

# **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
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## **MEMORANDUM**

**TO: JAMIE HELLEN, TOWN ADMINISTRATOR**  
**FROM: BRYAN W. TABERNER, AICP, DIRECTOR**  
**RE: ZONING BYLAW AMENDMENT 20-858, ZONING MAP CHANGES  
TO BETTER DEFINE THE TOWN OF FRANKLIN'S ZONING DISTRICTS**  
**CC: MARK G. CEREL, TOWN ATTORNEY; AMY LOVE, TOWN PLANNER;  
CHRISSEY WHELTON, ASSISTANT TO THE TOWN ADMINISTRATOR**  
**DATE: JULY 15, 2020**

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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 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 18-858:** Zoning Map Changes from Rural Residential II and Single Family Residential III, Rural Residential II and Single Family Residential IV, Single Family Residential III, or Rural Residential II and Single Family Residential III, and Single Family Residential IV, to Rural Residential II, Single Family Residential III, or Single Family Residential IV, an area on or near Beaver and Oak 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 June 10, 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 Amendment 20-858 to the Planning Board for a Public Hearing.

The proposed Zoning Map Amendment is a small part of the larger Town-wide project. Let me know if you have questions or require additional information.



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 20-858**

**ZONING MAP CHANGES FROM RURAL RESIDENTIAL II AND SINGLE FAMILY RESIDENTIAL III, RURAL RESIDENTIAL II AND SINGLE FAMILY RESIDENTIAL IV, SINGLE FAMILY RESIDENTIAL III, OR RURAL RESIDENTIAL II, SINGLE FAMILY RESIDENTIAL III AND SINGLE FAMILY RESIDENTIAL IV, TO RURAL RESIDENTIAL II, SINGLE FAMILY RESIDENTIAL III, OR SINGLE FAMILY RESIDENTIAL IV, AN AREA ON OR NEAR BEAVER AND OAK 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 II and Single Family Residential III to Rural Residential II an area containing **52.328± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

**252-003-000**

**259-018-000**

**260-003-000**

That 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 **16.001± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

**252-007-000**

**259-010-000**

**259-015-000**

**252-008-000**

**259-011-000**

**259-016-000**

**252-009-000**

**259-012-000**

**260-004-000**

**259-008-000**

**259-013-000**

**260-006-000**

**259-009-000**

**259-014-000**

That the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential III to Rural Residential II **1.043± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

**269-111-000**

That the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential IV to Rural Residential II **0.168± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number  
**269-078-000**

That the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential IV to Single Family Residential IV an area containing **7.952± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

**269-080-000**  
**269-088-000**

**269-089-000**

**269-103-000**

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II, Single Family Residential III and Single Family Residential IV to Rural Residential II **35.027± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number  
**269-110-000**

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Beaver and Oak 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:** \_\_\_\_\_

**RECUSED:** \_\_\_\_\_

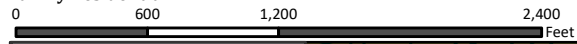
**Nancy Danello**  
**Temporary Town Clerk**

\_\_\_\_\_  
**Glenn Jones, Clerk**  
**Franklin Town Council**

# Proposed Zoning Map Changes

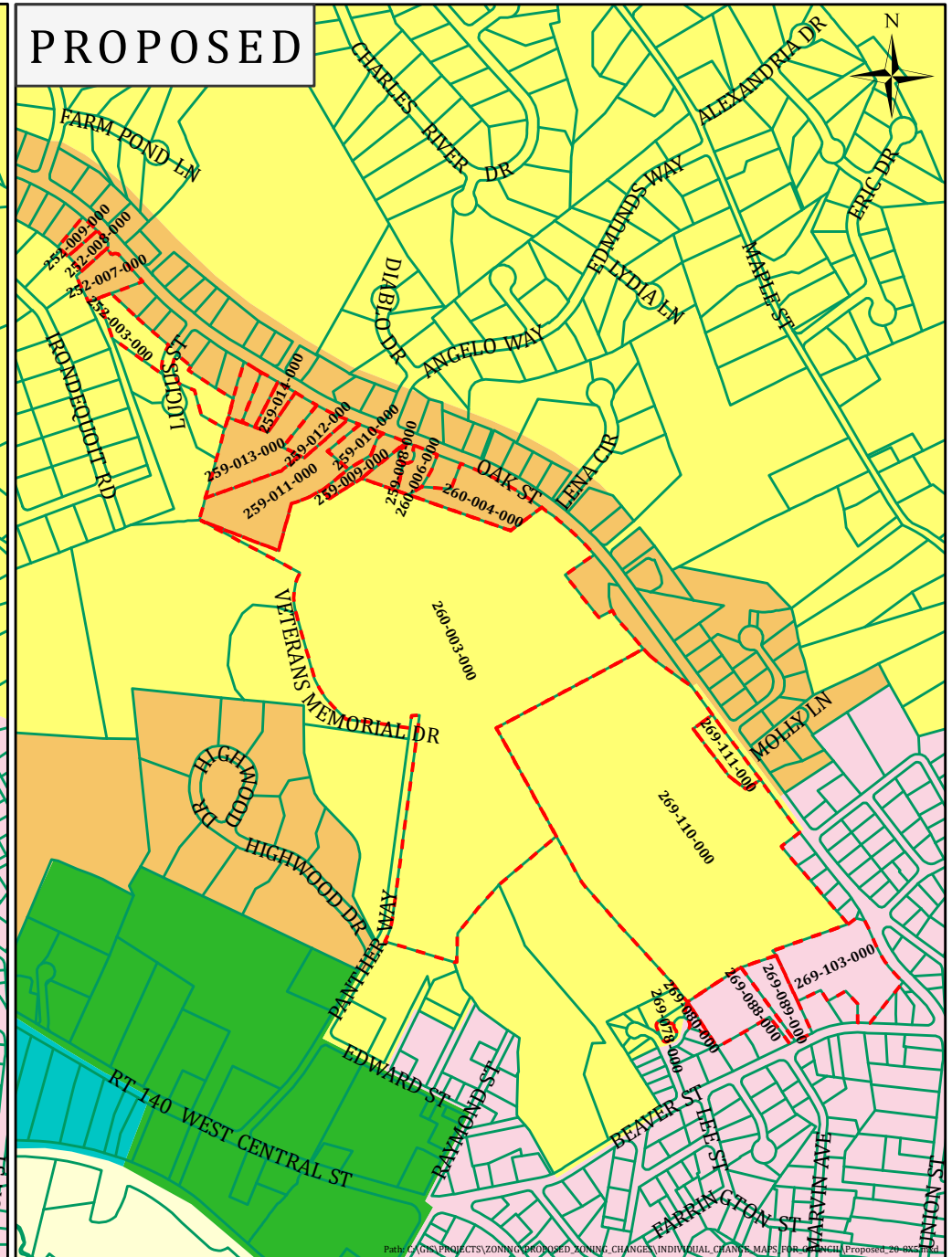
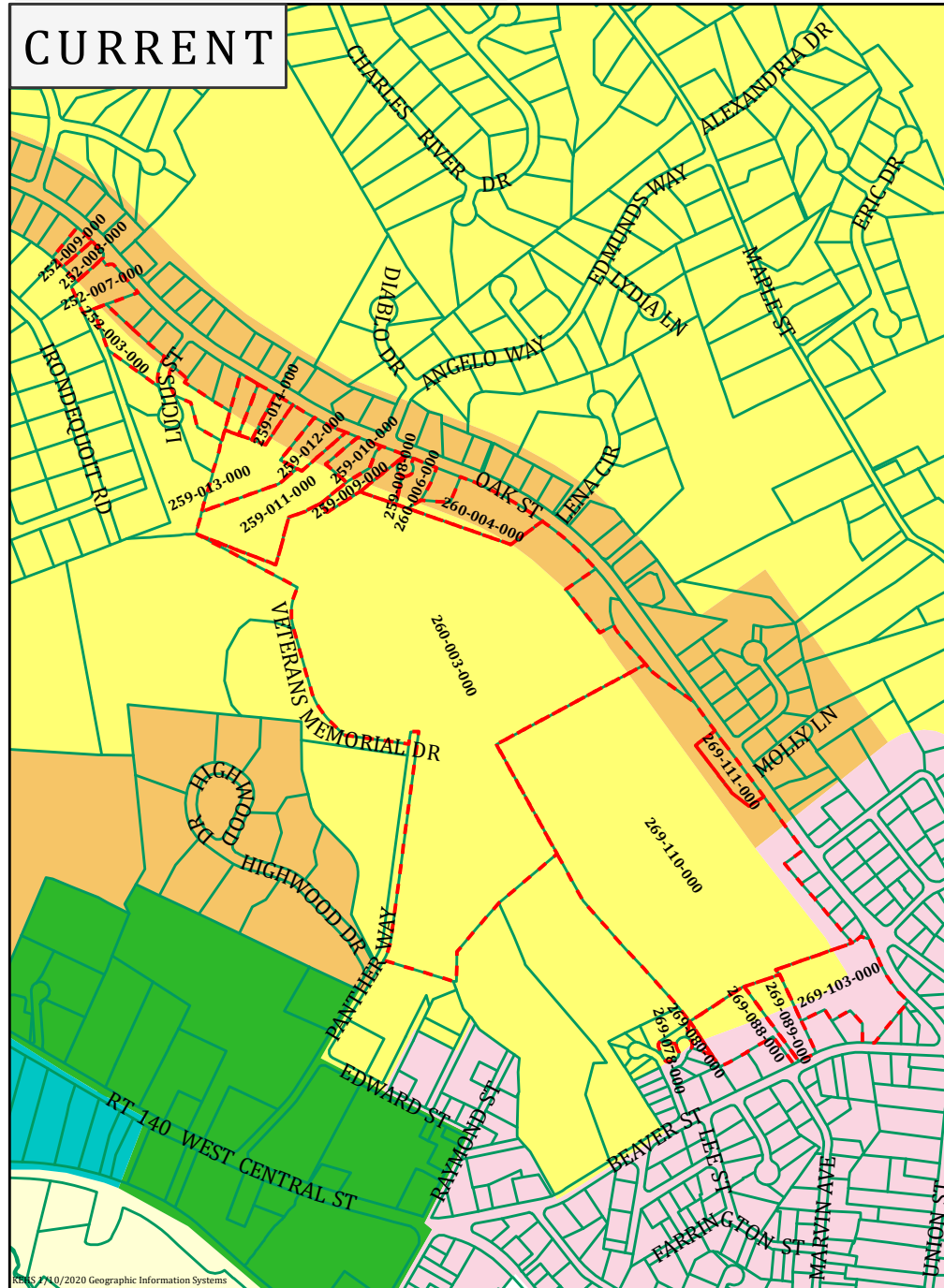
## An Area On Or Near Beaver Street and Oak Street

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



- Business
- Commercial II
- Rural Residential I
- Rural Residential II
- Single-Family III
- Single-Family IV
- Area of Proposed Change
- ~ Parcel Line

20-858



**Proposed Zoning Map Amendment 20-858**

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

**From Rural Residential II & Single Family Residential III, Rural Residential II & Single Family Residential IV,  
Single Family Residential III, or Rural Residential II, Single Family Residential III & Single Family Residential IV,  
To Rural Residential II, Single Family Residential III, or Single Family Residential IV  
An Area On Or Near Beaver and Oak Streets**

Parcel	Location	Size (acres)	Owners	From	To
252-003-000	5 Lucius Street	1.37400	James W & Joanane L Rossetti	RRII & SFRIII	RRII
252-007-000	402 Oak Street	1.09800	Nicholas W & Deborah Saporoff	RRII & SFRIII	SFRIII
252-008-000	404 Oak Street	0.43550	Maureen T O'Brien, Maureen O'Brien Revocable TR	RRII & SFRIII	SFRIII
252-009-000	406 Oak Street	0.37650	Susan & Bernardo Carlucci	RRII & SFRIII	SFRIII
259-008-000	234 Oak Street	0.50290	Michael K & Kathleen M Donidan	RRII & SFRIII	SFRIII
259-009-000	340 Oak Street	0.73070	George & Amy Allen	RRII & SFRIII	SFRIII
259-010-000	344 Oak Street	0.81990	Charles F & Robin R Scully	RRII & SFRIII	SFRIII
259-011-000	346 Oak Street	4.00500	Ken O & Leslie K Wardrop	RRII & SFRIII	SFRIII
259-012-000	350 Oak Street	0.88800	Kevin E & Erina Guida	RRII & SFRIII	SFRIII
259-013-000	354 Oak Street	2.67000	William J Carragher	RRII & SFRIII	SFRIII
259-014-000	360 Oak Street	0.48000	David L & Annette Labonte	RRII & SFRIII	SFRIII
259-015-000	366 Oak Street	0.52340	Mark P & Teresa Tavalone	RRII & SFRIII	SFRIII
259-016-000	370 Oak Street	0.55100	John J & Joann Tavalone	RRII & SFRIII	SFRIII
259-018-000	6 Lucius Street	0.94400	Patrick III & Ellen B O'Reilly	RRII & SFRIII	RRII
260-003-000	218 Oak Street	50.01000	Town of Franklin	RRII & SFRIII	RRII
260-004-000	226 Oak Street	2.29700	Maryellen & Declan Forde	RRII & SFRIII	SFRIII
260-006-000	230 Oak Street	0.62300	John P & Patricia MacKinnon	RRII & SFRIII	SFRIII
269-078-000	2 JR's Lane	0.16820	Michael I & Jennifer K Micalone	RRII & SFRIV	RRII
269-080-000	7 JR's Lane	0.17090	Patricia M Christiani	RRII & SFRIV	SFRIV
269-088-000	69 Beaver Street	2.21400	Grace Baptist Church	RRII & SFRIV	SFRIV
269-089-000	57 Beaver Street	1.39800	Elie Abdilmasih	RRII & SFRIV	SFRIV
269-103-000	10 Daniel McCahill Street	4.16900	Town of Franklin	RRII & SFRIV	SFRIV
269-110-000	224 Oak Street	35.02700	Town of Franklin	RRII, SFRIII & SFRIV	RRII
269-111-000	Oak Street	1.04300	Town of Franklin	SFRIII	RRII
	<b>Total Area</b>	<b>112.51900</b>			

RRII = Rural Residential II Zoning District  
 SFRIII = Single Family Residential III Zoning District  
 SFRIV = Single Family Residential IV Zoning District