

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
FAX: 508-520-4906

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;
CHRISSY 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 20-851**

**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**

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

Parcel Numbers

252-021-000	252-025-000	252-072-000
252-022-000	252-062-000	253-136-000
252-023-000	252-063-000	253-159-000
252-024-000	252-068-000	

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 an area containing **5.06± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

252-012-000	252-015-000	253-120-000
252-013-000	252-016-000	253-121-000
252-014-000	252-017-000	253-154-000

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Oak Street and Dailey Drive").

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

RECUSED _____

Glenn Jones, Clerk
Franklin Town Council

Proposed Zoning Map Changes

An Area On Or Near Oak Street and Daily Drive
From Rural Residential II & Single Family Residential III, To Rural Residential II
or Single Family Residential III

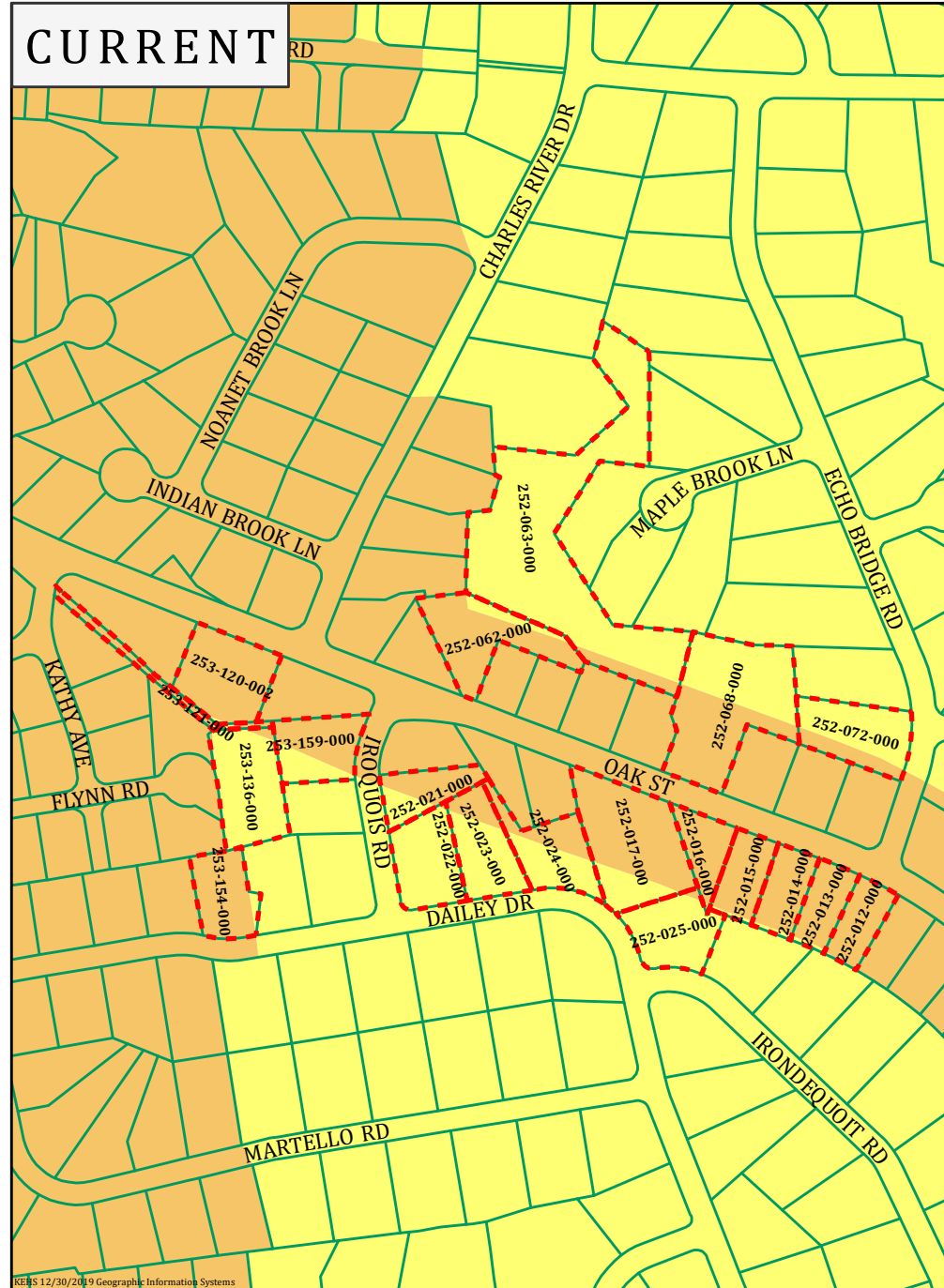
0 250 500 1,000
Feet

Rural Residential II
Single-Family III

Area of Proposed Change
Parcel Line

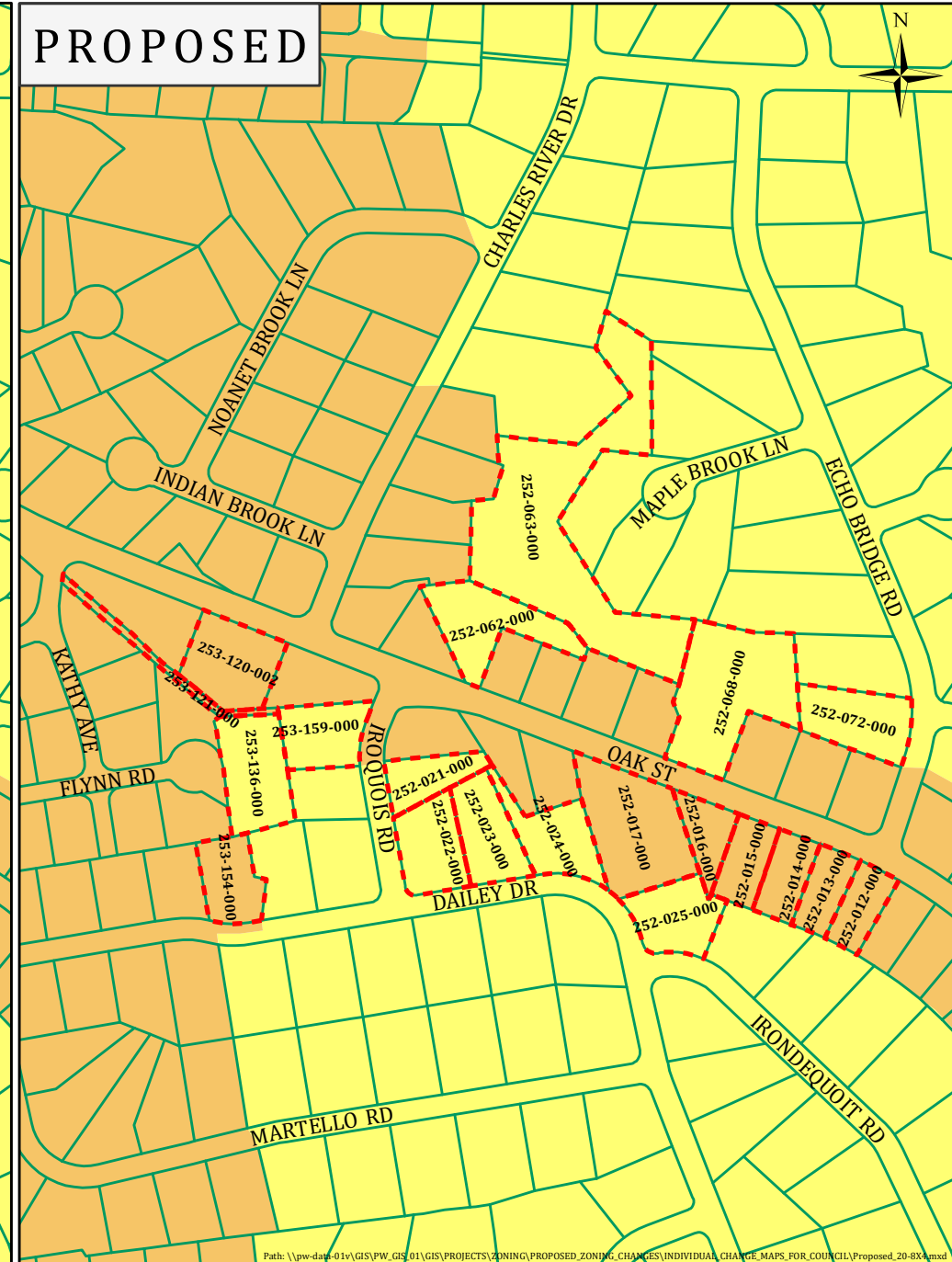
20-851

CURRENT



REIS 12/30/2019 Geographic Information Systems

PROPOSED



Path: \\pw-data-01v\GIS\PW_GIS\01\GIS\PROJECTS\ZONING\PROPOSED_ZONING_CHANGES\INDIVIDUAL_CHANGE_MAPS_FOR_COUNCIL\Proposed_20-851.mxd

Proposed Zoning Map Amendment 20-851

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

**From Rural Residential II & Single Family Residential III,
To Rural Residential II or Single Family Residential III,
An Area On Or Near Oak Street and Dailey Drive**

Parcel	Location	Size (acres)	Owners	From	To
252-012-000	510 Oak Street	0.4108	Lillian E Okuliczki Realty TR	RRII & SFRIII	SFRIII
252-013-000	512 Oak Street	0.4096	B & J Leblanc, 512 Oak St. Realty TR	RRII & SFRIII	SFRIII
252-014-000	514 Oak Street	0.4375	Kirsten L Braun, Justin Gagne	RRII & SFRIII	SFRIII
252-015-000	520 Oak Street	0.4510	Gordon C & June M Mullett	RRII & SFRIII	SFRIII
252-016-000	530 Oak Street	0.3957	Kurt A & Diane L Doyle	RRII & SFRIII	SFRIII
252-017-000	576 Oak Street	1.3370	Christine M Bracci	RRII & SFRIII	SFRIII
252-021-000	291 Iroquois Road	0.4598	William & Nancy J Farrell	RRII & SFRIII	RRII
252-022-000	406 Dailey Drive	0.6901	Michael E Chandler	RRII & SFRIII	RRII
252-023-000	394 Dailey Drive	0.6888	Margaret A House	RRII & SFRIII	RRII
252-024-000	382 Dailey Drive	0.6890	Robert L Sicard TR	RRII & SFRIII	RRII
252-025-000	264 Dailey Drive	0.6973	Michael F Ferullo & Sharon L Pelley-Ferullo	RRII & SFRIII	RRII
252-062-000	Oak Street	0.9770	Town of Franklin	RRII & SFRIII	RRII
252-063-000	Maple Brook Lane	4.3720	Town of Franklin	RRII & SFRIII	RRII
252-068-000	Oak Street	1.6360	Town of Franklin	RRII & SFRIII	RRII
252-072-000	4 Echo Bridge Road	0.7390	Timothy W & Katherine E Lai	RRII & SFRIII	RRII
253-120-002	610 Oak Street	0.8500	Abdul Rauf Abbasi and Uzma Khanam	RRII & SFRIII	SFRIII
253-121-000	Kathy Ave	0.2152	Town of Franklin	RRII & SFRIII	SFRIII
253-136-000	20 Flynn Road	0.8947	Philippe R & Lisa M Bergeron	RRII & SFRIII	RRII
253-154-000	442 Dailey Drive	0.5785	Brenda L Willis	RRII & SFRIII	SFRIII
253-159-000	Iroquois Road	0.6197	Town of Franklin	RRII & SFRIII	RRII
	Total Area	17.5487			

RRII = Rural Residential II

SFRIII = Single Family Residential III

1/14/2020