

**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

<b>296-054-000</b>	<b>296-084-000</b>	<b>297-104-000</b>
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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

<b>296-034-000</b>	<b>296-035-000</b>	<b>296-085-000</b>
<b>296-090-000</b>	<b>296-091-000</b>	<b>296-092-000</b>
<b>296-093-000</b>	<b>296-094-000</b>	<b>296-095-000</b>
<b>296-097-000</b>	<b>296-101-000</b>	<b>297-055-000</b>
<b>297-056-000</b>	<b>297-067-000</b>	<b>297-068-000</b>
<b>297-089-000</b>	<b>297-106-000</b>	

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.

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**DATED:** \_\_\_\_\_, 2018

**VOTED:**

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

**A True Record Attest:**

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

**Teresa M. Burr**  
**Town Clerk**

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

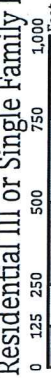
**ABSENT** \_\_\_\_\_

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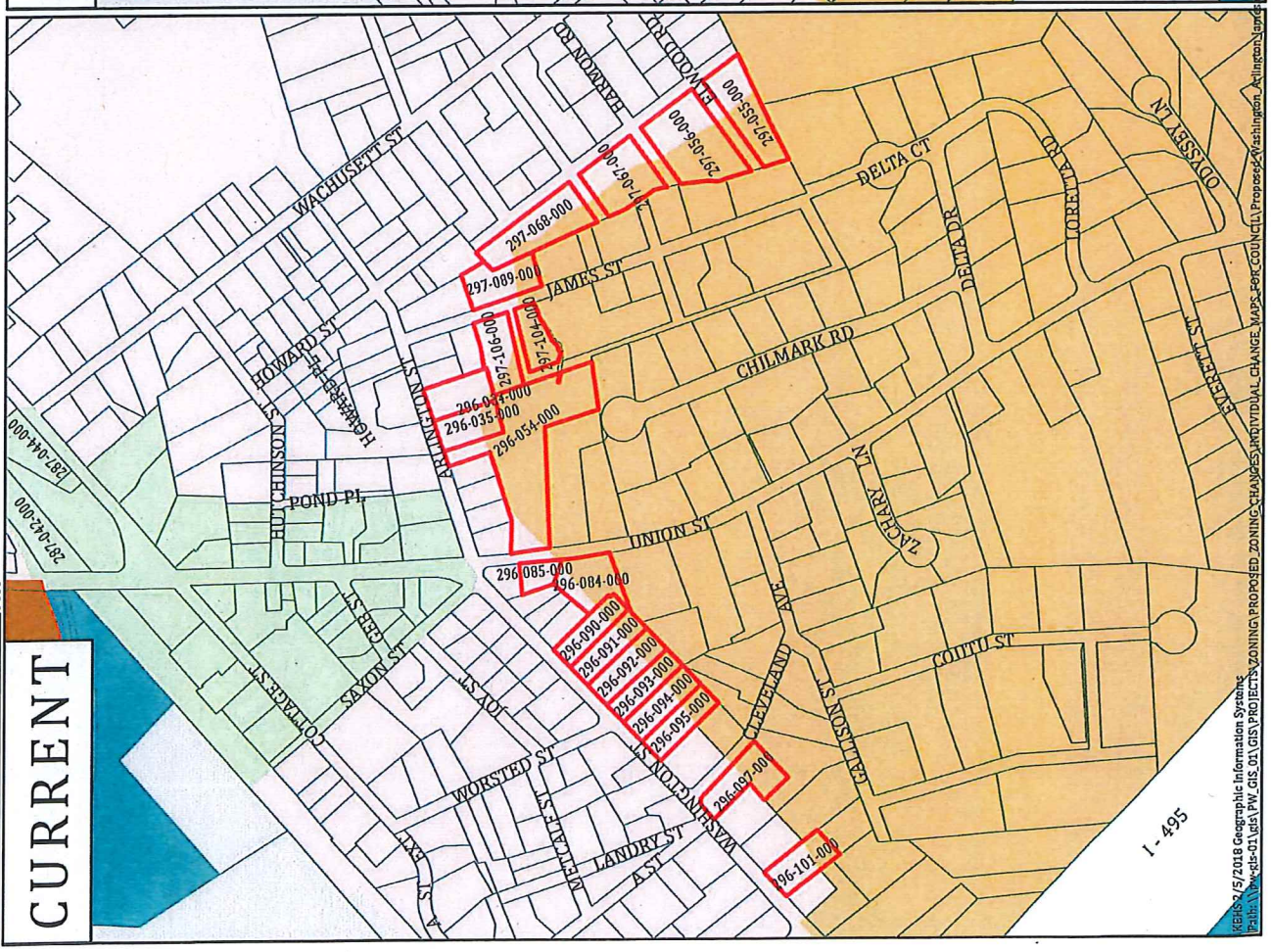
**Glenn Jones, Clerk**

# Proposed Zoning Map Changes

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



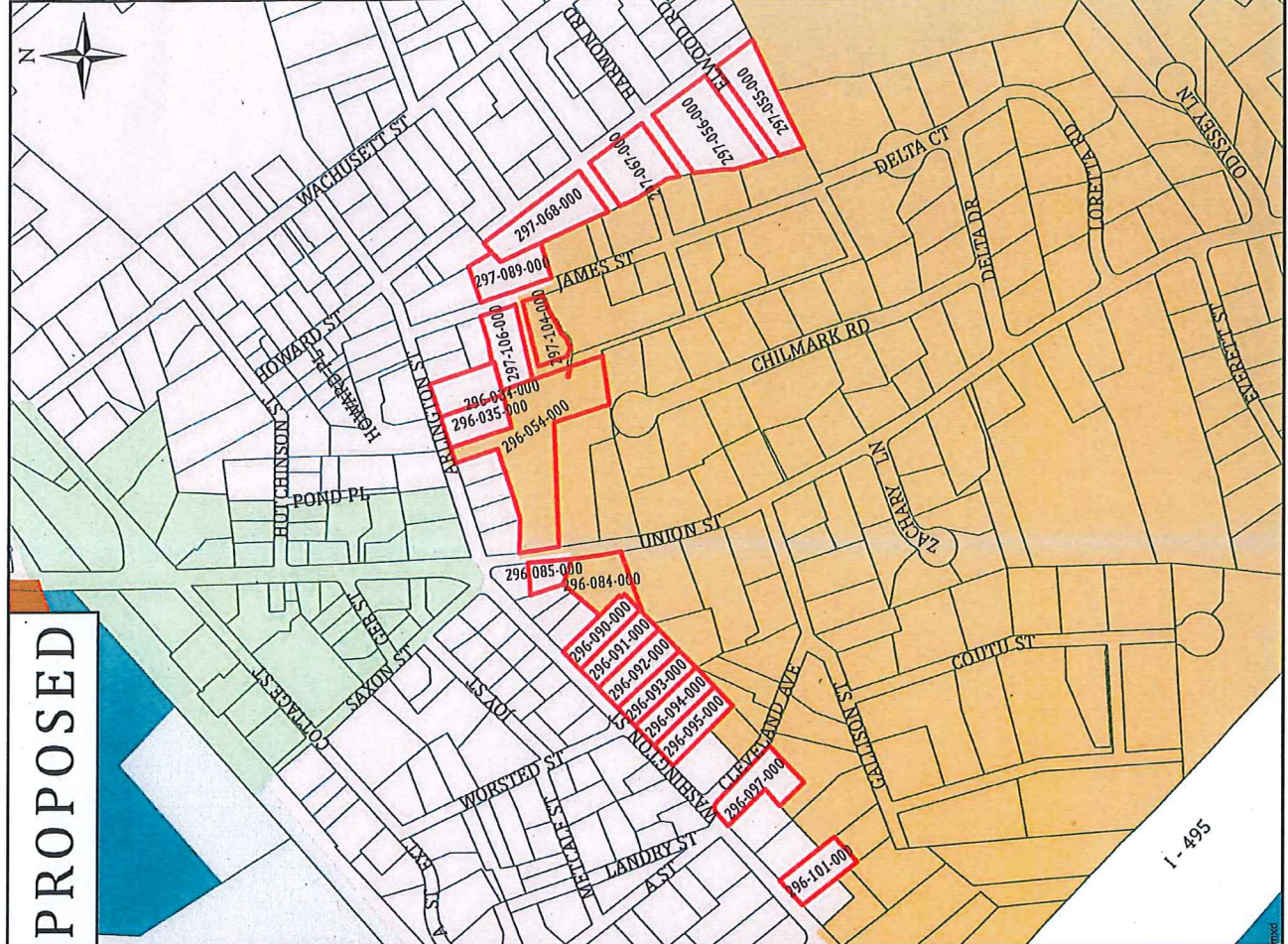
**CURRENT**



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

18-804

**PROPOSED**



# **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

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

Total Acres 13.62961

SFRIII = Single Family Residential III  
 SFRIV = Single Family Residential IV

# Town of Franklin



TOWN OF FRANKLIN  
TOWN CLERK

2018 MAY 25 A 10:08

RECEIVED

## Planning Board

The following notice will be published in the Milford Daily Newspaper on  
Monday, June 4, 2018 and Monday, June 11, 2018

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on June 18, 2018 at 7:05 PM and the Town Council will hold a Public Hearing on June 20, 2018 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending Chapter 185, Section 21 Parking, Loading and Driveway Requirements of the Code of the Town of Franklin as follows:

### ZONING BY-LAW AMENDMENT 18-804

#### A ZONING BY-LAW PROPOSED BY THE TOWN OF FRANKLIN TOWN ADMINISTRATION TO AMEND THE FRANKLIN TOWN CODE CHAPTER 185 SECTION 5

#### 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

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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.

The exact map of said amendment may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman  
Franklin Planning Board

Matt Kelly, Chairman  
Franklin Town Council

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