

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 18-804. ZONING MAP CHANGES,
ON OR NEAR WASHINGTON, ARLINGTON AND JAMES STREETS**
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR
AMY LOVE, PLANNER**
DATE: APRIL 23, 2018

The Department of Planning and Community Development (DPCD) is working to amend the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code) in an area on and near Washington, Arlington, and James Streets. This proposed Zoning Map change is a small part of a Town Wide project being implemented by DPCD and other Town staff.

The project will 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.

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 18-804 to the Planning Board for a Public Hearing.

Attached are the following:

- A list of parcels proposed for rezoning;
- Zoning By-law Amendment 18-804: Zoning Map Changes from Single Family Residential III and Single Family Residential IV, to Single Family Residential III or Single Family Residential IV, in an area on or near Washington, Arlington and James 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
From Single Family Residential III and Single Family Residential IV,
to Single Family Residential III or Single Family Residential IV
On Or Near Washington, Arlington and James Streets**

Parcel	Location	Size (acres)	Owners	From	To
296-034-000	58 Arlington Street	0.49130	K. Cooper	SFR III and SFR IV	SFR IV
296-035-000	62 Arlington Street	0.46460	L.P. & A. Marano, P.D. & P.J. Marano	SFR III and SFR IV	SFR IV
296-054-000	19 Chilmark Road	2.36900	D.F. Coughlin, F.J. Coughlin	SFR III and SFR IV	SFR III
296-084-000	429 Union Street	0.62847	MOTA Realty LLC	SFR III and SFR IV	SFR III
296-085-000	417 Union Street	0.22957	E. Colace, TR. Colace Family Trust	SFR III and SFR IV	SFR IV
296-090-000	32 Washington Street	0.44567	V. Giardini, L. Giardini	SFR III and SFR IV	SFR IV
296-091-000	42 Washington Street	0.46823	R.A. Markarian, L.V. Markarian	SFR III and SFR IV	SFR IV
296-092-000	48 Washington Street	0.52126	C.J. Allen	SFR III and SFR IV	SFR IV
296-093-000	52 Washington Street	0.43542	W.F. Nadolny, D. Nadolny & W.F. Nadolny Jr.	SFR III and SFR IV	SFR IV
296-094-000	58 Washington Street	0.48627	E.M. Ficco, M.E. Ficco	SFR III and SFR IV	SFR IV
296-095-000	60 Washington Street	0.48500	J. MacClean, J. MacClean	SFR III and SFR IV	SFR IV
296-097-000	1 Cleveland Ave	0.64084	L.M. Kerr, TR. Arcaro Irrevocable Trust, L. Arcaro	SFR III and SFR IV	SFR IV
296-101-000	110 Washington Street	0.50640	J. Robbins, P. Robbins	SFR III and SFR IV	SFR IV
297-055-000	Roosevelt Street	0.85746	A Taddeo	SFR III and SFR IV	SFR IV
297-056-000	Roosevelt Street	1.27100	A Taddeo	SFR III and SFR IV	SFR IV
297-067-000	Roosevelt Street	0.80640	A Taddeo	SFR III and SFR IV	SFR IV
297-068-000	Roosevelt Street	0.98567	A Taddeo	SFR III and SFR IV	SFR IV
297-089-000	18 James Street	0.54320	P.A. Longobardi, J.H. Longobardi	SFR III and SFR IV	SFR IV
297-104-000	James Street	0.39392	C.M. Donoghue, TR. Gifford Irrevocable Trust	SFR III and SFR IV	SFR III
297-106-000	17 James Street	0.59993	C.M. Donoghue, TR. Gifford Irrevocable Trust	SFR III and SFR IV	SFR IV

Total Acres 13.62961

SFR III = Single Family Residential III
SFR IV = Single Family Residential IV

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 18-804**

**ZONING MAP CHANGES FROM SINGLE FAMILY RESIDENTIAL III &
SINGLE FAMILY RESIDENTIAL IV, TO SINGLE FAMILY
RESIDENTIAL III OR SINGLE FAMILY RESIDENTIAL IV, AN AREA
ON OR NEAR WASHINGTON, ARLINGTON AND JAMES 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 Single Family Residential III and Single Family Residential IV to Single Family Residential III an area containing **3.391± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

296-054-000

296-084-000

297-104-000

And the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential III and Single Family Residential IV to Single Family Residential IV an area containing **10.238± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

296-034-000

296-035-000

296-085-000

296-090-000

296-091-000

296-092-000

296-093-000

296-094-000

296-095-000

296-097-000

296-101-000

297-055-000

297-056-000

297-067-000

297-068-000

297-089-000

297-106-000

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Washington, Arlington and James 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

Single Family Residential III & Single Family Residential IV to Single Family Residential III or Single Family Residential IV

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

18-804

