

# **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
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## **MEMORANDUM**

**TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR**  
**FROM: BRYAN W. TABERNER, AICP, DIRECTOR**  
**RE: ZONING BY-LAW AMENDMENT 18-803 R. ZONING MAP CHANGES,  
ON OR NEAR FISHER, HAYWARD AND MCCARTHY STREETS**  
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR  
AMY LOVE, PLANNER**  
**DATE: JUNE 27, 2018**

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The Department of Planning and Community Development (DPCD) has developed a revision to Zoning Map Amendment 18-803 in response to concerns expressed at the June 20, 2018 Town Council meeting.

The minor changes are as follows:

Rezone Parcel 287-109-000 from Industrial and Rural Residential I to Rural Residential I, instead of Industrial.

Leave Parcel 296-211-000 as Rural Residential I, instead of rezoning to Industrial.

Attached are the following:

- A revised list of parcels proposed for rezoning;
- Zoning By-law Amendment 18-803R: Zoning Map Changes from Industrial, or Industrial and Single Family Residential IV, or Industrial and Rural Residential I, to Single Family Residential IV, or Industrial, or Rural Residential I an area on or near Fisher, Hayward and McCarthy Streets; and
- An updated/revised 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**

**Industrial, or Industrial & Single Family Residential IV, or Industrial & Rural Residential I,  
to Single Family Residential IV, or Industrial, or Rural Residential I**

**18-803R**

**An Area On Or Near Fisher, Hayward and McCarthy Streets**

Parcel	Location	Size (acres)	Owners	From	To
278-016-000	5 Fisher Street	14.75000	CCMcD Property LLC	I & SFRIV	I
287-102-000	40 McCarthy Street	1.26400	J. Greenwood, K. Greenwood, P. Glenn & M A H	I & SFRIV	SFRIV
287-103-000	52 McCarthy Street	0.69842	C.J. Harvey	I & SFRIV	SFRIV
287-104-000	58 McCarthy Street	0.83455	R.A. & B.J. Pisani	I & SFRIV	SFRIV
287-105-000	McCarthy Street	1.11900	Town of Franklin	I & SFRIV	SFRIV
287-106-000	Fisher Street	4.50000	Town of Franklin	I	SFRIV
287-107-000	Sugar Beet Road	3.20000	Town of Franklin	I	SFRIV
287-109-000	269 Fisher Street	43.12000	Town of Franklin	I & RRI	RRI
287-117-000	127 Fisher Street	0.27858	R. Henault	I	SFRIV
287-118-000-000	121 Fisher Street	0.25629	The 121 Fisher St Condo. c/o G. Deforge	I	SFRIV
287-118-000-001	121 Fisher Street	0.00000	G. T. Deforge. J. Deforge	I	SFRIV
287-118-000-002	121 Fisher Street - Unit 2	0.00000	J.E. Moore	I	SFRIV
287-119-000	115 Fisher Street	0.23871	S. King. D. King	I & SFRIV	SFRIV
287-125-000	24 Hayward Street	0.40000	D.L. Eisenhauer. P.L. Eisenhauer	I	SFRIV
287-127-000	25 Hayward Street	0.32137	O. Ndoye	I	SFRIV
296-210-000	300 Fisher Street	18.25900	BJAT LLC	I & RRI	I
	Total Area	89.23992			

I = Industrial Zoning District

SFRIV = Single Family Residential IV Zoning District

RRI = Rural Residential I Zoning District

6/27/2018

Franklin DPCD

**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 18-803R**

**ZONING MAP CHANGES FROM INDUSTRIAL, OR INDUSTRIAL & SINGLE FAMILY RESIDENTIAL IV, OR INDUSTRIAL & RURAL RESIDENTIAL I, TO SINGLE FAMILY RESIDENTIAL IV, OR INDUSTRIAL, OR RURAL RESIDENTIAL I, AN AREA ON OR NEAR FISHER, HAYWARD AND MCCARTHY STREETS**

**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 Industrial and Single Family Residential IV to Industrial parcel number **278-016-000** containing **14.75 acres**, as shown on the Town of Franklin's Assessor's Maps

And the Zoning Map of the Town of Franklin be amended by changing from Industrial and Single Family Residential IV to Single Family Residential IV an area containing **4.15± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

<b>287-102-000</b>	<b>287-103-000</b>	<b>287-104-000</b>
<b>287-105-000</b>	<b>287-119-000</b>	

And the Zoning Map of the Town of Franklin be amended by changing from Industrial to Single Family Residential IV an area containing **8.96± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

<b>287-106-000</b>	<b>287-107-000</b>	<b>287-117-000</b>
<b>287-118-000</b>	<b>287-125-000</b>	<b>287-127-000</b>

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I and Industrial to Rural Residential I parcel number **287-109-000** containing **43.12± acres**, as shown on the Town of Franklin's Assessor's Maps

And the Zoning Map of the Town of Franklin be amended by changing from Industrial and Rural Residential I to Industrial parcel number **296-210-000** containing **18.26± acres**, as shown on the Town of Franklin's Assessor's Maps Industrial.

The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, An Area On Or Near Fisher, Hayward and McCarthy Streets”).

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.

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**DATED:** \_\_\_\_\_, 2018

**VOTED:**

**UNANIMOUS** \_\_\_\_\_

**A True Record Attest:**

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

**Teresa M. Burr**  
**Town Clerk**

**ABSTAIN** \_\_\_\_\_

**ABSENT** \_\_\_\_\_

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**Glenn Jones, Clerk**

# Proposed Zoning Map Changes, An Area On Or Near Fisher, Hayward and McCarthy Streets

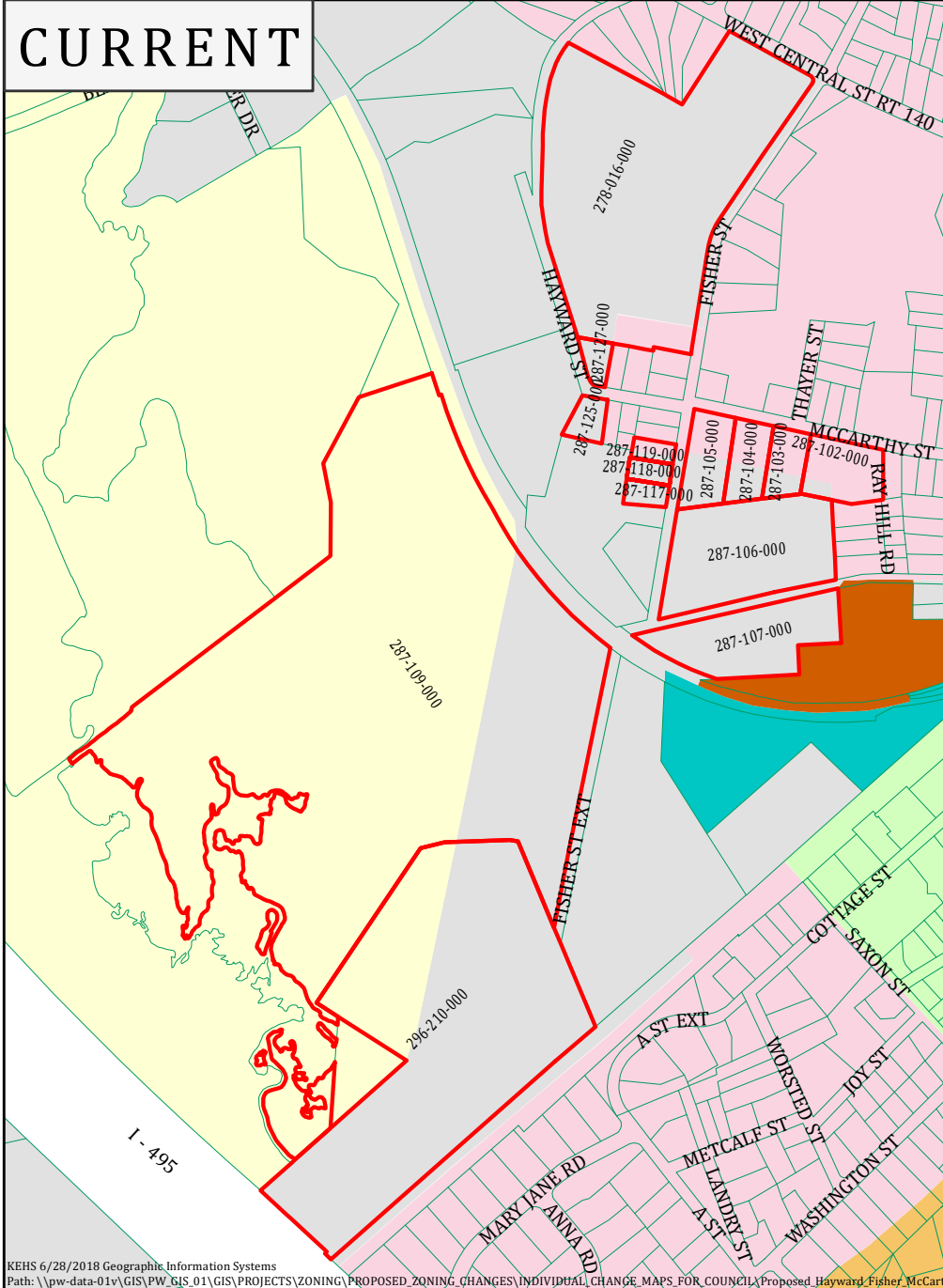
Industrial, or Industrial & Single Family Residential IV, or Industrial & Rural Residential I, to Single Family Residential IV, or Industrial, or Rural Residential I

- Business
- Commercial I
- Industrial
- Residential VI
- Rural Residential I
- Single-Family III
- Single-Family IV
- Area of Proposed Change
- Parcel Line

**18-803R**

0 125 250 500 750 1,000 Feet

**CURRENT**



**PROPOSED**

