

Town of Franklin

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Planning Board

355 East Central Street
Franklin, Massachusetts 02038-1352

February 8, 2017

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

RECEIVED
2017 FEB - 8 AM 10:04
TOWN OF FRANKLIN

CERTIFICATE OF VOTE

Zoning By-law Amendment #17-786
Chapter 185-7. Use Regulation Schedule Part II

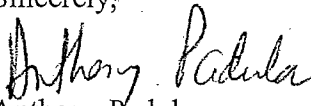
Petitioner: Town Administration

Dear Mrs. Burr:

Please be advised that at its meeting on Monday, February 6, 2017 the Planning Board, upon motion duly made and seconded, voted (5-0-0) to recommend, *as presented*, the Zoning By-law Amendment #17-786, changes to Chapter 185-7, Use Regulation Schedule Part II.

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

Sincerely,


Anthony Padula
Chairman

cc: Town Council
Town Administrator

Sponsor: *Administration*

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 17-786

Changes to §185-7 Compliance required, Storage Facility

**A ZONING BY-LAW TO AMEND CHAPTER 185 SECTION 7 OF THE CODE OF THE
TOWN OF FRANKLIN**

Note: Within this section, changes are shown in **Bold** type to retain the readability of the document, and appear as additions (**xyz**) and as deletions (~~xyz~~).

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following additions and deletions to §185-7. Compliance required:

185 Attachment 3
USE REGULATION SCHEDULE
PART II

Symbols in the Use Regulations Schedule shall mean the following:

- Y = A permitted use.
- N = An excluded or prohibited use.
- BA = A use authorized under special permit from the Board of Appeals.
- PB = A use authorized under special permit from the Planning Board.
- P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District																			
	RR	RI	RRU	RV	RVII	SF	RIII	SF	RIV	GR	NC	RB	CI	CH	DC	B	I	LI	O	
2. Commercial																				
2.1 Adult entertainment establishment	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N ²	N	N	N
2.2 Animal kennel, hospital	BA		BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA	BA
2.21 Animal day care, training	BA		BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA	BA
2.22 Animal grooming	BA		BA	BA	BA	BA	BA	BA	BA	BA	BA	N	Y	BA	Y	BA	BA	BA	BA	BA
2.3 Office, excluding office parks:																				
a. Bank or credit union	N		N	PB	PB	PB	PB	PB	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y
b. Medical or dental	PB		PB	PB	PB	PB	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
c. Professional	PB		PB	PB	PB	PB	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
d. Clerical, or administrative	N		N	N	N	N	N	N	N	N	N	N	Y ⁶	Y	Y	Y	Y	Y	Y	Y
2.4 Funeral home, undertaking	N		N	N	N	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N	N	N	N
2.5 Hotel, motel	N		N	N	N	N	N	N	N	N	N	N	PB	PB	Y	PB	PB	PB	PB	PB
2.6 Motor vehicle, boat, farm implement sales; rental and leasing:																				
a. With repair service	N		N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	N
b. Without repair service	N		N	N	N	N	N	N	N	N	N	N	N	PB	N	PB	N	N	N	N
c. Other	N		N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	N
2.7 Motor vehicle service, repair:																				
a. Auto body, painting, soldering, welding	N		N	N	N	N	N	N	N	N	N	N	N	PB	N	N	PB	N	N	N
b. Filling or service station	N		N	N	N	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N
c. Other	N		N	N	N	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N
2.8 Parking																				
a. Parking facility	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. Off-street parking	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2.9 Restaurant, bar	N		N	N	N	N	N	N	N	N	N	N	P/SP ³	P/SP	P/SP ³	P/SP	PB	PB	N ⁴	PB

185 Attachment 3
USE REGULATION SCHEDULE
PART II (Continued)

Principal Uses	District													
	RR RV	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O
2.10 Shopping center	N	N	N	N	N	N	N	PB	PB	N	PB	N	N	N
2.11 Storage facility	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
2.12 Tattoo parlor/body-piercing studio	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2.13 Tourist home	PB	PB	P/SP	P/SP	P/SP	P/SP	N	P/SP	P/SP	N	P/SP	N	N	N
2.14 Office park	N	N	N	N	N	PB	N	PB	PB	N	PB	N	N	Y
2.15 Other retail sales, services														
a. General	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N ^d	N ^d	N ^d
b. Personal	N	N	N	N	N	P/SP ⁶	N ^d	P/SP	P/SP	P/SP	P/SP	N ^d	N ^d	N ^d
c. Other	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N ^d	N ^d	N ^d
2.16 Vehicular service establishment	N	N	N	N	N	N	N	PB	PB	PB	PB	N	N	N
2.17 Trade center	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2.18 Catering	PB	PB	PB	PB	PB	PB	N	PB	PB	PB	PB	Y	Y	N
2.19 Function Hall	PB	PB	N	PB	PB	PB	N	PB	PB	PB	PB	Y	Y	N
2.20 Psychic services/fortune-telling	N	N	N	N	N	PB	N	N	N	N	N	N	N	N
2.21 Bed-and-breakfast	PB	PB	P/SP	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	P/SP	N	N	N
2.22 Country Store	N	N	N	N	N	Y	PB	Y	Y	N	Y	N	N	N

NOTES:

1. If any part of a principal use is considered a VSE (see § 185-3, Definitions), the requirements for VSE must be met.
2. Except as permitted by a special permit within the Adult Use Overlay District as described in § 185-47.
3. Except BA, if involving live or mechanical entertainment.
4. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
5. Establishments are limited to a maximum gross building footprint of 2,800 square feet.
6. Not allowed on sidewalk level in multilevel development.

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: _____, 2017

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk

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 ZONING BYLAW AMENDMENT, STORAGE FACILITY
CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR
GUS BROWN, BUILDING COMMISSIONER
AMY LOVE, PLANNER
DATE: DECEMBER 28, 2016

As you know the Department of Planning and Community Development has been asked to develop a draft Zoning Bylaw amendment that would change the locations in which storage facilities can be located within the community. This change can be implemented with fairly simple changes to Attachment 4 of the Town of Franklin's Zoning Bylaw, Use Regulations Schedule Part III.

Attached is a draft Zoning Bylaw Amendment for consideration. Currently storage facilities may be allowed within the Commercial II Zoning District with a Planning Board special permit. The proposed Zoning Bylaw Amendment would delete the Storage Facility use from the Commercial II district, and add it to the Industrial Zoning District.

Please let me know if you have questions.