

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
**RE: ZONING BYLAW AMENDMENT 18-820. ZONING MAP CHANGES ON OR NEAR
KING STREET, SUMMER STREET, LAWRENCE DRIVE, AND UNCAS AVE**
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR;
AMY LOVE, PLANNER; MAXINE KINHART**
DATE: AUGUST 23, 2018

The Department of Planning and Community Development (DPCD) and other Town staff are undergoing a project to better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts the subject Zoning Map Amendment will move the Zoning District line so each parcel is only in one zoning district, in most cases based on the current land use.

If Town Council supports the proposed zoning map amendment, DPCD recommends they refer Zoning By-law Amendment 18-820 to the Planning Board for a Public Hearing.

Attached are the following:

- A list of parcels proposed for rezoning;
- Zoning By-law Amendment 18-820: Zoning Map Changes from Rural Residential I & Single Family Residential III, Rural Residential I & Single Family Residential IV, Single Family Residential III & Single Residential IV, or Commercial I & Single Family Residential IV, to Rural Residential I, Single Family Residential III, or Single Family Residential IV, an area on or Near King Street, Summer Street, Lawrence Drive, and Uncas Ave; and
- A diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

Please let me know if you have questions or require additional information.

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 18-820**

ZONING MAP CHANGES FROM RURAL RESIDENTIAL I & SINGLE FAMILY RESIDENTIAL III, RURAL RESIDENTIAL I & SINGLE FAMILY RESIDENTIAL IV, OR COMMERCIAL I & SINGLE FAMILY RESIDENTIAL IV TO RURAL RESIDENTIAL I, SINGLE FAMILY RESIDENTIAL III, OR SINGLE FAMILY RESIDENTIAL IV, AN AREA ON OR NEAR KING STREET, SUMMER STREET, LAWRENCE DRIVE, AND UNCAS AVE

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 IV to Single Family Residential IV an area containing **0.512± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number
285-019-000

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I and Single Family Residential IV to Rural Residential I an area containing **7.010± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Numbers
285-021-000 298-007-000

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 an area containing **03.285± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Numbers
285-078-004 285-082-000 286-003-000

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 III containing **5.901± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Numbers
285-078-005 285-078-006 298-025-000

And the Zoning Map of the Town of Franklin be amended by changing from Commercial I and Single Family Residential IV to Single Family Residential IV containing **1.006± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Numbers

285-088-000 286-050-000

And 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 containing **12.344± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Numbers

297-012-000 297-013-000 297-014-000
297-030-001 297-035-000 303-018-000
303-022-000 303-023-000 303-039-000

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 containing **5.390± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Numbers

297-212-000 303-008-000 303-017-000
303-026-000

The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, An Area On Or Near King Street, Summer Street, Lawrence Drive, and Uncas Ave”).

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: _____, 2018

VOTED:
UNANIMOUS _____
YES _____ NO _____
ABSTAIN _____
ABSENT _____

A True Record Attest:

Teresa M. Burr
Town Clerk

Glenn Jones, Clerk

Proposed Zoning Map Amendment 18-820

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

**From Rural Residential I & Single Family Residential III, Rural Residential I & Single Family Residential IV,
Single Family Residential III & Single Family Residential IV, or Commercial I & Single Family Residential IV
To Rural Residential I, Single Family Residential III, or Single Family Residential IV
An Area On Or Near King Street, Summer Street, Lawrence Drive, and Uncas Ave**

Parcel	Location	Size (acres)	Owners	From	To
285-019-000-000	62 Lewis Street	0.51185	J.M. Sturniolo	RRI & SFRIV	SFRIV
285-021-000-000	70 Lewis Street	4.22000	M. Dirosario. J. Dirosario	RRI & SFRIV	RRI
285-078-004-000	90-92 Uncas Ave	1.14500	Walsh Brothers Building Co. Inc	SFRIII & SFRIV	SFRIV
285-078-005-000	86-88 Uncas Ave	1.71300	Walsh Brothers Building Co. Inc	SFRIII & SFRIV	SFRIII
285-078-006-000	82-84 Uncas Ave	1.34300	Walsh Brothers Building Co. Inc	SFRIII & SFRIV	SFRIII
285-082-000-000	Daddario Street	1.44400	E. Bussaglia	SFRIII & SFRIV	SFRIV
285-088-000-000	12-14 King Street	0.65158	R. R. Catalano	CI & SFRIV	SFRIV
286-003-000-000	52 King Street	0.69559	D. A. Colace	SFRIII & SFRIV	SFRIV
286-050-000-000	24 Cross Street	0.35420	S. Yang	CI & SFRIV	SFRIV
297-012-000-000	277 Summer Street	0.72592	C. S. Mendell III. J. Boisvert	RRI & SFRIII	SFRIII
297-013-000-000	273 Summer Street	0.63572	L.J. Marguerite JR, B. Marguerite	RRI & SFRIII	SFRIII
297-014-000-000	Summer Street	2.89700	Town of Franklin	RRI & SFRIII	SFRIII
297-030-001-000	Sandy Lane	0.44812	R.L. Stewart. c/o Ann Fazio	RRI & SFRIII	SFRIII
297-035-000-000	10 Lawrence Drive	0.46008	S. Sherlock. D. P. Sherlock	RRI & SFRIII	SFRIII
297-212-000-000	7 Penny Lane	2.62700	H. Mahadevan. S. Kolamuri	RRI & SFRIII	RRI
298-007-000-000	120 Lewis Street	2.79000	J. E. McGann	RRI & SFRIV	RRI
298-025-000-000	65 Crocker Ave	2.84500	A.J. Lampason Jr. M.K. Lampason	SFRIII & SFRIV	SFRIII
303-008-000-000	9 Lawrence Drive	0.91827	R.J. Scannell. S.M. Scannell	RRI & SFRIII	RRI
303-017-000-000	19 Susans Way	0.92599	M.S. Coscia. M.M. Coscia	RRI & SFRIII	RRI
303-018-000-000	15 Susans Way	0.76159	R.J. Palladino. L.S. Palladino	RRI & SFRIII	SFRIII
303-022-000-000	300 King Street	2.43000	D.P. Lacourse-Cronk	RRI & SFRIII	SFRIII
303-023-000-000	326 King Street	2.59000	D.R. Lacourse. P. Lacourse	RRI & SFRIII	SFRIII
303-026-000-000	6 Lockwood Drive	0.91832	M. Mahdyiar. M. Rezvani	RRI & SFRIII	RRI
303-039-000-000	7 Lockwood Drive	1.39600	Town of Franklin	RRI & SFRIII	SFRIII

RRI = Rural Residential I 35.44723

SFRIII = Single Family Residential III

SFRIV = Single Family Residential IV

CI = Commercial I

8/23/2018

Franklin DPCD

Proposed Zoning Map Changes, An Area On Or Near King Street, Summer Street, Lawrence Drive & Uncas Ave

Rural Residential (RR) I & Single Family Residential (SFR) III, RRI & SFRIV,
SFRIII & SFRIV, or Commercial I & SFRIV to RRI, SFRIII, or SFRIV

- Commercial I
- Commercial II
- General Residential V
- Residential VI
- Rural Residential I
- Single-Family III
- Single-Family IV
- Area of Proposed Change
- Parcel Line

18-820

0 150 300 600 900 1,200 Feet

