

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: PROPOSED AMENDMENTS TO SIGN BYLAW
CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR
MARK CEREL, TOWN ATTORNEY; GUS BROWN, BUILDING COMMISSIONER;
AMY LOVE, PLANNER
DATE: NOVEMBER 20, 2018

Several months ago the Department of Planning and Community Development (DPCD) and other Town staff began developing proposed amendments to the Town's Sign Bylaw, Chapter 185-20 of Franklin Town Code. The Sign Bylaw was last updated in 2012 and Town staff believed there were several small amendments needed.

The proposed changes have been discussed during four Economic Development Committee meetings, a Design Review Committee meeting, and numerous times by Town staff. In addition, DPCD researched the sign bylaws of eleven other Massachusetts communities, and received input from several Town residents while developing the draft Zoning Bylaw Amendments.

Needed updates to the Sign Bylaw required the following three Zoning Bylaw Amendments:

- Zoning Bylaw Amendment 18-822: Amendment To §185-20. Signs
- Zoning Bylaw Amendment 18-823: Amendment To Sign District Regulations
- Zoning Bylaw Amendment 18-824: Amendment To Sign District Overlay Map

The three Amendments are attached for review and consideration. Also attached is a summary of the more important changes being proposed.

DPCD believes the proposed changes sufficiently address identified problems with the Town's Sign Bylaw without negatively impacting commercial development or building reuse.

If Town Council supports the proposed Sign Bylaw update, DPCD recommends they refer Zoning By-law Amendments 18-822, 18-823 and 18-824 to the Planning Board for a Public Hearing.

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

TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 18-824
CHANGES TO SIGN DISTRICT OVERLAY MAP
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SECTION 4 DISTRICTS ENUMERATED

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by deleting the current Sign District Map created by adoption of Zoning Bylaw Amendment 12-671, and replacing with the following:

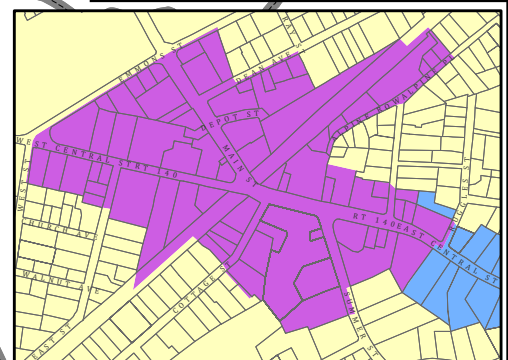
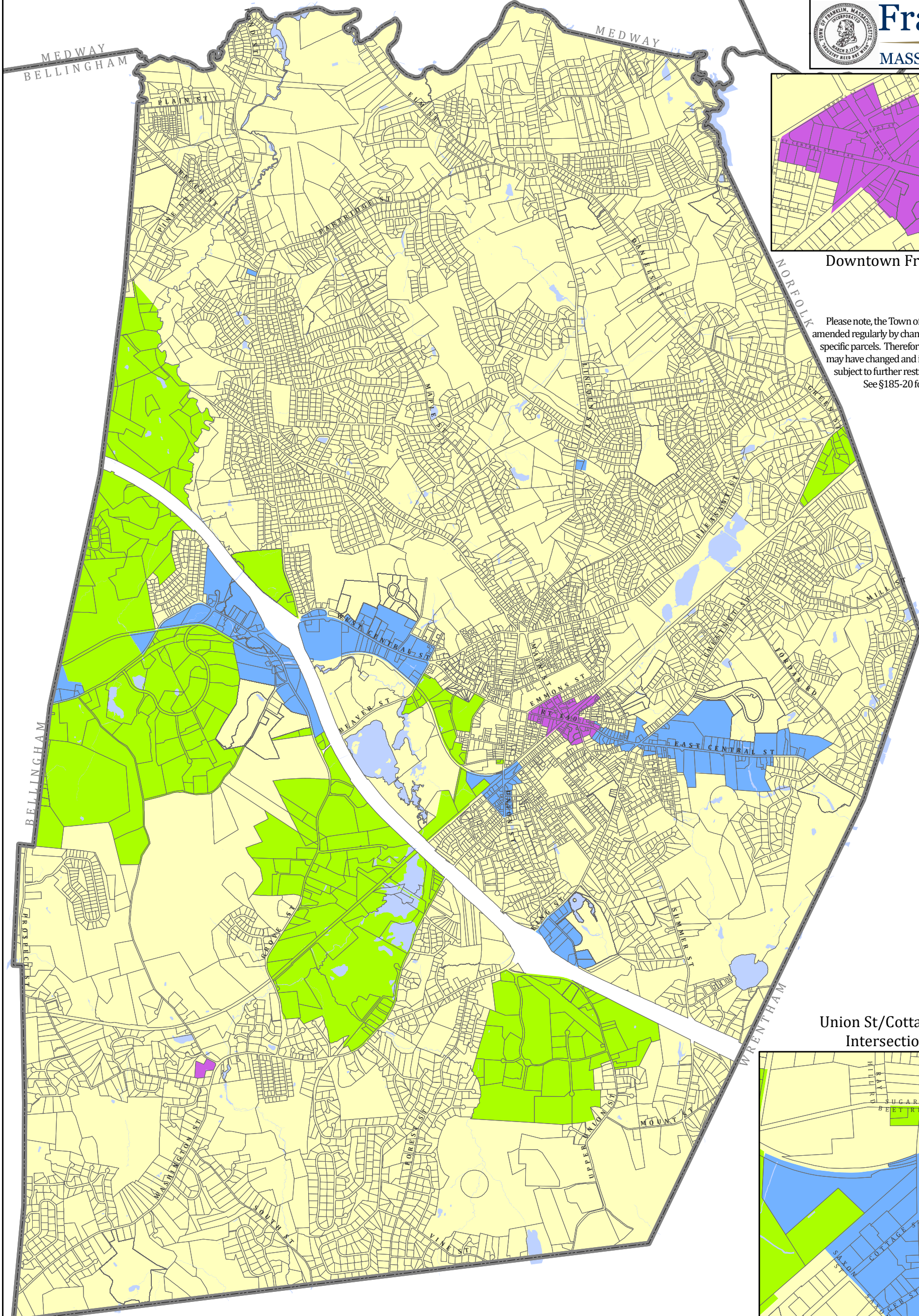
SIGN Districts

- Commercial and Business Corridor District
- Downtown Commercial District
- Industrial & Office Park District
- Residential District
- Parcel Line
- Water
- Municipal Boundary

18-824

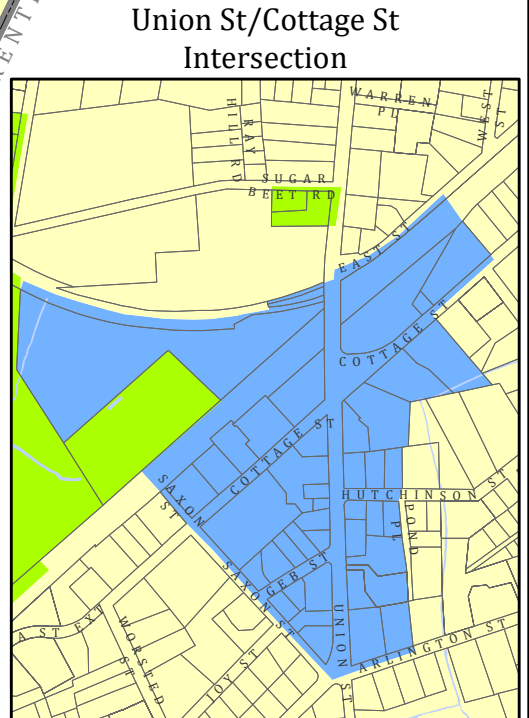
Kilometers 0 0.275 0.55

Miles 0 0.275 0.55



Downtown Franklin

Please note, the Town of Franklin's Zoning Map is amended regularly by changing the zoning district of specific parcels. Therefore the sign districts shown may have changed and individual parcels may be subject to further restrictions upon application. See §185-20 for additional information.



Union St/Cottage St Intersection

Sign District Overlay Map Adopted March 21, 2012 by Zoning Bylaw Amendment 12-671

Amended through December ____, 2018 by Zoning Bylaw Amendment 18-824

-Amendment 18-824: 12-xx-2018

In maintaining its GIS Data, the Town of Franklin has made every effort to ensure the accuracy, currency and reliability of the content thereof, however, errors can occur. It is expressly understood and agreed that in producing this information, the Town of Franklin, its officials, agents, servants and employees does not warrant or guarantee the information it has provided, nor does it accept responsibility for any errors contained therein. In no event will the Town of Franklin, its officials, agents, servants and employees be deemed or held obligated, liable, or accountable for any loss or damage incurred or resulting from the use of the information provided.

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 _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



Planning Board

TOWN OF FRANKLIN
TOWN CLERK

2018 DEC 12 A 9:39

RECEIVED

The following notice will be published in the Milford Daily Newspaper on
Monday, December 24, 2018 and again on Monday, December 31, 2018

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on January 7, 2019 at 7:10 PM and the Town Council will hold a Public Hearing on January 9, 2019 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending the Code of the Town of Franklin as follows:

TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments:

- Zoning Bylaw Amendment 18-822: Changes to 185-20. Signs
- Zoning Bylaw Amendment 18-823: Changes to Sign District Regulations
- Zoning Bylaw Amendment 18-824: Changes to Sign District Overlay Map

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.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

Town of Franklin



Planning Board
355 East Central Street
Franklin, Massachusetts 02038-1352

TOWN OF FRANKLIN
TOWN CLERK

JAN -9 P 2:51

RECEIVED

January 9, 2019

Teresa M. Burr, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE

Zoning By-law Amendments #18-822, #18-823, & #18-824
§185-20 – Amendments to Sign, Regulations and Overlay Map

Petitioner: Town Administration

Dear Mrs. Burr:

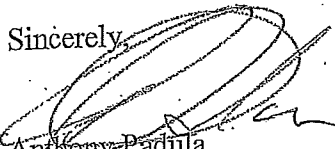
Please be advised that at its meeting on Monday, January 7, 2019 the Planning Board, upon motion duly made and seconded, voted (5-0) to **RECOMMEND**, with the following change, to the Town Council, Zoning Bylaw Amendments 18-822, 18-823, and 18-824:

18-822: Changes to 185-20. Signs.

Add the following words at the end of B(4): except replacement as a result of damage or destruction as specified in 185-18.C.

If you have any questions concerning this decision, please contact the planning staff or me.

Sincerely,



Anthony Padula

Chairman, Planning Board

cc: Town Council
Town Administrator
Deputy Town Administrator