

# **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 BY-LAW AMENDMENT 19-837, ZONING MAP CHANGES**  
**FROM GENERAL RESIDENTIAL V TO SINGLE FAMILY RESIDENTIAL IV,**  
**AN AREA ON OR NEAR WEST CENTRAL STREET**  
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR**  
**MARK CEREL, TOWN ATTORNEY; AMY LOVE, PLANNER**  
**DATE: FEBRUARY 14, 2019**

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As you know, at their February 13<sup>th</sup> meeting the Economic Development Committee voted to send Zoning Bylaw Amendment 19-837 to the full Council for consideration. The proposed Zoning Map Amendment would change five parcels on West Central Street from General Residential V to Single Family Residential IV.

Attached are the following for review and consideration:

- A list of parcels proposed for rezoning;
- Zoning By-law Amendment 19-837: Zoning Map Changes From General Residential V to Single Family Residential IV, An Area On Or Near West Central Street; and
- A diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

If Town Council supports the proposed zoning map amendment, DPCD recommends they refer Zoning By-law Amendment 19-837 to the Planning Board for a Public Hearing.

Please let me know if you have questions or require additional information.

**Proposed Zoning Map Amendment**

19-837

**From General Residential V to Single Family Residential IV  
An Area On Or Near West Central Street**

Parcel	Location	Size (acres)	Owners	From	To
278-031-000-000	278 West Central Street	1.019	Double J Development LLC	GRV	SFRIV
278-032-000-000	280 West Central Street	0.815	Joel Derrico	GRV	SFRIV
278-033-000-000	286 West Central Street	0.147	Max Roche and Lauren Schaejbe	GRV	SFRIV
278-034-000-000	290 West Central Street	0.140	Eberle and Gracia Pierre-Louis	GRV	SFRIV
278-035-000-000	300 West Central Street	1.310	Dennis R. Foley Trust and Foley Family Trust	GRV	SFRIV

Total Acres      2.412

SFRIV = Single Family Residential IV

GRV = General Residential V

2/7/2019  
Franklin DPCD

SPONSOR: *Town Administration*

**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 19-837  
ZONING MAP CHANGES FROM GENERAL RESIDENTIAL V  
TO SINGLE FAMILY RESIDENTIAL IV  
AN AREA ON OR NEAR WEST CENTRAL 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 General Residential V to Single Family Residential IV an area containing 2.412± acres, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Number

**278-031-000**

**278-033-000**

**278-035-000**

**278-032-000**

**278-034-000**

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near West Central 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:** \_\_\_\_\_, 2019

**VOTED:**

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

**A True Record Attest:**

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

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

**Teresa M. Burr  
Town Clerk**

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

**RECUSED** \_\_\_\_\_

\_\_\_\_\_  
**Glenn Jones, Clerk**

# Proposed Zoning Map Changes

## General Residential V to Single-Family IV

- Commercial II

General Residential V

Industrial
- Rural Residential II

Single-Family IV
- Area of Proposed Change

Parcel Line
- 19-837

0 125 250 500 Feet

