

# **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.

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													
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O
2. Commercial														
2.1 Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	N <sup>2</sup>	N	N
2.2 Animal kennel, hospital	BA	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA
2.21 Animal day care, training	BA	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA
2.22 Animal grooming	BA	BA	BA	BA	BA	BA	N	Y	BA	Y	BA	BA	BA	BA
2.3 Office, excluding office parks:														
a. Bank or credit union	N	N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y
b. Medical or dental	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	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
d. Clerical, or administrative	N	N	N	PB	PB	N	Y <sup>6</sup>	Y	Y	Y	Y	Y	Y	Y
2.4 Funeral home, undertaking	N	N	N	N	N	P/SP	N	P/SP	P/SP	P/SP	P/SP	N	N	N
2.5 Hotel, motel	N	N	N	N	N	N	N	PB	PB	Y	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	PB	N	N	N	N	N
b. Without repair service	N	N	N	N	N	N	N	N	PB	N	PB	N	N	N
c. Other	N	N	N	N	N	N	N	N	PB	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	PB	N	N	PB	N	N
b. Filling or service station	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N
c. Other	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N
2.8 Parking														
a. Parking facility	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	PB	N	N	N	N
2.9 Restaurant, bar	N	N	N	N	N	N	N	P/SP <sup>3</sup>	P/SP	P/SP <sup>3</sup>	P/SP	PB	N <sup>4</sup>	PB

185 Attachment 3  
USE REGULATION SCHEDULE  
PART II (Continued)

Principal Uses	District													
	RRI RVI	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	<del>PB</del> N	N	N	<del>N</del> PB	N	N
2.12 Tattoo parlor/body-piercing studio	N	N	N	N	N	N	N	N	N	N	N	PB	N	N
2.13 Tourist home	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	N	P/SP	N	N	N	N
2.14 Office park	N	N	N	N	PB	N	PB	PB	N	PB	PB	N	Y	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 <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>
b. Personal	N	N	N	N	P/SP <sup>5</sup>	N <sup>4</sup>	P/SP	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>
c. Other	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>
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	P/SP	PB
2.18 Catering	PB	PB	PB	PB	PB	N	PB	PB	PB	PB	PB	Y	Y	N
2.19 Function Hall	PB	N	PB	PB	PB	N	PB	PB	PB	PB	PB	Y	Y	N
2.20 Psychic services/fortune-telling	N	N	N	N	PB	N	N	N	N	N	N	PB	N	N
2.21 Bed-and-breakfast	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	N
2.22 Country Store	N	N	N	N	Y	PB	Y	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**