SPONSOR: Town Administration

TOWN OF FRANKLIN ZONING BY-LAW AMENDMENT 18-802

ZONING MAP CHANGES FROM 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

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 Commercial II to Rural Residential II an area containing 0.995± acres comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

269-044-000

269-044-000

And the Zoning Map of the Town of Franklin be amended by changing from Commercial II to Single Family Residential IV an area containing 4.814± acres comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

I CHOOL I (CHILLOUID		
269-046-000	269-047-000	269-049-000
269-050-000	269-051-000	269-052-000
269-053-000	269-054-000	 269-055-000
269-056-000	269-058-000	

And the Zoning Map of the Town of Franklin be amended by changing from Commercial II and Single Family Residential IV to Single Family Residential IV parcel number 269-059-000 containing 0.291± 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 Commercial II, Rural Residential II, and Single Family Residential IV to Rural Residential II parcel number 269-065-000 containing 11.217± 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 Rural Residential II and Single Family Residential IV to Rural Residential II parcel number 269-066-000 containing 11.303± acres as shown on the Town of Franklin's Assessor's Maps.

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Edwards, Raymond and Beaver 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.

DATED:, 2018	VOTED: UNANIMOUS
A True Record Attest:	YES NO
Teresa M. Burr	ABSTAIN
Town Clerk	ABSENT
	Glenn Jones, Clerk

REID ST S WAY 18-802 Area of Proposed Change BEMBERST 269.066.000 Parcel Line 269.065.000 000-\$50-692 269-055-000 269-056-000 69-053-0 00.850.69 Rural Residential II PROPOSED dpo-120-69 CNOT Single-Family IV Commercial II 269.04-000 24L 8T 140 00-050-6 00.640.65 000-692 PANTHER WAY N7 O BEAVER Commercial II, or Rural Residential II & Single Family Residential IV to Rural Residential II or Single Family Residential IV Proposed Zoning Map Changes, An Area On Or Near ARKS WAY REID ST CHANGE MAPS FOR GOUNCILY PA TS ASTANTAR Edwards, Raymond and Beaver Streets 269-066-000 269.065-000 RROBOSED_ZOMING_CHANGES\INDI CURRENT AL STRT FORMALIS SYSTOMS PANTHER WAY

BEAVER

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 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	ΞÖ	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	ij	SFRIV
269-046-000-001	19 Edwards Street	00000'0	S.M. Fraser. D.A. Fraser	<code-block></code-block>	SFRIV
269-046-000-002	17 Edwards Street	0.00000	J.M. Xayaveth. P.J. Xayaveth	ij	SFRIV
269-047-000-000	13-15 Edwards Street	1.21600	Franklin Condominium 1 c/o J. Halligan, TR	IJ	SFRIV
269-047-000-001	13 Edwards Street	0.00000	Marcus Properties LLC	ID	SFRIV
269-047-000-002	15 Edwards Street	0.0000.0	Marcus Properties LLC	I	SFRIV
269-049-000-000	5-7 Edwards Street	0.11478	Edwards Street Condominium c/o M.W. Sawe	IS	SFRIV
269-049-000-001	7 Edwards Street	0.0000	R.J. Larosa	II	SFRIV
269-049-000-002	5 Edwards Street	0.0000.0	J.M. Marchand. L.M. Marchand	IIO	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	IJ	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	IS	SFRIV
269-052-000-002	47 Raymond Street	0.00000	L.C. Vandervelde	ij	SFRIV
269-053-000-000	51-53 Raymond Street	0.22957	Franklin Condominium V c/o L. Bravo	IS	SFRIV
269-053-000-001	53 Raymond Street	0.0000	M.M Fratus	E	SFRIV
269-053-000-002	51 Raymond Street	0.00000	K.C. Maguire. C. Maguire	IJ	SFRIV
269-054-000-000	56-58 Raymond Street	0.28076	Franklin Condominium III. c/o E.E. Alger	ī	SFRIV
269-054-000-001	56 Raymond Street	0.00000	E.E. Alger. A Kayas	IIO	SFRIV
269-054-000-002	58 Raymond Street	0.00000	A.C. Kayas	Jö	SFRIV
269-055-000	52 Raymond Street	0.42798	Verolt Realty LLC	IJ	SFRIV
269-056-000	46 Raymond Street	0.36891	J.A. Borruso. S.J. Borruso	ı	SFRIV
269-058-000	38 Raymond Street	0.22862	N. Richardson	IJ	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 Familiy Residential IV Zoning District RRII = Rural Residential II Zoning District

3/27/2018 Franklin DPCD