

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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MEMORANDUM

TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR.
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: ZONING BY-LAW AMENDMENT 18-803. ZONING MAP CHANGES,
ON OR NEAR FISHER, HAYWARD AND MCCARTHY 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 Fisher, Hayward and McCarthy Streets. The reasons for the proposed Zoning Map changes are as follows:

- 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.
- Several residential properties are within the Industrial Zoning District; the subject Zoning Map Amendment will rezone these parcels to the Single Family Residential IV Zoning District.

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 18-803 to the Planning Board for a Public Hearing.

Attached are the following:

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

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	I
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
296-211-000	Fisher Street	1.09600	Town of Franklin	RRI	I
Total Area		90.33592			

I = Industrial Zoning District
 SFRIV = Single Family Residential IV Zoning District
 RRI = Rural Residential I Zoning District

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

ZONING MAP CHANGES FROM INDUSTRIAL, OR INDUSTRIAL & SINGLE FAMILY RESIDENTIAL IV, OR INDUSTRIAL & RURAL RESIDENTIAL I, OR RURAL RESIDENTIAL I, TO SINGLE FAMILY RESIDENTIAL IV OR INDUSTRIAL 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

287-102-000	287-103-000	287-104-000
287-105-000	287-119-000	

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

287-106-000	287-107-000	287-117-000
287-118-000	287-125-000	287-127-000

And the Zoning Map of the Town of Franklin be amended by changing from Industrial & Rural Residential I to Industrial an area containing **61.38± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

287-109-000	296-211-000
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And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I to Industrial parcel number **296-211-000** containing an area containing **1.1± 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 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.

DATED: _____, 2018

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

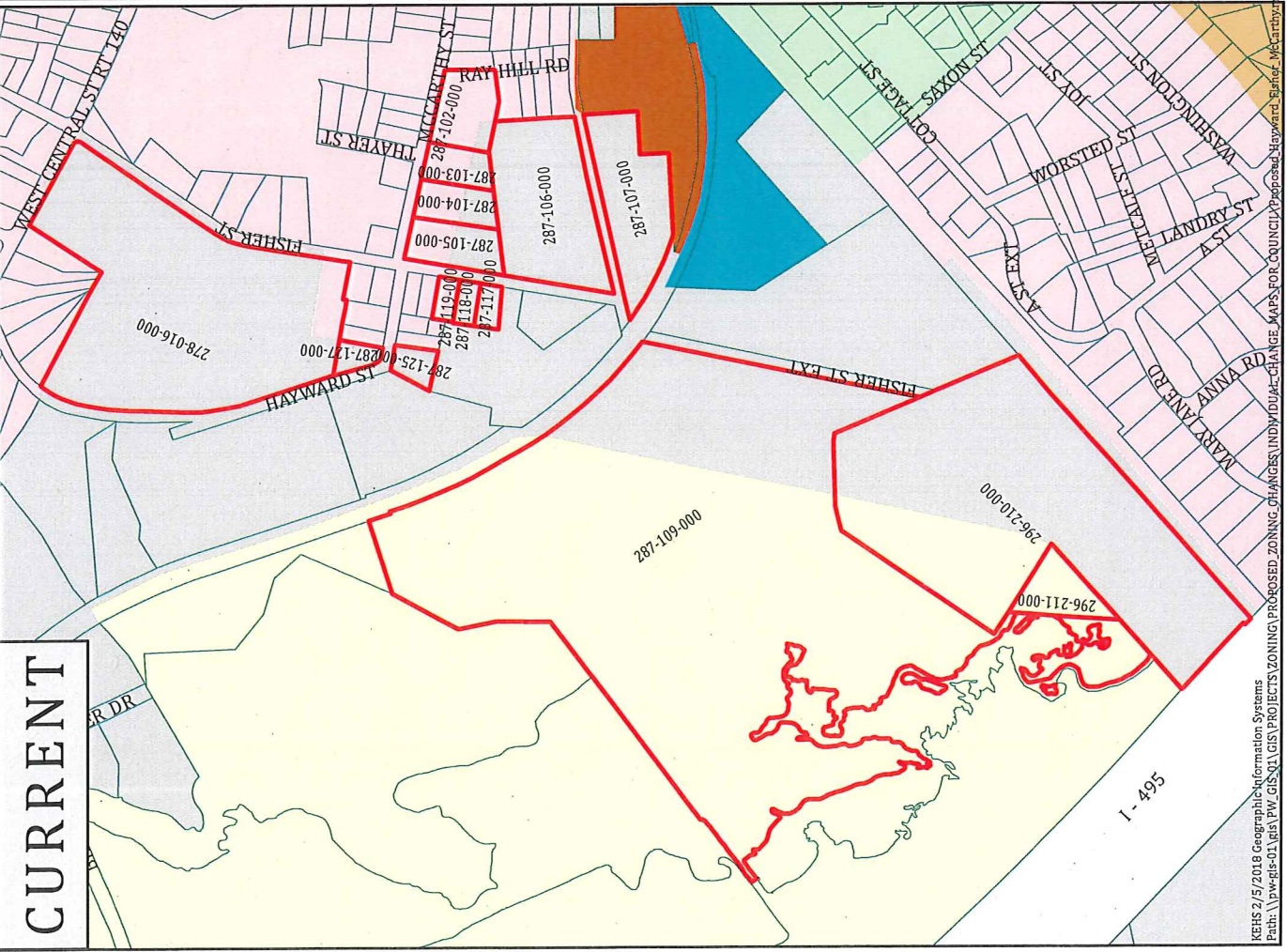
Glenn Jones, Clerk

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

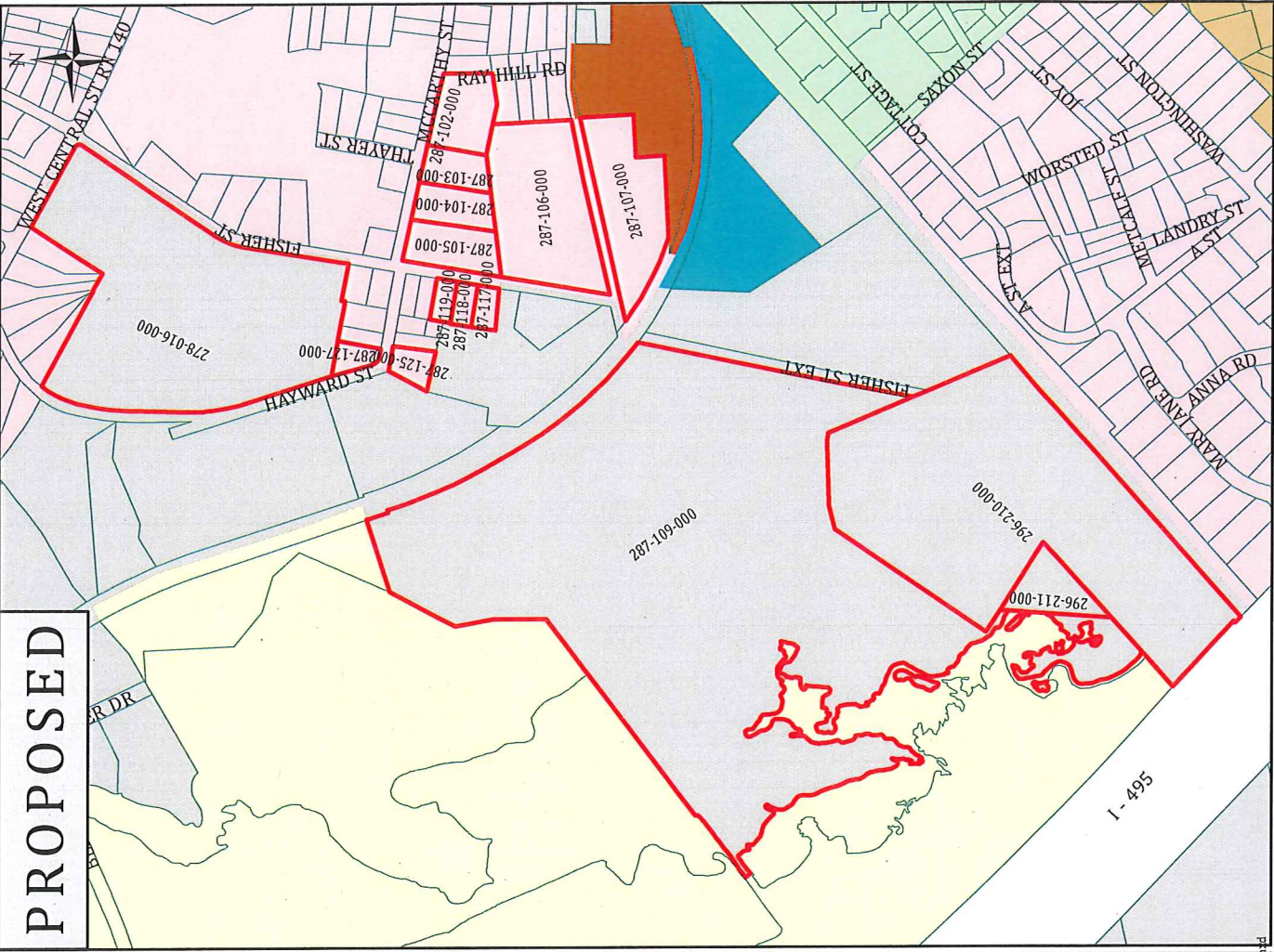
Industrial or Commercial I or Single Family Residential IV or Rural Residential I or Rural Residential I to Single Family Residential I or Industrial & Rural Residential I or Rural Residential I to Single Family Residential I or Industrial



CURRENT



PROPOSED



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

18-803