

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: SEPTEMBER 11, 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.

At their September 5th meeting Town Council reviewed proposed Zoning By-law Amendment 18-820, requested two minor changes, and voted to refer it to the Planning Board for a Public Hearing. Franklin Planning Board will hold its Public Hearing on October 15th, and the Town Council public hearing is scheduled for October 17th.

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 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.

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	SFRIV
285-078-006-000	82-84 Uncas Ave	1.34300	Walsh Brothers Building Co. Inc	SFRIII & SFRIV	SFRIV
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 Lockewood Drive	0.91832	M. Mahdyiar. M. Rezvani	RRI & SFRIII	RRI
303-039-000-000	7 Lockewood 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

9/12/2018

Franklin DPCD

SPONSOR: *Town Administration*

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 **6.341± 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

285-078-005
286-003-000

285-078-006

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 **2.845± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Numbers
298-025-000

Glenn Jones, Clerk

Proposed Zoning Map Changes, An Area On Or Near King, Summer and Lewis Streets

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

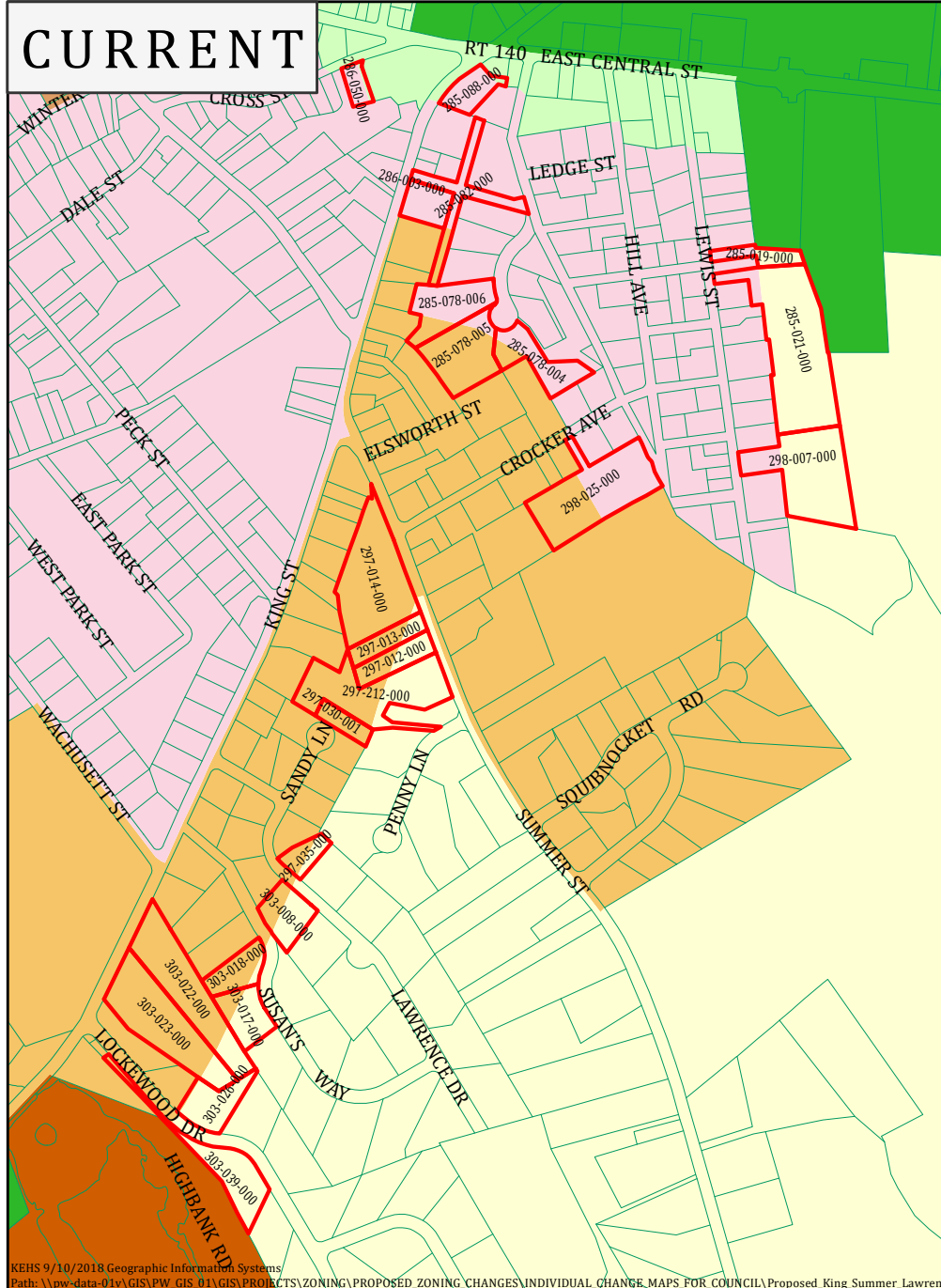
0 150 300 600 900 1,200 Feet

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

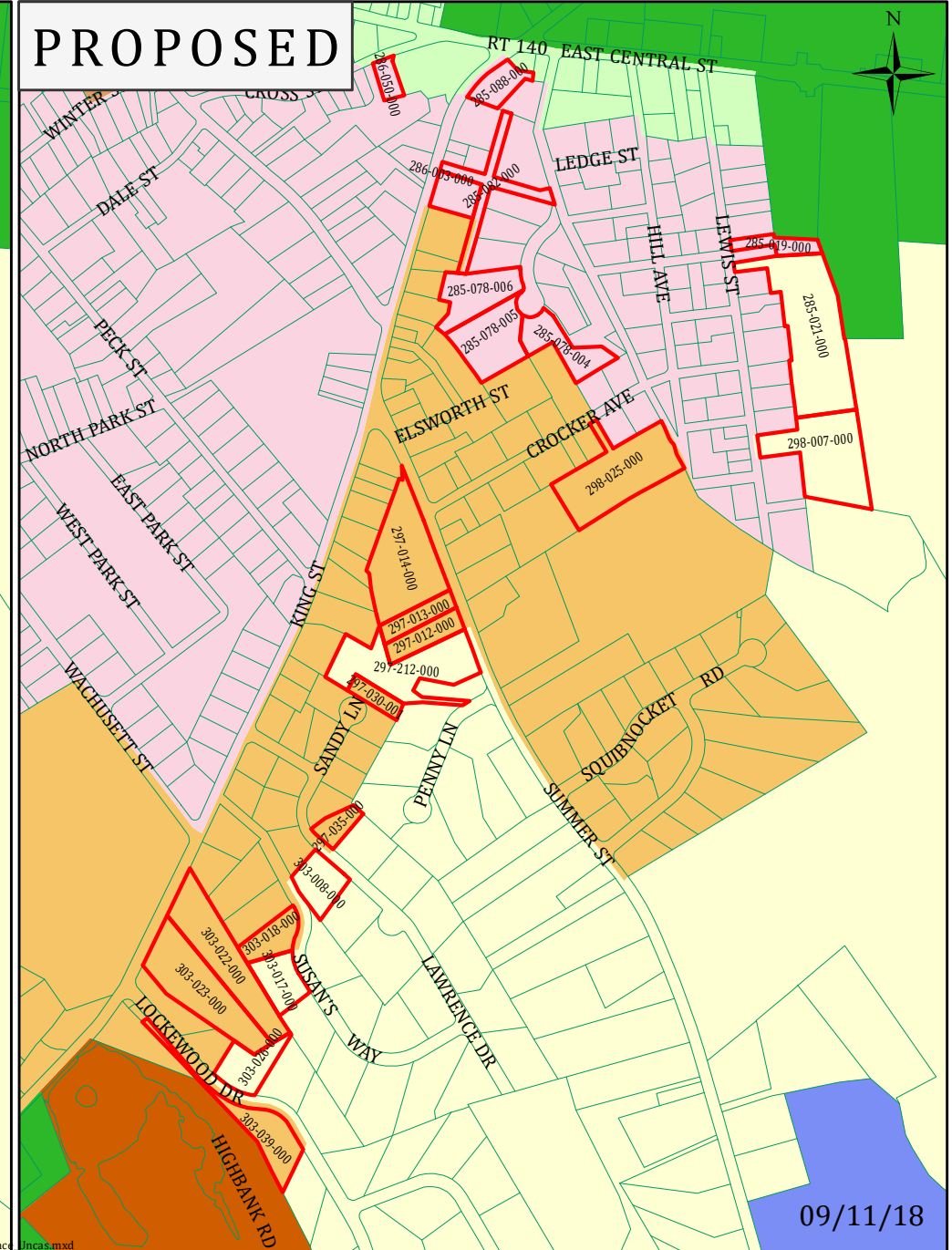
Parcel Line

18-820

CURRENT



PROPOSED



2018 SEP 21 A 10:36

RECEIVED

The following notice will be published in the Milford Daily Newspaper on Monday, October 1, 2018 and again on Monday, October 8, 2018

285-078-006

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 **2.845± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Numbers

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 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

Matt Kelly, Chairman
Franklin Town Council

Proposed Zoning Map Changes, An Area On Or Near King, Summer and Lewis Streets

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

0 150 300 600 900 1,200 Feet

Commercial I

Commercial II

General Residential V

Residential VI

Rural Residential I

Single-Family III

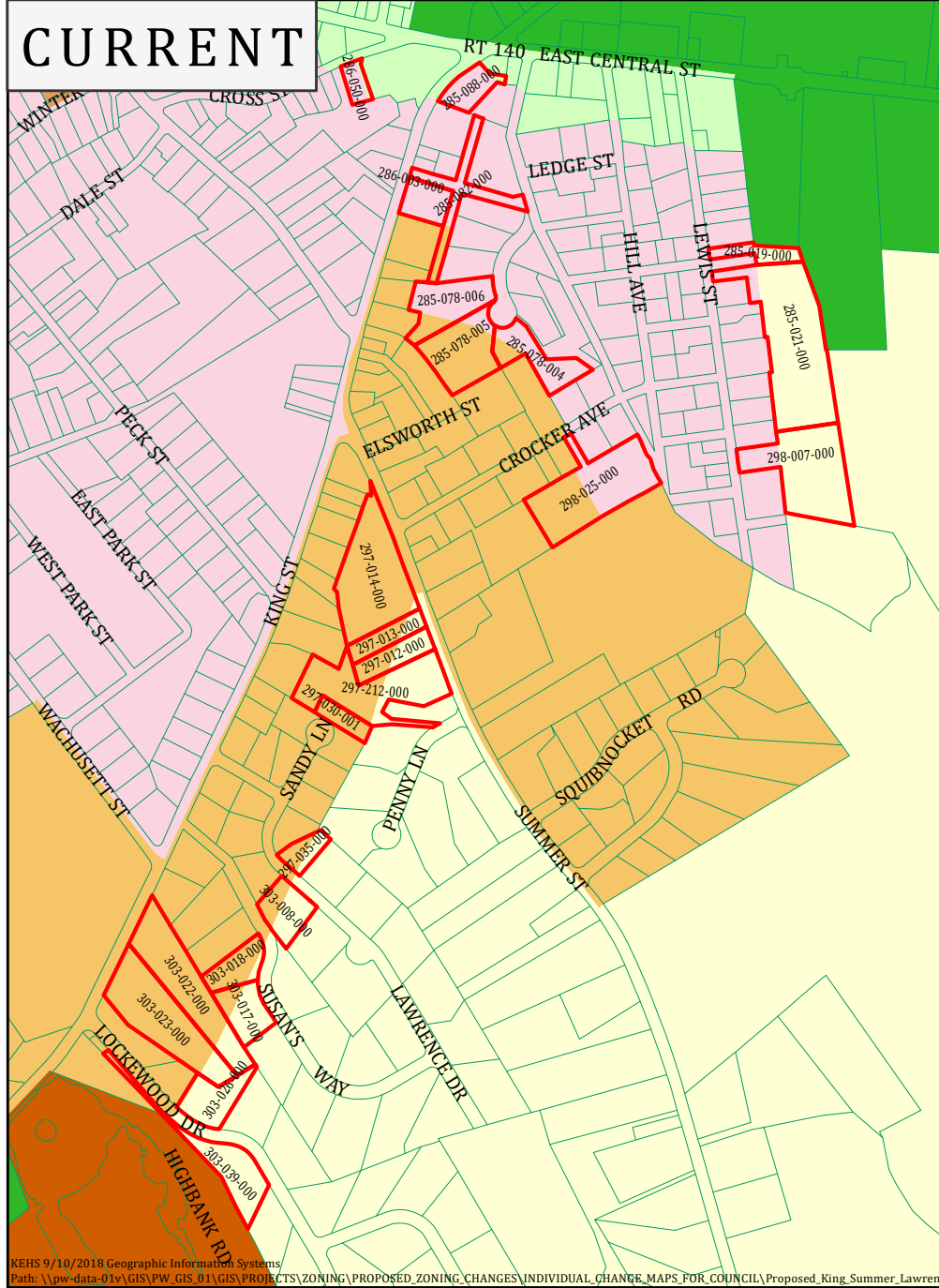
Single-Family IV

Area of Proposed Change

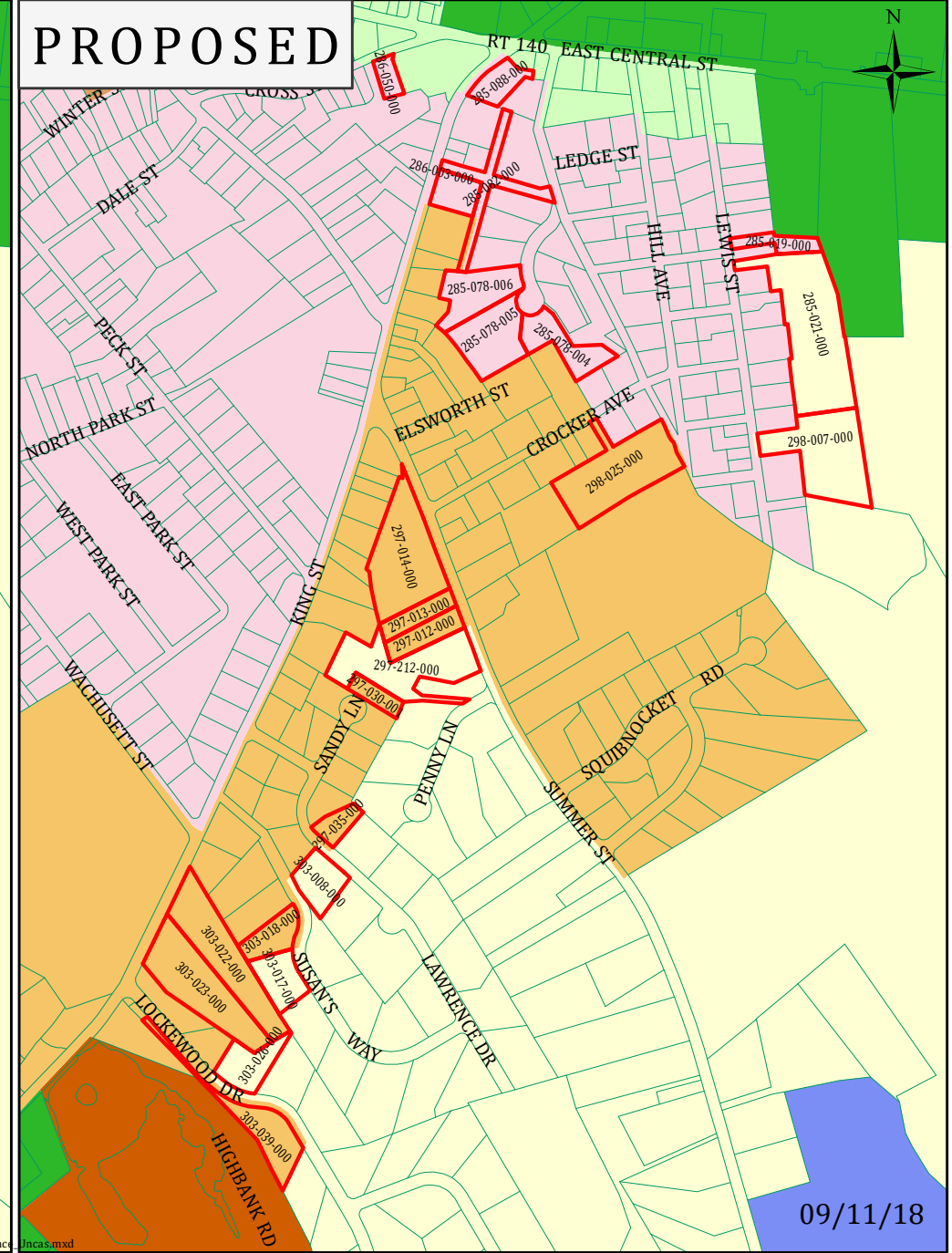
Parcel Line

18-820

CURRENT



PROPOSED



09/11/18