

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

February 27, 2020

To: Town Council

From: Jamie Hellen, Town Administrator

Re: Zoning Bylaw Amendments 20-849, 20-850 & 20-851

The Council has had the public hearings and has considered the first readings of three zoning bylaw proposals that passed unanimously at the EDC and when referred to the Planning Board they were also passed unanimously.

I have attached the backup material and memos from the Community Planning Department.

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
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MEMORANDUM

TO: FRANKLIN TOWN COUNCIL

FROM: BRYAN W. TABERNER, AICP, DIRECTOR

RE: ZONING BYLAW AMENDMENTS 20-850 AND 20-851, ZONING MAP CHANGES TO BETTER DEFINE THE TOWN OF FRANKLIN'S ZONING DISTRICTS

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

DATE: JANUARY 14, 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 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 20-850 and 20-851.

Zoning Bylaw Amendment 20-850: Zoning Map Changes From Rural Residential II and Single Family Residential III, Rural Residential II and Single Family Residential IV, Single Family Residential III and Single Family Residential IV, 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 Highland, Maple and Lincoln Streets.

Zoning Bylaw Amendment 20-851: 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 and Dailey Drive.

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.



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 20-850**

ZONING MAP CHANGES FROM RURAL RESIDENTIAL II AND SINGLE FAMILY RESIDENTIAL III, RURAL RESIDENTIAL II AND SINGLE FAMILY RESIDENTIAL IV, SINGLE FAMILY RESIDENTIAL III AND SINGLE FAMILY RESIDENTIAL IV, 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 HIGHLAND, MAPLE AND LINCOLN 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 **31.28± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

260-055-000	260-059-000	260-064-000
260-058-000	260-060-000	

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

Parcel Numbers

260-039-000	261-013-000	261-016-000
260-049-000	261-015-000	261-017-000
261-012-000		

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 an area containing **8.33± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

261-002-000	261-003-000	268-014-000
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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 **2.72± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

261-008-000	261-009-000	268-018-000
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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 IV an area containing **2.38± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

269-113-000

269-129-000

That 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 **11.44± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

261-011-000

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 Single Family Residential IV **2.00± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

260-052-000

The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, An Area On Or Near Highland, Maple and Lincoln 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 _____

Teresa M. Burr, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Proposed Zoning Map Changes

An Area On Or Near Highland, Maple and Lincoln Streets

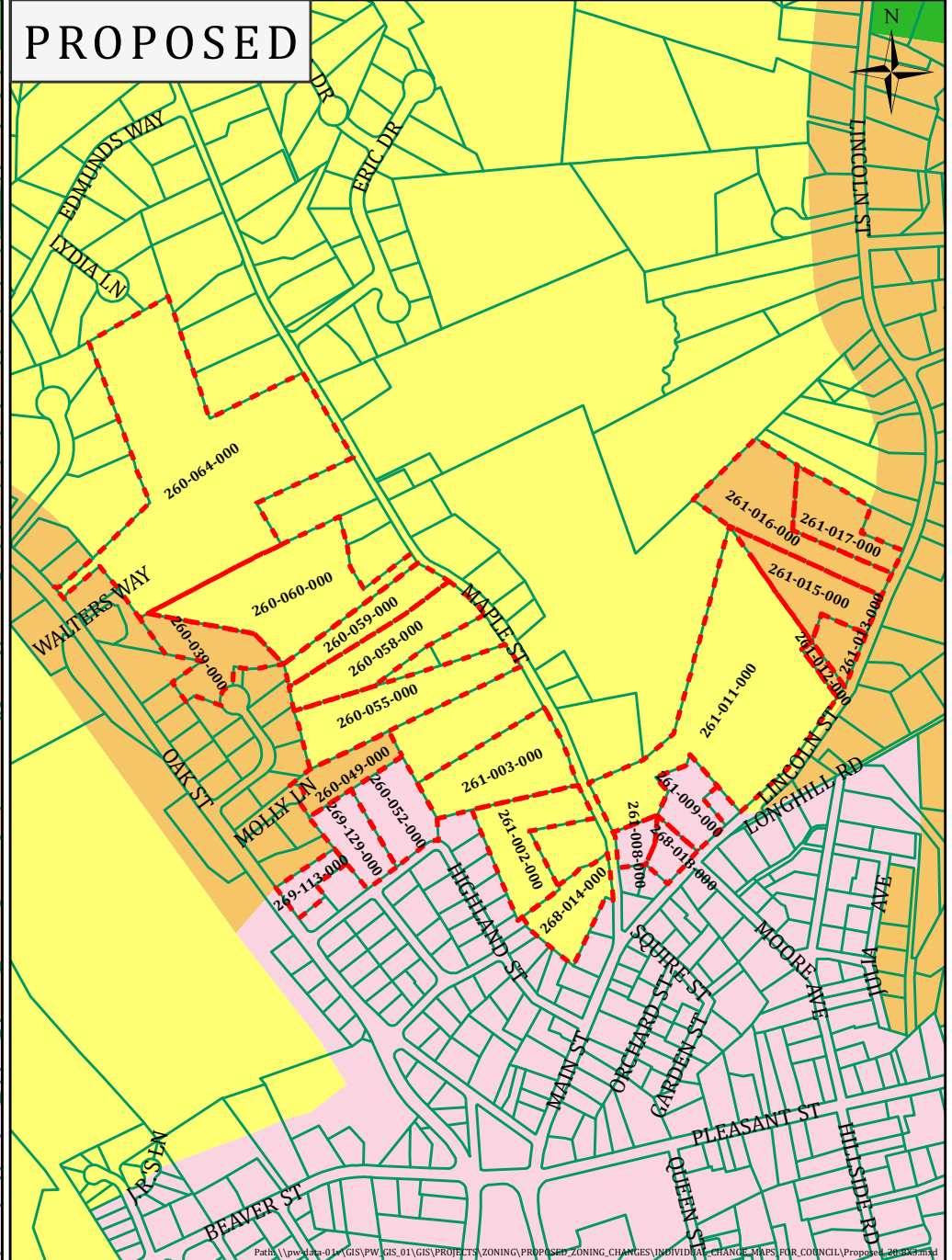
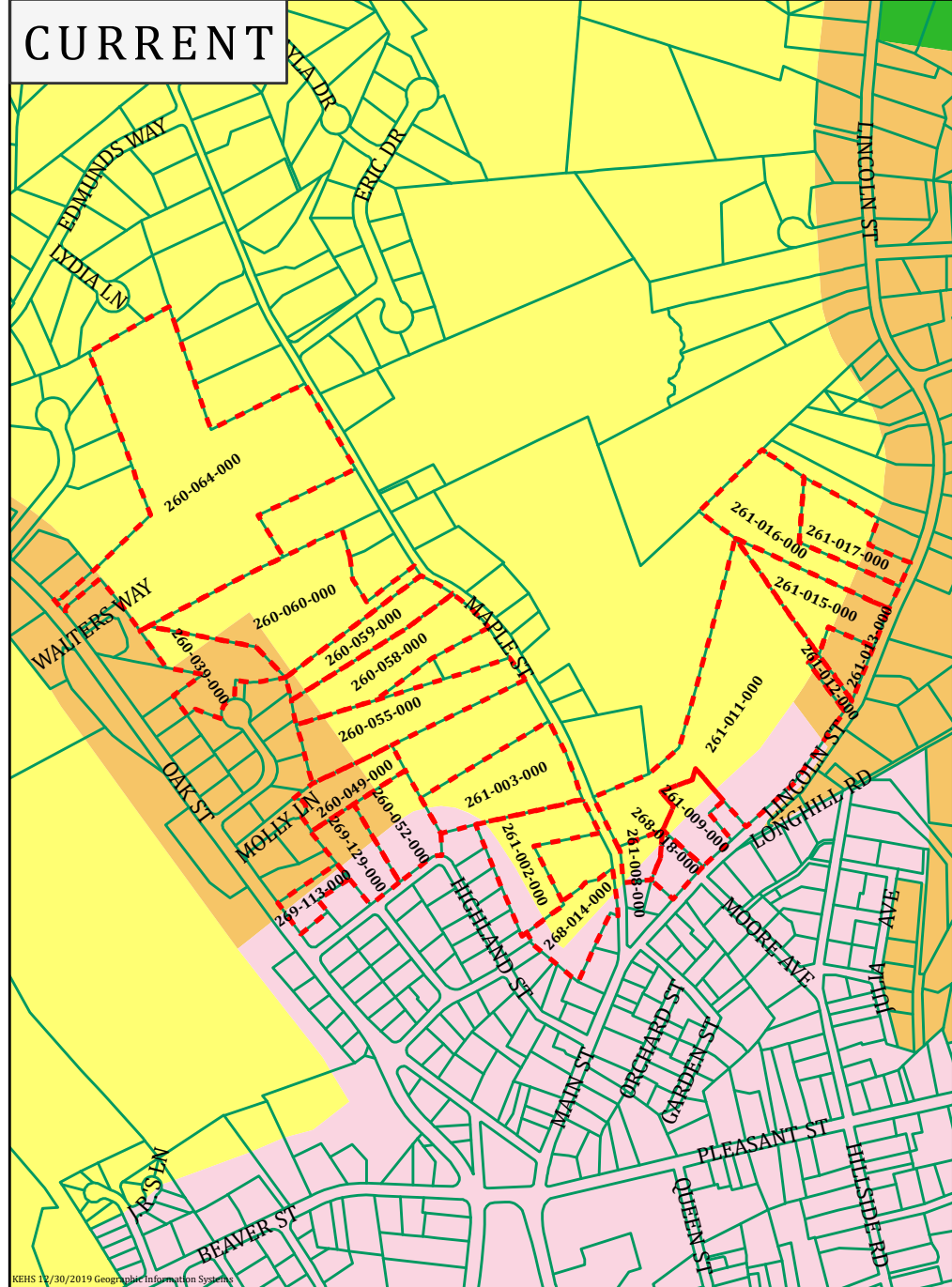
From Rural Residential II & Single Family Residential III, Rural Residential II or Single Family Residential IV, Single Family Residential III & Single Family Residential IV, To Rural Residential I, Single Family Residential III, or Single Family Residential IV

- Commercial II
- Rural Residential II
- Single-Family III
- Single-Family IV

- Area of Proposed Change
- Parcel Line

0 500 1,000 2,000 Feet

20-850



Proposed Zoning Map Amendment 20-850

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 & Single Family Residential IV, 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 Highland, Maple and Lincoln Streets**

Parcel	Location	Size (acres)	Owners	From	To
260-039-000	8 Pine Knoll Road	2.40600	Laura Brandon	RRII & SFRIII	SFRIII
260-049-000	9 Molly Lane	1.53100	James E and Bridget N Drewry	RRII & SFRIII	SFRIII
260-052-000	85 Highland Street	2.00000	Not Available	RRII, SFRIII & SFRIV	SFRIV
260-055-000	82 Maple Street	3.82200	Francis X and Laureen McKeown	RRII & SFRIII	RRII
260-058-000	140 Maple Street	3.16100	Richard J and Sandra F Frongillo	RRII & SFRIII	RRII
260-059-000	148 Maple Street	2.10700	Marc R and Donna M Carbone	RRII & SFRIII	RRII
260-060-000	Maple Street	5.99100	Town of Franklin	RRII & SFRIII	RRII
260-064-000	206 Maple Street	16.20100	Joanna Marguerite	RRII & SFRIII	RRII
261-002-000	Maple Street	2.92000	Jeryl M. and Mark Linne	RRII & SFRIV	RRII
261-003-000	64 Maple	3.52800	Robert Acevedo and Amy Wood	RRII & SFRIV	RRII
261-008-000	39 Maple Street	0.61270	Karen Rovani, Marc Rovani	RRII & SFRIV	SFRIV
261-009-000	42 Lincoln Street	1.42800	L. M. & W. R. Koplín TR, Koplín Family 2018 Rev TR	RRII & SFRIV	SFRIV
261-011-000	Maple Street	11.44400	Dean College	RRII, SFRIII & SFRIV	RRII
261-012-000	108 Lincoln Street	0.28630	Michael Cornell, Kelly Cornell	RRII & SFRIII	SFRIII
261-013-000	120 Lincoln Street	0.81040	Janyce E. Sarmaniote, Kristine M. Guay	RRII & SFRIII	SFRIII
261-015-000	142 Lincoln Street	2.41600	John F. Jardine, Diane M. Daddario	RRII & SFRIII	SFRIII
261-016-000	154 Lincoln Street	3.70500	Richard R. Lefebvre	RRII & SFRIII	SFRIII
261-017-000	156 Lincoln Street	2.09900	Ronald M & Tara Gurge	RRII & SFRIII	SFRIII
268-014-000	4 Maple	1.88400	Patricia M. Gallagher	RRII & SFRIV	RRII
268-018-000	28 Lincoln	0.68310	Matthew Campbell	RRII & SFRIV	SFRIV
269-113-000	129 Oak Street	0.78460	Daniel P McCarthy	SFRIII & SFRIV	SFRIV
269-129-000	99 Highland Street	1.60000	Michael G. Lang & Nichole Loulache	SFRIII & SFRIV	SFRIV
	Total Area	71.42010			

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