

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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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 18-802. ZONING MAP CHANGES,
ON OR NEAR EDWARDS, RAYMOND AND BEAVER STREETS**
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR
AMY LOVE, PLANNER**
DATE: APRIL 23, 2018

The Department of Planning and Community Development (DPCD) and other Town staff are working to amend the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code) in an area on and near Edwards, Raymond, and Beaver Streets. The reasons for the proposed Zoning Map changes are twofold:

- Several residential properties on Edwards and Raymond Streets are within the Commercial II Zoning District; the subject Zoning Map Amendment will rezone these parcels to the Single Family Residential IV Zoning District.
- 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.

The Economic Development Committee discussed the proposed zoning map changes at their April 11, 2018 meeting, and voted to send the zoning map amendment to Town Council for further consideration. If Town Council supports the proposed zoning map amendment, DPCD recommends they refer Zoning By-law Amendment 18-802 to the Planning Board for a Public Hearing.

Attached are the following:

- A list of parcels proposed for rezoning;
- Zoning By-law Amendment 18-802: Zoning Map Changes from Commercial II or Rural Residential II and Single Family Residential IV, to Rural Residential II or Single Family Residential IV, in an area on or near Edwards, Raymond and Beaver Streets; 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
Commercial II, or Rural Residential II & Single Family Residential IV,
to Rural Residential II or Single Family Residential IV
An Area On Or Near Edwards, Raymond and Beaver Streets**

Parcel	Location	Size (acres)	Owners	From	To
269-044-000	Ponton Ave	0.65744	Town of Franklin	CII	RRII
269-045-000	Ponton Ave	0.3377	Town of Franklin	CII	RRII
269-046-000-000	17-19 Edwards Street	0.22957	Franklin Condominium IV c/o S.M. Fraser	CII	SFRIV
269-046-000-001	19 Edwards Street	0.00000	S.M. Fraser. D.A. Fraser	CII	SFRIV
269-046-000-002	17 Edwards Street	0.00000	J.M. Xayaveth. P.J. Xayaveth	CII	SFRIV
269-047-000-000	13-15 Edwards Street	1.21600	Franklin Condominium I c/o J. Halligan, TR	CII	SFRIV
269-047-000-001	13 Edwards Street	0.00000	Marcus Properties LLC	CII	SFRIV
269-047-000-002	15 Edwards Street	0.00000	Marcus Properties LLC	CII	SFRIV
269-049-000-000	5-7 Edwards Street	0.11478	Edwards Street Condominium c/o M.W. Sawe	CII	SFRIV
269-049-000-001	7 Edwards Street	0.00000	R.J. Larosa	CII	SFRIV
269-049-000-002	5 Edwards Street	0.00000	J.M. Marchand. L.M. Marchand	CII	SFRIV
269-050-000	3 Edwards Street	0.17812	R. Gillespie T. Gillespie	CII	SFRIV
269-051-000	43 Raymond Street	0.18019	R. Lopez. E. Lopez	CII	SFRIV
269-052-000-000	47-49 Raymond Street	1.359	Franklin Condominium II c/o M.F. Landolphi	CII	SFRIV
269-052-000-001	49 Raymond Street	0.00000	M.F. Landolphi. D.M. Johnson	CII	SFRIV
269-052-000-002	47 Raymond Street	0.00000	L.C. Vandervelde	CII	SFRIV
269-053-000-000	51-53 Raymond Street	0.22957	Franklin Condominium V c/o L. Bravo	CII	SFRIV
269-053-000-001	53 Raymond Street	0.00000	M.M Fratus	CII	SFRIV
269-053-000-002	51 Raymond Street	0.00000	K.C. Maguire. C. Maguire	CII	SFRIV
269-054-000-000	56-58 Raymond Street	0.28076	Franklin Condominium III. c/o E.E. Alger	CII	SFRIV
269-054-000-001	56 Raymond Street	0.00000	E.E. Alger. A Kayas	CII	SFRIV
269-054-000-002	58 Raymond Street	0.00000	A.C. Kayas	CII	SFRIV
269-055-000	52 Raymond Street	0.42798	Verolt Realty LLC	CII	SFRIV
269-056-000	46 Raymond Street	0.36891	J.A. Borruso. S.J. Borruso	CII	SFRIV
269-058-000	38 Raymond Street	0.22862	N. Richardson	CII	SFRIV
269-059-000	Dodge Street	0.29075	J.A. Dangelo c/o J. Angelo	CII & SFRIV	SFRIV
269-065-000	175 Beaver Street	11.217	Roman Catholic Archbishop of Boston	SFRIV	RRII
269-066-000	175 Beaver Street	11.303	Roman Catholic Archbishop of Boston	RRII & SFRIV	RRII
Total Area		28.61939			

CII = Commercial II Zoning District
 SFRIV = Single Family Residential IV Zoning District
 RRII = Rural Residential II Zoning District
 3/27/2018
 Franklin DPCD

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: _____, 2018

VOTED:
UNANIMOUS _____
YES _____ **NO** _____
ABSTAIN _____
ABSENT _____

A True Record Attest:

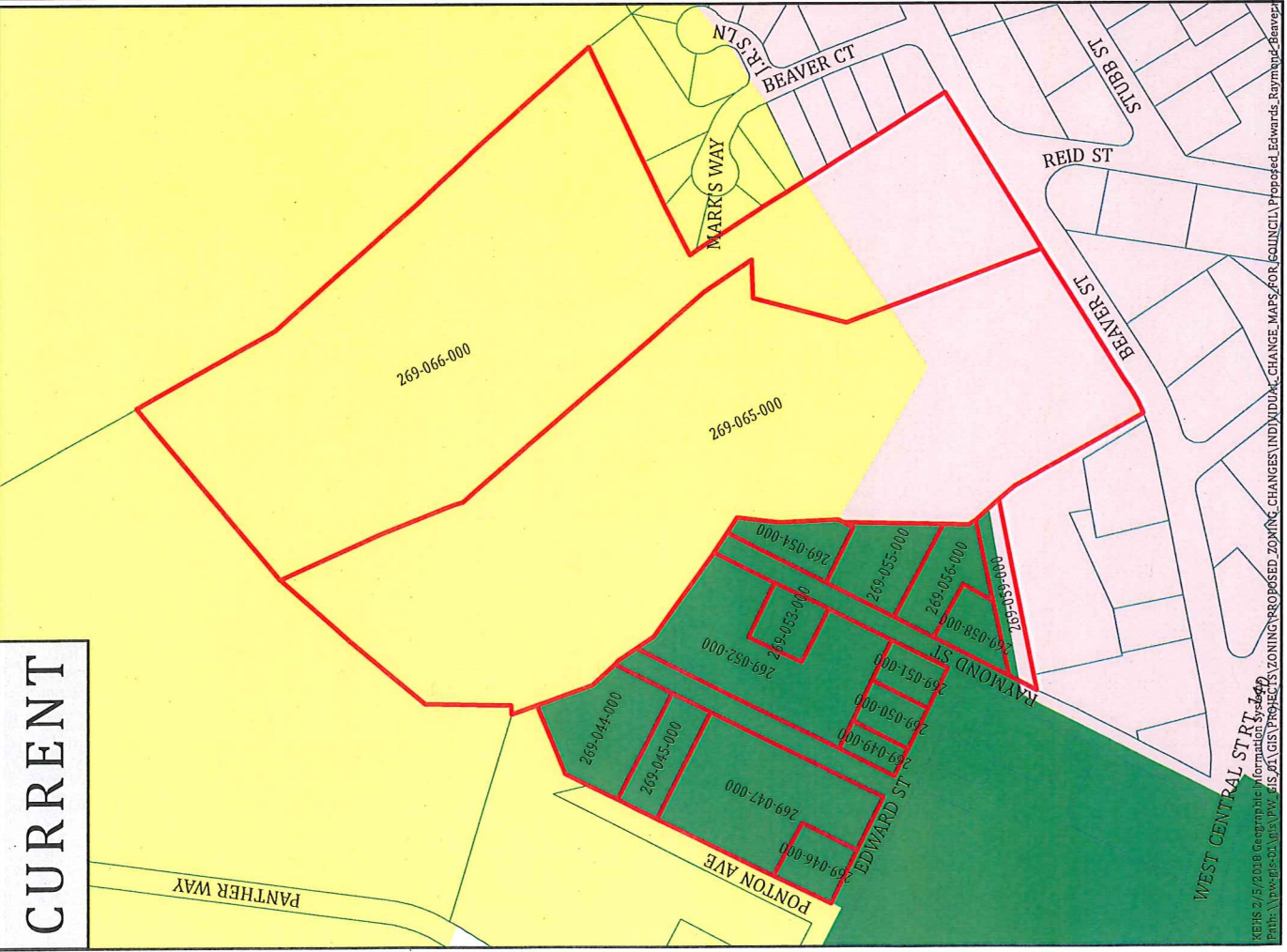
Teresa M. Burr
Town Clerk

Glenn Jones, Clerk

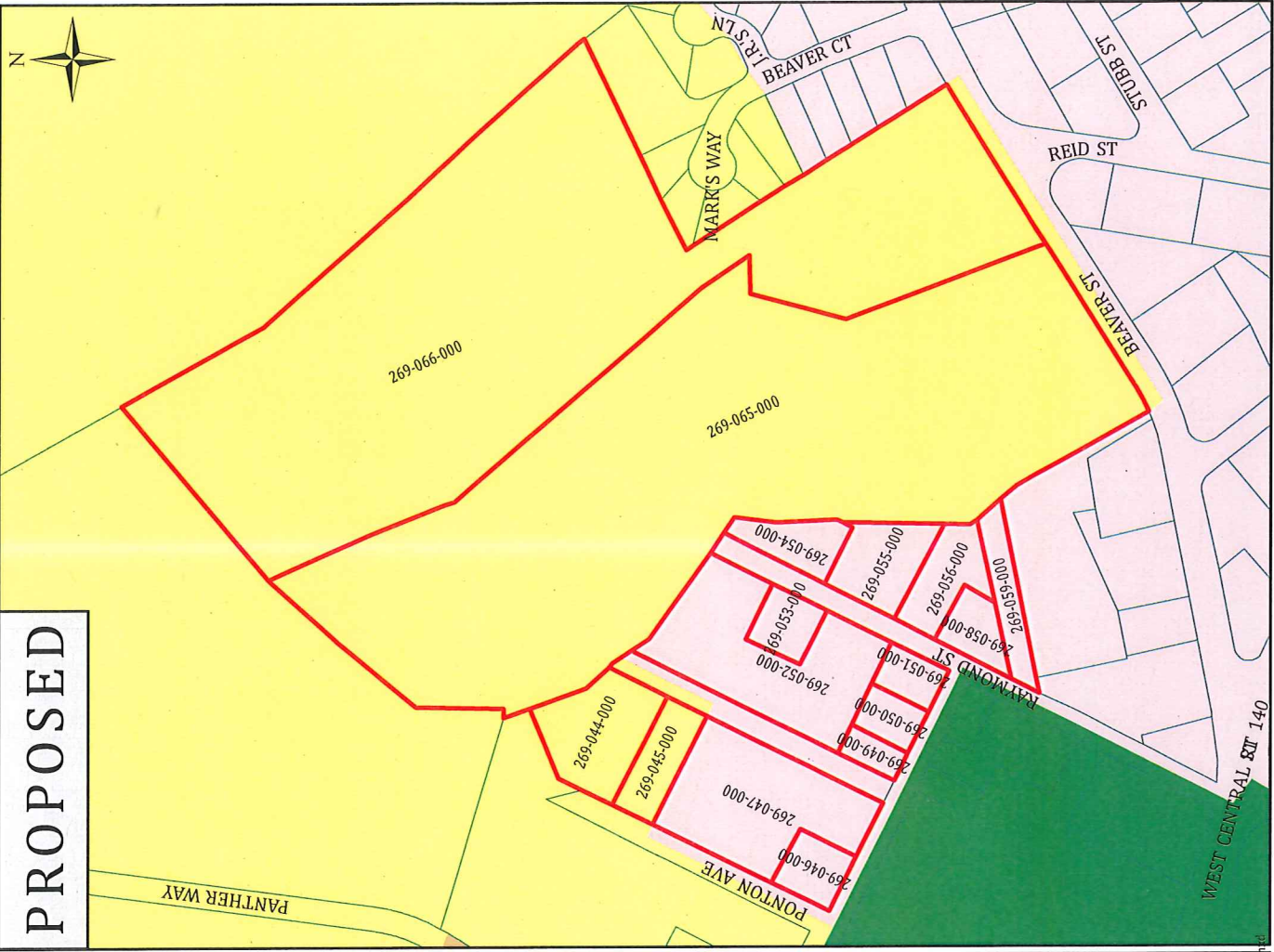
Proposed Zoning Map Changes, An Area On Or Near Edwards, Raymond and Beaver Streets Commercial II, or Rural Residential II & Single Family Residential IV to Rural Residential II or Single Family Residential IV



CURRENT



PROPOSED



- Commercial II
- Rural Residential II
- Single-Family IV
- Area of Proposed Change
- Parcel Line

18-802



REHS 2/5/2018 Geographic Information System
Path: \\pwr\pl-01\GIS\PROJECTS\ZONING\PROPOSED_ZONING_CHANGES\INDIVIDUAL_CHANGE_MAPS\FOR_COUNCIL\PROPOSED_Edwards_Raymond_Beaver.rxd