

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

February 26, 2021

To: Town Council

From: Jamie Hellen, Town Administrator

Re: Downtown Franklin MBTA Parking Lot Discussion

As part of the goals for the Town Council and Town Administrator for this session, a discussion on the MBTA parking lot is on that list. There is no legislation for action this evening, but rather a discussion on the myriad of issues at the station.

I have included in the packet a letter I sent to the state and MBTA in the Fall of 2019 re: the horrific infrastructure at the station, including the rotting staircase, unsafe platform, lack of ADA accessibility and other problems with the property. Dr. Rooney and Representative Roy and our State Senate delegation also sent letters and have advocated on our behalf multiple times in recent years.

During the summer of 2018, our legislative delegation also had a series of two site visits with the MBTA and the state Economic Affairs office both at the parking lot, but also at the area near Cottage St and Union St to discuss the vision of the SNETT trail extending to Union Street from Grove Street. The visit also discussed the issues in the attached letters re: the parking lot.

I should also mention in the recent economic development legislation, Chapter 358 of the Acts of 2020, the state will be issuing guidance in the near future regarding new zoning required within a half mile of all commuter rails stations. I have attached the preliminary guidance from the state, but the Town will need to wait in order to proceed.

Again there is no legislation for action tonight, but rather a discussion to stay on top of these issues and make recommendations as the Council sees fit.

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OFFICE OF THE TOWN ADMINISTRATOR

September 24, 2019

Secretary Stephanie Pollak
Massachusetts Department of Transportation
10 Park Plaza, Room 3170
Boston, Massachusetts 02116

General Manager Steve Poftak
Massachusetts Department of Transportation
10 Park Plaza
Boston, Massachusetts 02116

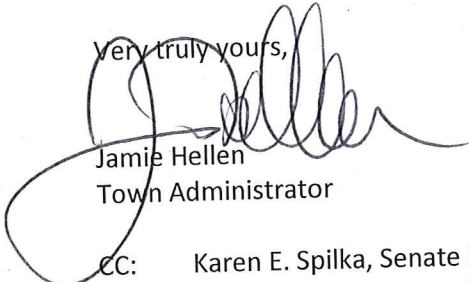
Dear Secretary Pollack & General Manager Poftak:

I am writing in regards to the Dean College/Downtown Franklin Commuter Rail Train Station here in Franklin. I hope you both will take these comments seriously and begin to work with the Town on how to address the crumbling infrastructure and lack of ADA access at the station.

Over many years now, this station has been slowly deteriorating and is now causing some serious safety concerns. The stairs from Main Street to the station are crumbling; the parking lot, sidewalks and platforms are full of potholes; and, the curbing is uneven and falling apart (see images enclosed). There is also an underutilized structure on the property. On top of the deterioration there is no ADA accessibility for those who need it. We respect the fact it will take significant resources to repair the station, but also believe a conversation needs to begin on what needs to happen in order to get the state to make improvements to the station.

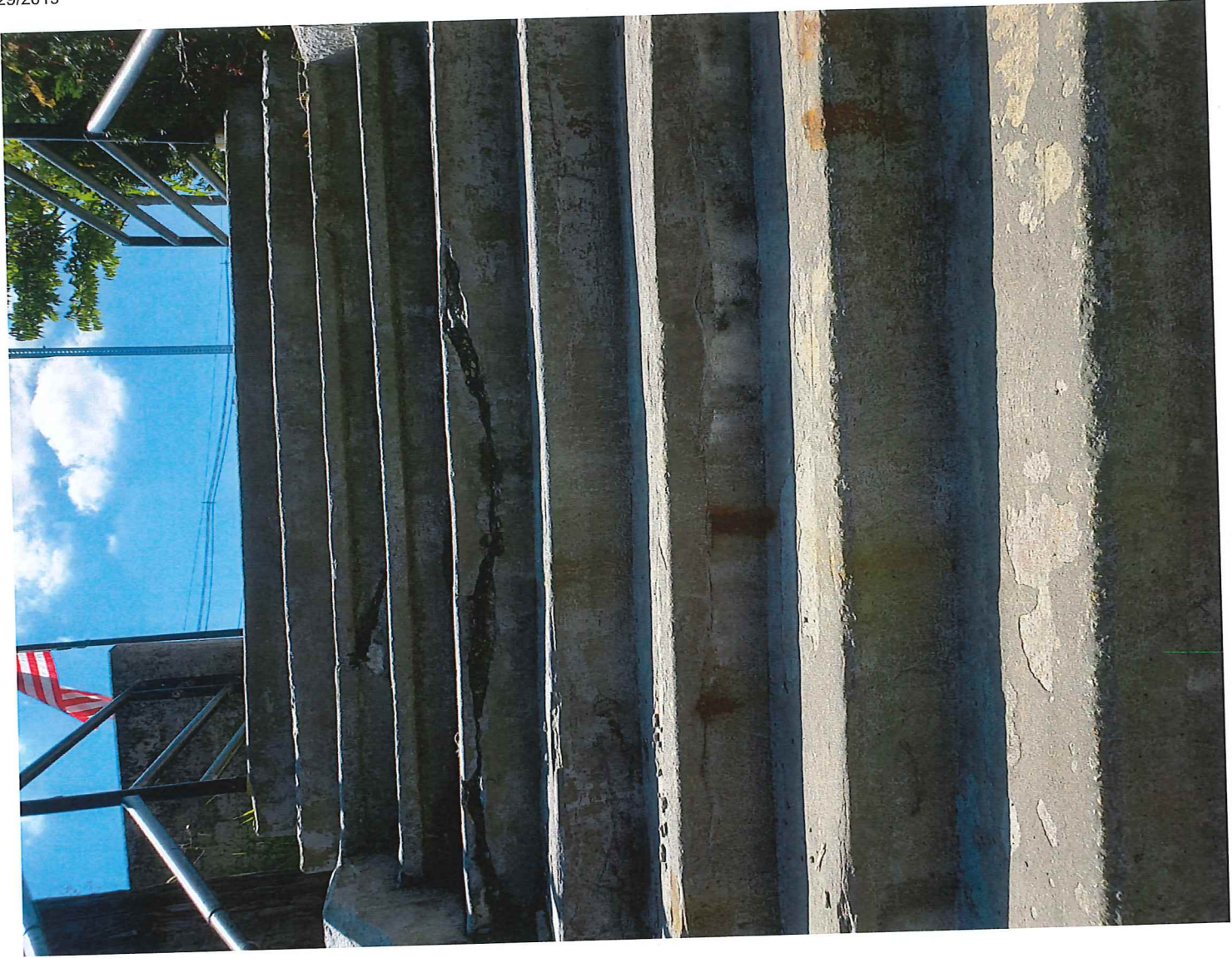
Town officials have had many conversations and visits from state officials and the T in the past, but little follow up occurs and no action is taken. We are hoping this letter serves as a springboard to further discussions on how to improve the station. Your assistance in beginning a conversation on how to remedy this matter would be greatly appreciated.

Very truly yours,


Jamie Hellen
Town Administrator

CC: Karen E. Spilka, Senate President, 2nd District Middlesex and Norfolk
Rebecca Rausch, State Senator, Norfolk, Bristol, and Middlesex District
Jeffrey N. Roy, State Representative, 10th District Norfolk
Llyod "Gus" Brown, Building Commissioner, ADA Coordinator
Frank Falvey





8/29/2019



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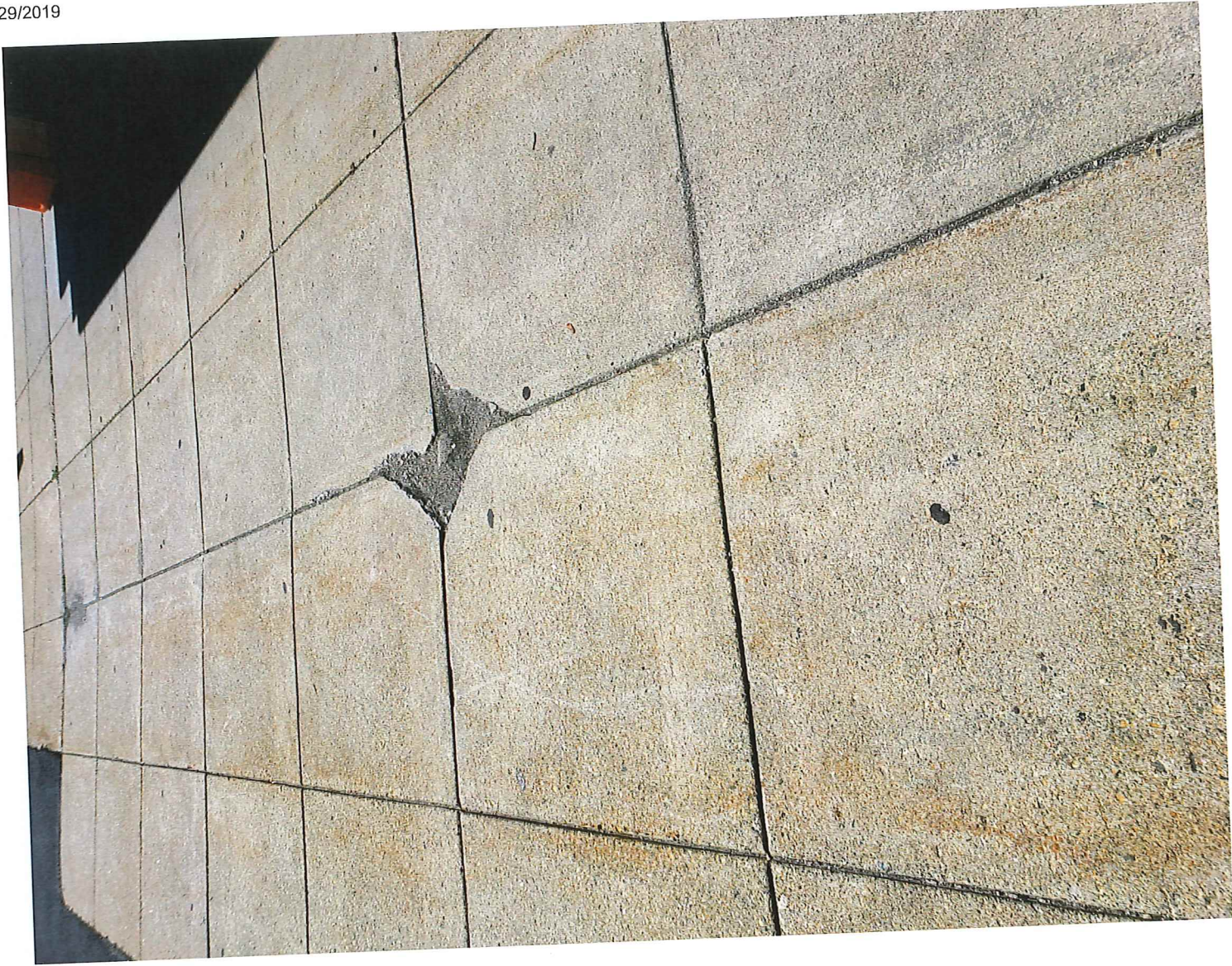


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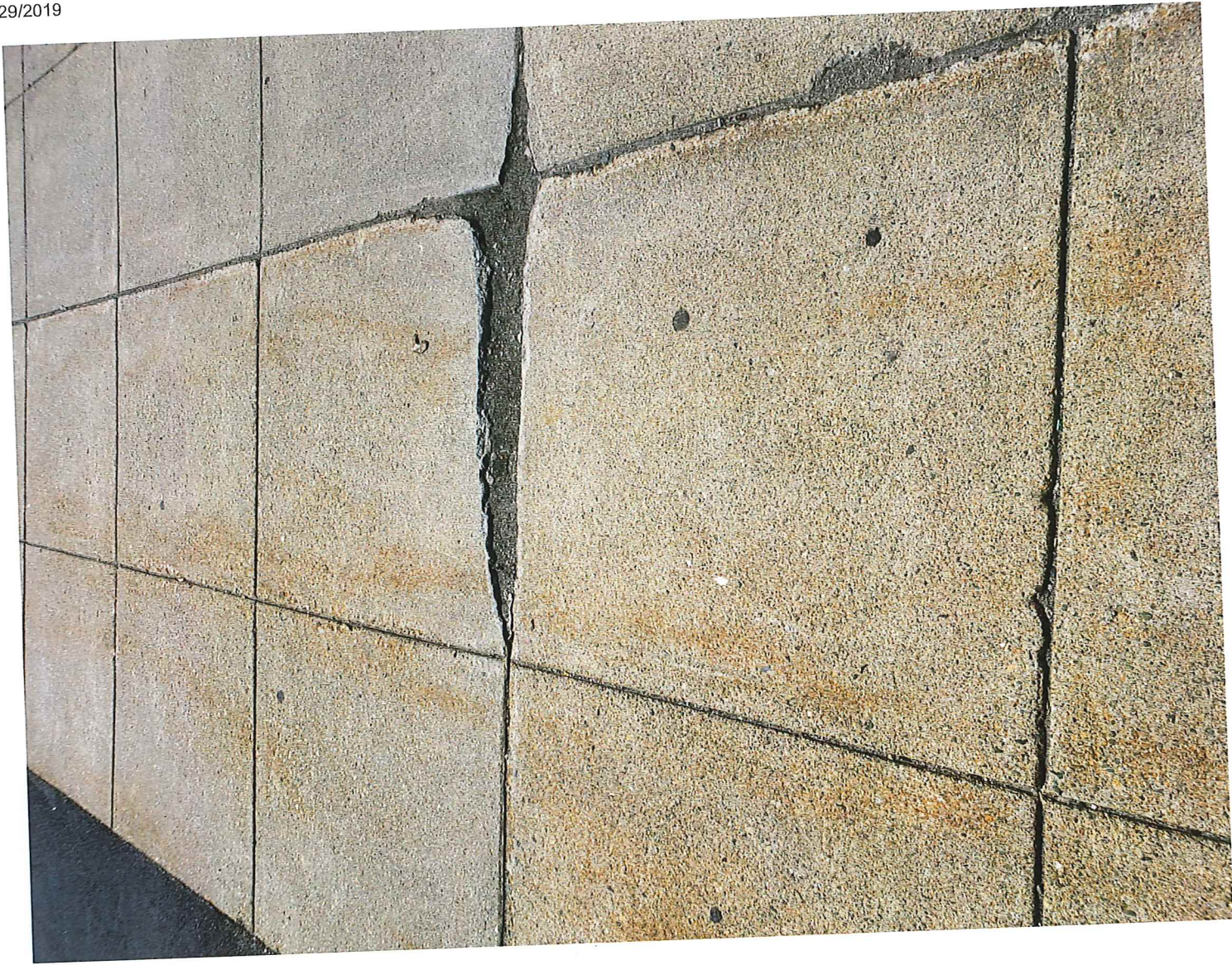
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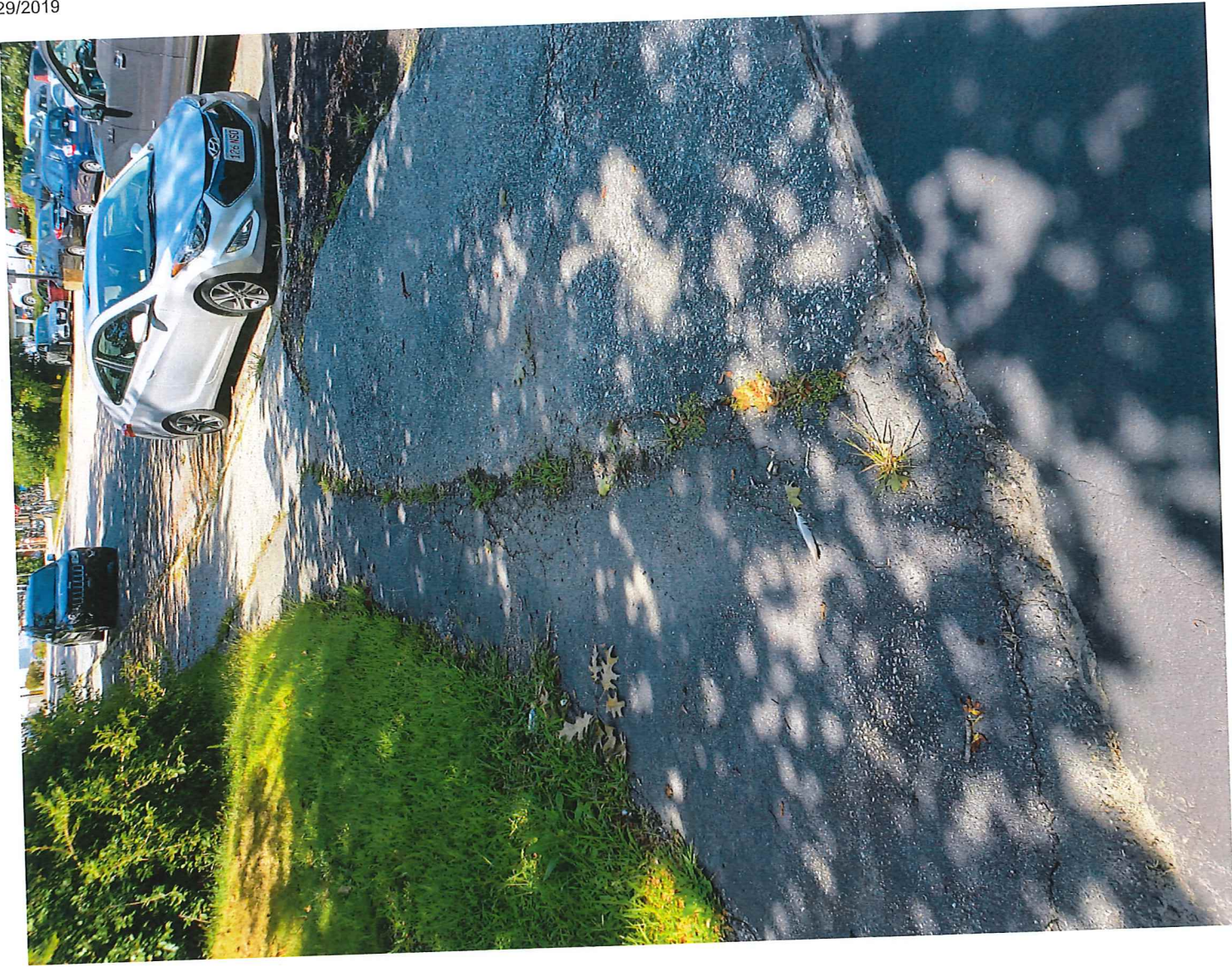
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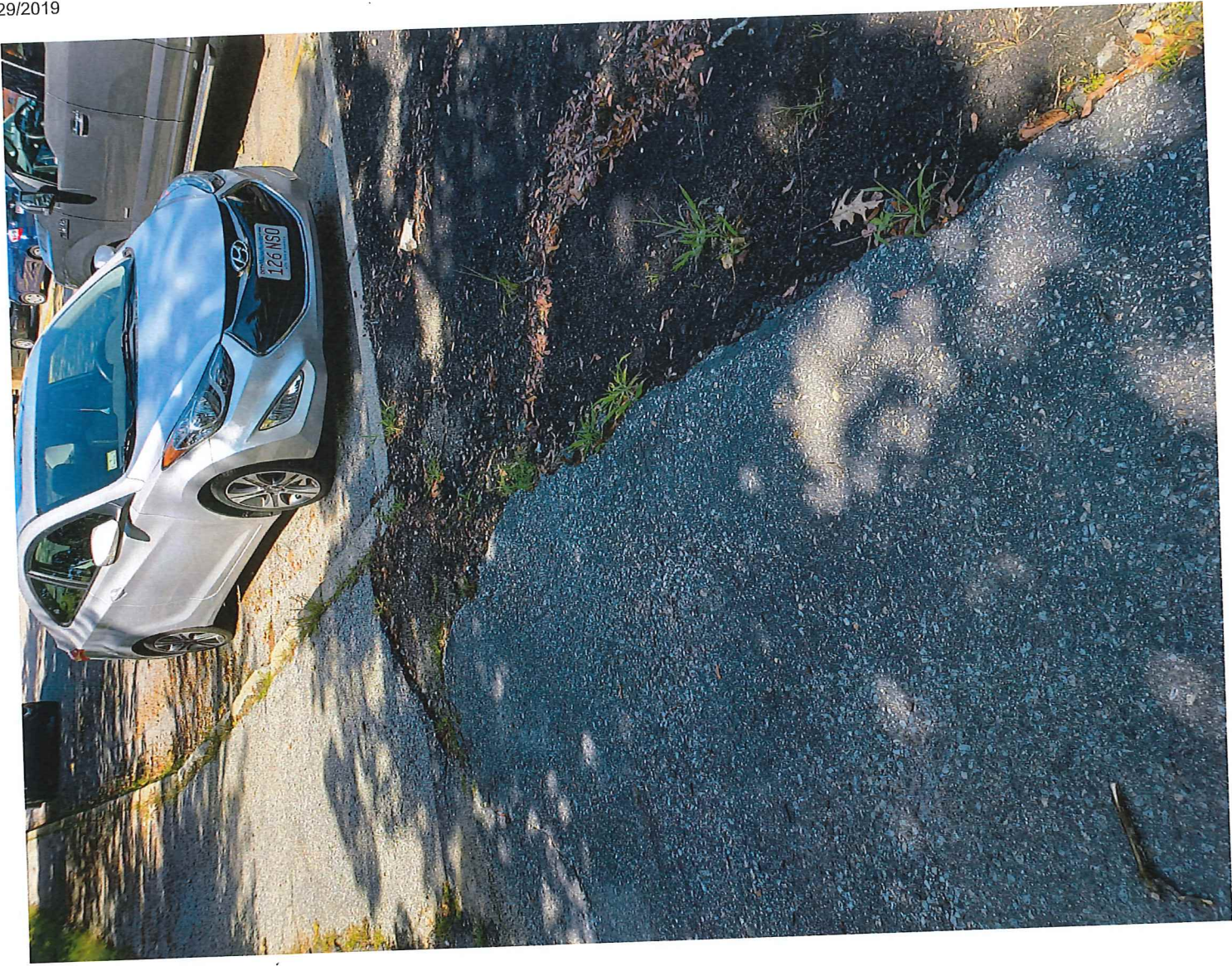
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8/29/2019













DEAN COLLEGE

OFFICE OF THE PRESIDENT

October 3, 2019

Secretary Stephanie Pollak
Massachusetts Department of Transportation
10 Park Plaza, Room 3170
Boston, Massachusetts 02119

General Manager Steve Poftak
Massachusetts Department of Transportation
10 Park Plaza
Boston, Massachusetts 02119

Dear Secretary Pollack and General Manager Poftak:

I am writing in support of previous correspondence from Franklin Town Administrator Jamie Hellen, regarding the Dean College/Downtown Franklin Commuter Rail Station.

This location is within very close proximity of the Dean College campus and serves as a vital source of transportation for a number of students, staff and faculty. It further serves as a recruiting instrument for prospective students looking for a rural environment but with ability to reach Boston via public transportation.

For the past several years, I have become concerned with the status of this station. I fully concur with the assessment provided to you by Mr. Hellen and find the station lacking in many crucial areas.

As a college, Dean continually works with students and family members possessing physical disabilities. These individuals are clearly not able to use this public service in the station's present condition, putting additional and unneeded stress upon them during an already stressful time in their lives.

I have been at Dean College and living in Franklin for 25 years now and have such fondness for our town and Dean's role as a part of it. It is a role that we embrace and try to do all we can to support the community. Please let this letter serve as an additional springboard to help remedy this matter and aid Dean College, the Town of Franklin, and the countless people impacted by this issue.

Thank you for your consideration.

Cordially,

Paula M. Rooney, Ed.D.
President

CC: Karen E. Spilka, Senate President, 2nd District Middlesex and Norfolk
Rebecca Rausch, State Senator, Norfolk, Bristol and Middlesex District
Jeffrey N. Roy, State Representative, 10th District Norfolk
✓ Jamie Hellen, Franklin Town Administrator
Llyod "Gus" Brown, Franklin Building Commissioner, ADA Coordinator
Frank Falvey



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

JEFFREY N. ROY
STATE REPRESENTATIVE

10th NORFOLK DISTRICT
FRANKLIN AND MEDWAY

Chairman
Joint Committee on Higher Education

Committees:
Personnel and Administration

STATE HOUSE, ROOM 43
TEL. (617) 722-2030
Jeffrey.Roy@MAhouse.gov

October 10, 2019

Town of Franklin
Jamie Hellen
Town Administrator
355 East Central Street
Franklin, MA 02038

RE: Dean College/ Downtown Franklin Commuter Rail Station

Dear Jamie:

Thank you for your recent letter on the commuter rail station. Recently, I chaired the first meeting of the Franklin Line Working Group and was joined by my colleagues in the House and Senate whose communities touch the Franklin Line. Also at the meeting were the General Manager and CEO of Keolis, David Scorey; the Route Manager for the Franklin Line, Elizabeth Huggan; Keolis Public Relations Manager, Justin Thompson; and the Executive Director for Commuter Rail at the MBTA, Robert DiAdamo. It was a productive meeting and we talked about many issues related to service and facilities.

I brought to the crumbling stairs, potholes in the parking lot/ sidewalks, and the overall deteriorating infrastructure at the Franklin Station to their attention. In addition, I highlighted the lack of ADA accessibility for those who are physically disabled. I trust that this conversation will spur Keolis/ MBTA into action to remedy our concerns. Our office will closely monitor steps taken to rectify the situation.

If I can be of any further assistance to you, please do not hesitate to contact me. I can be reached during the daytime at 617-722-2030.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Jeffrey N. Roy', with a large, stylized flourish at the end.

Jeffrey N. Roy

CC: Senate President Karen Spilka
Senator Becca Rausch



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lieutenant Governor ♦ Jennifer D. Maddox, Undersecretary

January 29, 2021

**PRELIMINARY GUIDANCE FOR MBTA COMMUNITIES
REGARDING COMPLIANCE WITH SECTION 3A OF CHAPTER 40A
(BY RIGHT MULTIFAMILY ZONING)**

Section 18 of chapter 358 of the Acts of 2020 adds a new section 3A to the Zoning Act (Chapter 40A of the General Laws) applicable to MBTA communities. The purpose of section 3A is to encourage MBTA communities to adopt zoning districts where multifamily zoning is permitted as of right, and that meet other requirements set forth in the statute.

The Department of Housing and Community Development (the “Department”), in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, is required to promulgate guidelines to determine if an MBTA community is in compliance with section 3A. This preliminary guidance is to (1) inform MBTA communities about the process the Department will undertake to establish compliance criteria for section 3A, and (2) notify MBTA communities that they will remain eligible for grant programs administered by the Executive Office of Housing and Economic Development or its agencies until more detailed compliance criteria and guidelines have been issued.

What is an MBTA community?

The Zoning Act was amended to add the following definition of “MBTA Community”: a city or town that is: (i) one of the 51 cities and towns as defined in section 1 of chapter 161A; (ii) one of the 14 cities and towns as defined in said section 1 of said chapter 161A; (iii) other served communities as defined in said section 1 of said chapter 161A; or (iv) a municipality that has been added to the Massachusetts Bay Transportation Authority under section 6 of chapter 161A or in accordance with any special law relative to the area constituting the authority.

What does the new section 3A of Chapter 40A require of MBTA communities?

New section 3A of the Zoning Act provides that each MBTA community “shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right.” The statute further provides “that such multi-family housing shall be without age restrictions and shall be suitable for families with children,” and that each such district “shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.”

What happens if an MBTA Community does not comply?

If an MBTA community does not comply with section 3A, it will not be eligible for funds from the following grant programs: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2E of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

How does an MBTA community know if it is in compliance?

The Department intends to issue more detailed guidelines on compliance criteria and timelines after consulting with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, as required by the statute. The Department expects to seek and consider input from affected MBTA communities as well. The Department will begin this consultation process promptly and expects to have more complete guidance available as soon as possible.

Based on information currently available, the Department expects that some MBTA communities already have zoning districts that meet the statutory criteria, while others will need to enact new zoning. The Department anticipates that its compliance guidelines will account for the fact that different communities have different needs and that communities considering the adoption of new zoning will, in many cases, require time for a planning process and community input.

Can an MBTA community apply for grant funding while compliance criteria are under development?

Yes. All MBTA communities will be deemed to be in compliance with section 3A until more specific guidance is developed and made available to affected MBTA communities.

CAI Property Card

Town of Franklin, Massachusetts



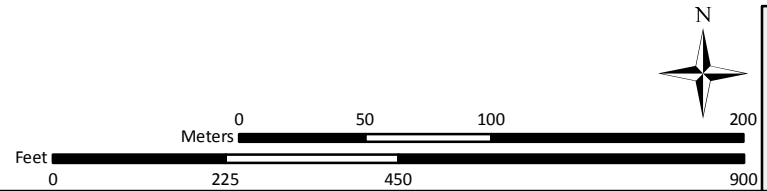
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	BUILDING INTERIOR
SALE INFORMATION SALE DATE: BOOK & PAGE: SALE PRICE: SALE DESCRIPTION: SELLER:	INTERIOR WALL: DRYWALL FLOOR COVER: CONCRETE HEAT TYPE: GRAVITY H/A FUEL TYPE: OIL PERCENT A/C: 0 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 2 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF WOOD STOVE FLUES: 0
PRINCIPAL BUILDING AREAS	
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SKETCH	OTHER FEATURES
	ATTACHED GARAGE: 0 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: NO
	PHOTO



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

-  Bank
-  Church
-  Post Office
-  School
-  Business - Other
-  Cafe
-  Library
-  Restaurant
-  Train Station
-  Parcel Line



Town of Franklin

