

355 East Central Street Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949 www.franklinma.gov

# Memorandum

October 16, 2020

To: Town Council

From: Jamie Hellen, Town Administrator

Re: Zoning Bylaw Amendments 20-861 & 20-862

I am asking the Council to refer zoning bylaw amendments 20-861 and 20-862 to the Planning Board for their review. These bylaw amendments are part of our ongoing lot line cleanup project, 20-861 and 20-862 are lot line clean up numbers 5 and 6 respectively. Zoning bylaw amendment 20-861 focuses on the area on or near Oak Street and zoning bylaw amendment 20-862 focuses on the areas on or near Longhill Road and Pleasant Street.

If you have any additional questions please feel free to ask.

**SPONSOR:** Town Administration

## TOWN OF FRANKLIN ZONING BY-LAW AMENDMENT 20-862

ZONING MAP CHANGES FROM SINGLE FAMILY RESIDENTIAL III AND SINGLE FAMILY RESIDENTIAL IV TO SINGLE FAMILY RESIDENTIAL III OR SINGLE FAMILY RESIDENTIAL IV AN AREA ON OR NEAR LONGHILL ROAD AND PLEASANT 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 Single Family Residential III and Single Family Residential IV to Single Family Residential III an area containing **8.48± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

### Parcel Numbers

 261-037-000
 261-041-000
 268-034-000

 261-038-000
 261-042-000
 268-144-000

261-040-000

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

### Parcel Numbers

268-114-000

268-115-000

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Longhill Road and Pleasant 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:, 2020	VOTED: UNANIMOUS:
A True Record Attest:	YES: NO:
	ABSTAIN:
	ABSENT:
N	RECUSED:
Nancy Danello,	
Temporary Town Clerk	
	Glenn Jones, Clerk
	Franklin Town Council

# From Single Family Residential III & Single Family Residential IV, To Single Family Residential III or Single Family Residential IV An Area On Or Near Longhill Road and Pleasant Street

Parcel	Location	Size (acres)	Owners	From	То
261-037-000	105 Lincoln Street	0.34040	Paul Uttaro and Molly Paxson	SFRIII & SFRIV	SFRIII
261-038-000	Lincoln Street	0.26340	John J & Laurie A McCahill	SFRIII & SFRIV	SFRIII
261-040-000	25 Longhill Road	1.10700	Sonia Afonso and Jeremy Ford	SFRIII & SFRIV	SFRIII
261-041-000	8 Pinehurst Street	1.10800	Marina Korneeva	SFRIII & SFRIV	SFRIII
261-042-000	42 Pinehurst Street	1.73100	Robert & Cynthia Bissanti	SFRIII & SFRIV	SFRIII
268-034-000	Virginia Ave	0.61900	Julia Avenue Realty Trust	SFRIII & SFRIV	SFRIII
268-114-000	150 Pleasant Street	2.13900	Paul F & Beth A Mucciarone	SFRIII & SFRIV	SFRIV
268-115-000	154 Pleasant Street	1.56300	Elynor P Crothers L/E, Peter T Crothers	SFRIII & SFRIV	SFRIV
268-144-000	141 Dean Ave	3.31400	Steven R & Suzanne J Nurnberg	SFRIII & SFRIV	SFRIII
	Total Area	12.18480			

SFRIII = Single Familiy Residential III Zoning District SFRIV = Single Familiy Residential IV Zoning District

# Proposed Zoning Map Changes An Area On Or Near Longhill Rd and Pleasant Street From Single Family Residential III and Single Family Residential IV, to Single Family Residential III or Single Family Residential IV 1,200 1,200

General Residential V Rural Residential II

Area of Proposed Change

∼ Parcel Line

Single-Family III

