. Also, the Downtown Partnership supports this zoning concept.

The Clark, Cutler, McDermott property is currently in bankruptcy court. As of this date, there are potential buyers who have made offers and are working through the court proceedings and with General Motors on the final price. The Trustees of the property are aware of this zoning proposal and are very much in favor of the concept, and "it's the right thing to do".

See attached planning department memo for specifics. Please feel free to call with any questions.

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-829
CREATION OF MIXED BUSINESS INNOVATION ZONING DISTRICT
A ZONING BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT
CHAPTER 185, SECTION 4, DISTRICTS ENUMERATED**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by **adding** text at §185-4. Districts Enumerated as follows:

Add to the end of §185-4.A a line stating:

Mixed Business Innovation (MBI)

Add to the end of §185-4.C a paragraph stating:

(15) The Mixed Business Innovation District (MBI) is intended primarily for a mix of light industrial and commercial uses in an older industrial neighborhood. A strong emphasis is placed on encouraging reuse and redevelopment of older manufacturing and warehouse buildings, providing for a wide range of light industrial, commercial, cultural, institutional, or entertainment uses, including business incubator, co-working space, studio space, artisanal or craft maker space, art galleries, public art, performance venues, restaurants, cafes and retail that create and support a diverse economically and culturally rich environment. Residential uses and heavy manufacturing uses are not allowed.

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: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

**Teresa M. Burr
Town Clerk**

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

The following notice will be published in the Milford Daily Newspaper on
Monday, January 21, 2019 and again on Monday, January 28, 2019

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on February 4, 2019 at 6:00PM and the Town Council will hold a Public Hearing on February 13, 2019 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending the Code of the Town of Franklin as follows:

TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments:

Zoning Bylaw Amendment 19-829: Changes to §185-4 Districts Enumerated. Creation of Mixed Business Innovation Zoning District

Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

Zoning Bylaw Amendment 19-831: Changes to §185 Attachments 9. Mixed Business Innovation Zone Dimensional Regulations

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

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 zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

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

Thomas Mercer, Chairman
Franklin Town Council
