

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 BY-LAW AMENDMENT 19-837, ZONING MAP CHANGES
FROM GENERAL RESIDENTIAL V TO SINGLE FAMILY RESIDENTIAL IV,
AN AREA ON OR NEAR WEST CENTRAL STREET**
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR
MARK CEREL, TOWN ATTORNEY; AMY LOVE, PLANNER**
DATE: FEBRUARY 14, 2019

As you know, at their February 13th meeting the Economic Development Committee voted to send Zoning Bylaw Amendment 19-837 to the full Council for consideration. The proposed Zoning Map Amendment would change five parcels on West Central Street from General Residential V to Single Family Residential IV.

Attached are the following for review and consideration:

- A list of parcels proposed for rezoning;
- Zoning By-law Amendment 19-837: Zoning Map Changes From General Residential V to Single Family Residential IV, An Area On Or Near West Central Street; and
- A diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

If Town Council supports the proposed zoning map amendment, DPCD recommends they refer Zoning By-law Amendment 19-837 to the Planning Board for a Public Hearing.

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

Proposed Zoning Map Amendment

19-837

**From General Residential V to Single Family Residential IV
An Area On Or Near West Central Street**

Parcel	Location	Size (acres)	Owners	From	To
278-031-000-000	278 West Central Street	1.019	Double J Development LLC	GRV	SFRIV
278-032-000-000	280 West Central Street	0.815	Joel Derrico	GRV	SFRIV
278-033-000-000	286 West Central Street	0.147	Max Roche and Lauren Schaejbe	GRV	SFRIV
278-034-000-000	290 West Central Street	0.140	Eberle and Gracia Pierre-Louis	GRV	SFRIV
278-035-000-000	300 West Central Street	1.310	Dennis R. Foley Trust and Foley Family Trust	GRV	SFRIV

Total Acres 2.412

SFRIV = Single Family Residential IV

GRV = General Residential V

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-837
ZONING MAP CHANGES FROM GENERAL RESIDENTIAL V
TO SINGLE FAMILY RESIDENTIAL IV
AN AREA ON OR NEAR WEST CENTRAL STREET**

**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 General Residential V to Single Family Residential IV an area containing 2.412± acres, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Number

278-031-000	278-033-000	278-035-000
278-032-000	278-034-000	

The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, An Area On Or Near West Central Street”).

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: _____, 2019

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

RECUSED _____

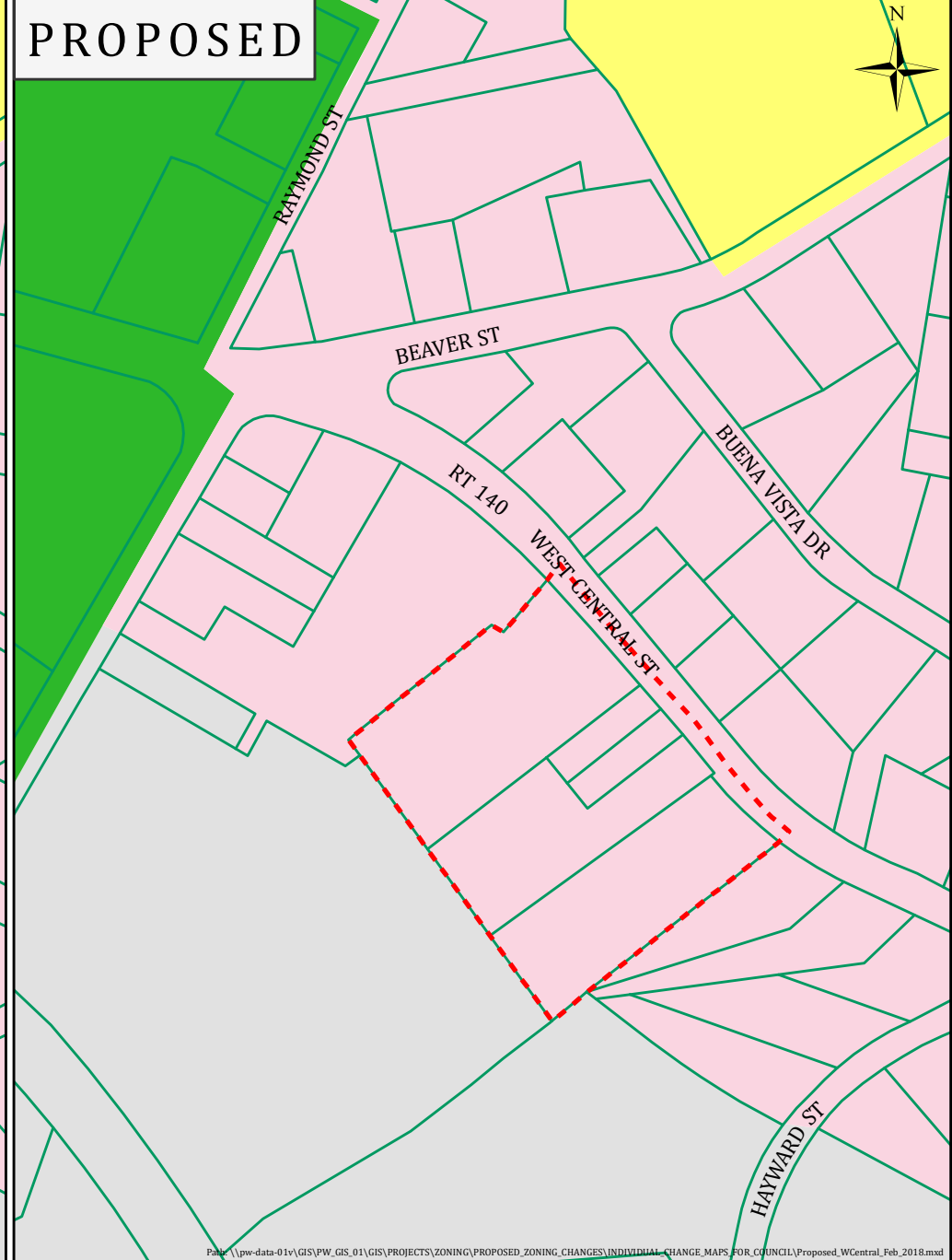
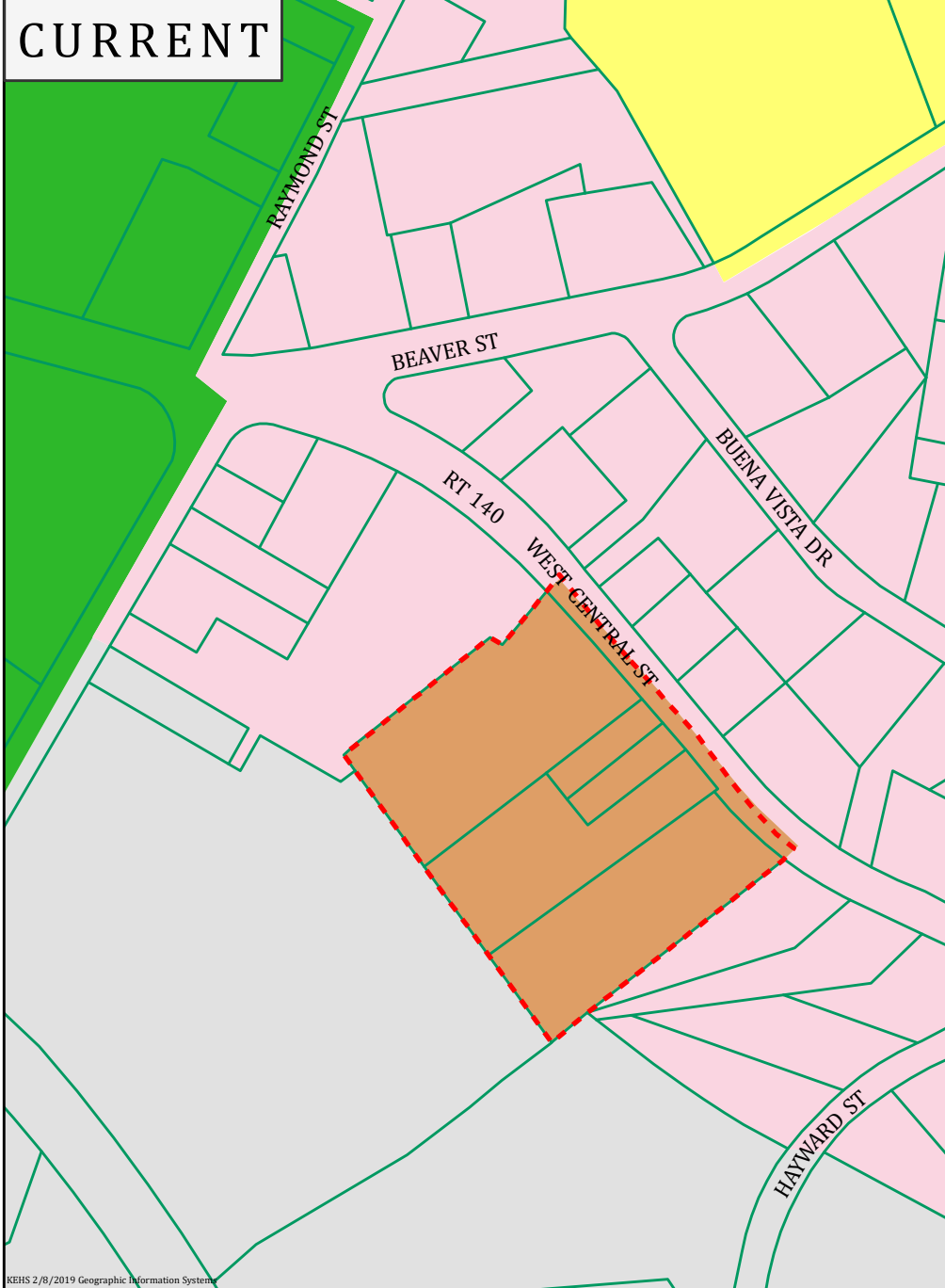
Glenn Jones, Clerk

Proposed Zoning Map Changes

General Residential V to Single-Family IV

- Commercial II
- General Residential V
- Industrial
- Rural Residential II
- Single-Family IV
- Area of Proposed Change 19-837
- Parcel Line

0 125 250 500 Feet



Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK
2019 MAR 19 A 8:33
RECEIVED

Planning Board

PUBLIC HEARING NOTICE

The following notice will be published in the Milford Daily Newspaper on March 25, 2019 and again on April 1, 2019.

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 April 8, 2019 at 7:30 PM and the Town Council will hold a Public Hearing on April 10, 2019, at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending Chapter 185, Sections 5 of the Code of the Town of Franklin, Zoning By-Law as follows:

ZONING BY-LAW AMENDMENT PROPOSED BY THE FRANKLIN TOWN ADMINISTRATION TO THE FRANKLIN TOWN CODE CHAPTER 185, SECTIONS 5.

Zoning By-Law Amendment 19-837: Changes from General Residential V to Single Family Residential IV in an Area on or Near West Central Street:

Chapter 185 of the Code of the Town of Franklin is hereby amended by making the following amendments to §185-5, of the Code of the Town of Franklin, Zoning Map:

The Zoning Map of the Town of Franklin be amended by changing from General Residential V to Single Family Residential IV to an area containing 3.43 ± acres, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Number

278-033-000 278-034-000
278-031-000 278-032-000 278-035-000

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 exact map of said amendment 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