Town of Franklin

355 East Central Street Franklin, Massachusetts 02038-1352



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

Memorandum

February 27, 2020

To: Town Council From: Jamie Hellen, Town Administrator

Re: 20-853 Zoning Bylaw Amendment

I am asking the Council to consider referring Zoning Bylaw Amendment 20-853 to the Planning Board for their consideration and public hearings. This Zoning Bylaw Amendment was discussed at the 02-05-2020 EDC meeting and unanimously approved by the EDC to be brought to the Town Council for your consideration.

Please see the attached memo and supporting documents from the Community Planning Director Bryan Taberner. I am recommending a referral to the Planning Board for this zoning proposal.

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 COUNCILFROM:BRYAN W. TABERNER, AICP, DIRECTORRE:ZONING BYLAW AMENDMENT 20-853, ZONING MAP CHANGESTO BETTER DEFINE THE TOWN OF FRANKLIN'S ZONING DISTRICTSCc:JAMIE HELLEN, TOWN ADMINISTRATOR; FRANKLIN PLANNING BOARD;
MARK G. CEREL, TOWN ATTORNEY; AMY LOVE, TOWN PLANNER;
CHRISSY WHELTON, ASSISTANT TO THE TOWN ADMINISTRATORDATE:FEBRUARY 11, 2020

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 is a proposed Zoning Map Amendment that would change the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code).

Zoning Bylaw Amendment 20-853: Zoning Map Changes from Rural Residential I and Single Family Residential III, Rural Residential II and Single Family Residential III, or Single Family Residential III and Single Family Residential IV, to Rural Residential I, Single Family Residential III, or Single Family Residential IV, an area on or near Pleasant and Chestnut Streets.

The attached Zoning Map Amendment includes 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.

At their meeting on February 5, 2020 the Town Council's Economic Development Subcommittee voted to send the proposed Zoning Map Amendment to the full Council for further consideration. If Council members support the proposed zoning map changes, I request the Town Council vote to refer Zoning Bylaw Amendments 20-853 to the Planning Board for a Public Hearing.

Let me know if you have questions or require additional information.

SPONSOR: Town Administration



TOWN OF FRANKLIN ZONING BY-LAW AMENDMENT 20-853

ZONING MAP CHANGES FROM RURAL RESIDENTIAL I AND SINGLE FAMILY RESIDENTIAL III, RURAL RESIDENTIAL II AND SINGLE FAMILY RESIDENTIAL III, OR SINGLE FAMILY RESIDENTIAL III AND SINGLE FAMILY RESIDENTIAL IV, TO RURAL RESIDENTIAL I, SINGLE FAMILY RESIDENTIAL III, OR SINGLE FAMILY RESIDENTIAL IV, AN AREA ON OR NEAR PLEASANT AND CHESTNUT STREETS

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 I and Single Family Residential III to Single Family Residential III an area containing **109.83**± **acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

248-019-000	266-043-000	280-060-000
262-094-000	266-100-001	

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I and Single Family Residential III to Rural Residential I an area containing **16.570± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps: Parcel Numbers

245-056-000	266-069-000	280-061-000
266-042-000		

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 **1.67± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number 244-044-000

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 **0.72± acre** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

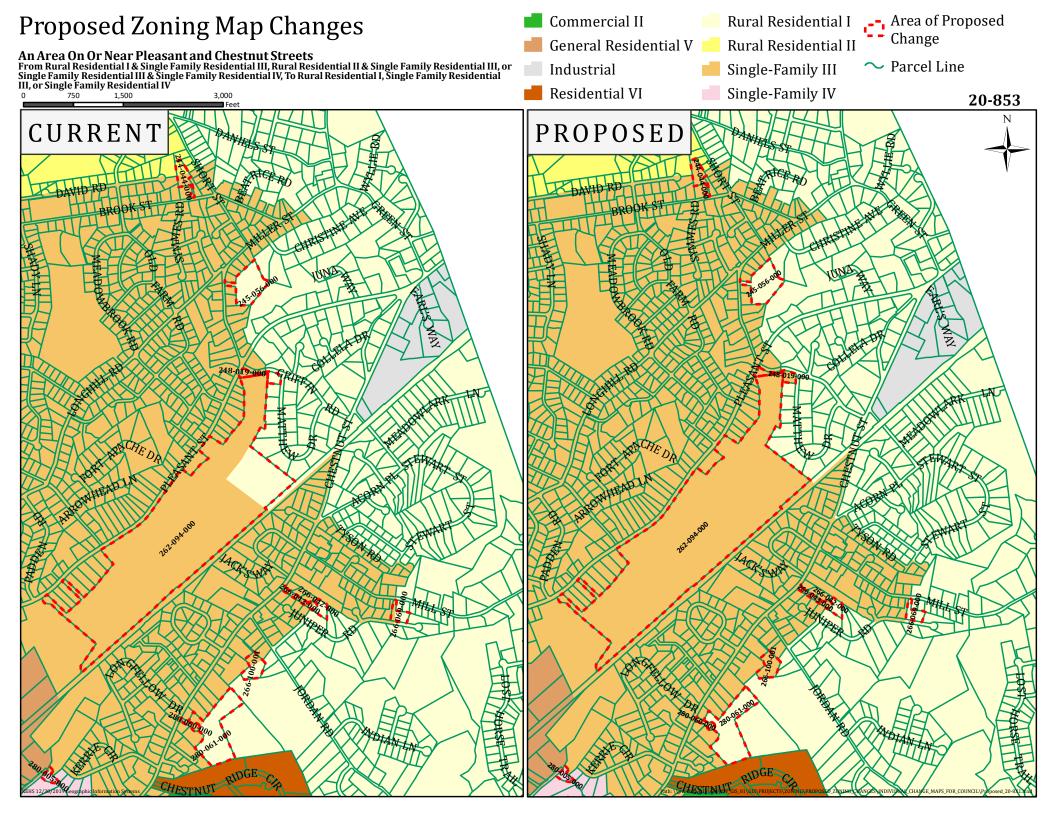
Parcel Number 280-005-000

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

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:	
Teresa M. Burr, CMC Town Clerk		

Glenn Jones, Clerk Franklin Town Council



From Rural Residential I & Single Family Residential III, Rural Residential II & Single Family Residential III, or Single Family Residential III & Single Family Residential IV,

To Rural Residential I, Single Family Residential III, or Single Family Residential IV,

An Area On Or Near Pleasant and Chestnut Streets

Parcel	Location	Size (acres)	Owners	From	То
244-044-000	148 Brook Street	1.67400	Andrew M. Bissanti, Christina M. Bissanti	RRII & SFRIII	SFRIII
245-056-000	51 Miller Street	5.01800	Kevin DiCresenzo, Kristin DiCresenzo	RRI & SFRIII	RRI
248-019-000	1 Matthew Drive	1.35400	Terry J. Traphagen, Kathleen A. Traphagen	RRI & SFRIII	SFRIII
262-094-000	Pleasant Street	104.94600	Town of Franklin	RRI & SFRIII	SFRIII
266-042-000	8 Horace Mann Circle	0.95130	Randy L. Lester Jr., Kimberly M. Lester	RRI & SFRIII	RRI
266-043-000	Horace Mann Circle	0.88300	Village Builders Construction	RRI & SFRIII	SFRIII
266-069-000	24 Juniper Road	1.17800	Richard W. Coburn, Mikam L. Coburn	RRI & SFRIII	RRI
266-100-001	Chestnut Street	2.12800	Charles & Julia B. Yergatian, Jule Realty Trust	RRI & SFRIII	SFRIII
280-005-000	27 Josephine Street	0.71930	Town of Franklin	SFRIII & SFRIV	SFRIV
280-060-000	Universalist Drive	0.52020	First Universalist Society	RRI & SFRIII	SFRIII
280-061-000	262 Universalist Drive	9.42000	First Universalist Society	RRI & SFRIII	RRI
L	Total Area	128.79180		II	

RRI = Rural Residential I Zoning District

RRII = Rural Residential II Zoning District

SFRIII = Single Familiy Residential III Zoning District

SFRIV = Single Familiy Residential IV Zoning District